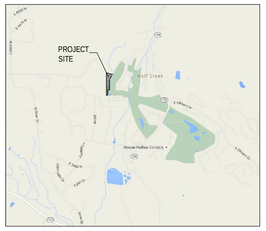
THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 5

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
EDEN, COUNTY OF WEBER, STATE OFUTAH
MARCH 2016



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

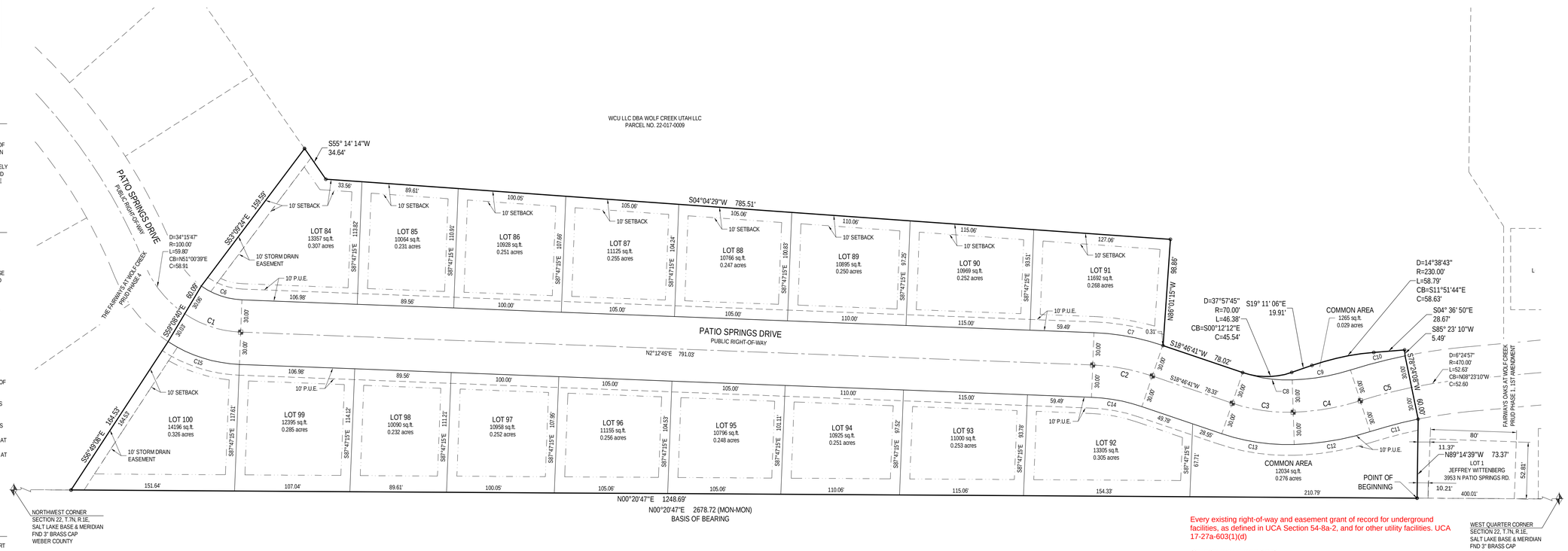
I, LYLE BISSEGGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO . 376082, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THE SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATION OF WEBER COUNTY .

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, T.7N., R.1E. OF THE SALT LAKE BASE AND MERIDIAN, EDEN, WEBER COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARING:
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N., R.1E. OF THE SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND ON THE NORTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR N00°20'47"E.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 400.01 FEET TO THE POINT OF BEGINNING;
THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1248.69 FEET;
THENCE S56°49'08"E, A DISTANCE OF 164.53 FEET;
THENCE S59°08'40"E, A DISTANCE OF 60.09 FEET;
THENCE S53°09'24"E, A DISTANCE OF 159.59 FEET;
THENCE S55°14'14"W, A DISTANCE OF 34.64 FEET;
THENCE S04°04'29W, A DISTANCE OF 785.51 FEET;
THENCE N86°01'15" W, A DISTANCE OF 98.86 FEET;
THENCE S18°46'41"W, A DISTANCE OF 78.02 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO THE LEFT WHOSE CENTER BEARS S71°13'19"E, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 37°57'45" AND A LENGTH OF 46.38 FEET;
THENCE S19°11'06"E, A DISTANCE OF 19.91 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CENTER BEARS S70°48'54"W, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 14°38'43" AND A LENGTH OF 58.79 FEET;
THENCE S04°36'50"E, A DISTANCE OF 28.67 FEET;
THENCE S85°23'10"W, A DISTANCE OF 5.49 FEET TO A POINT ON THE NORTH LINE OF FAIRWAY OAKS AT WOLF CREEK PRUD PHASE 1, 1ST AMENDMENT;
THENCE S78°24'08"W, A DISTANCE OF 60.00 FEET ALONG THE NORTH LINE OF SAID FAIRWAY OAKS AT WOLF CREEK;
THENCE N89°14'39"W, A DISTANCE OF 73.37 FEET ALONG THE NORTH LINE OF SAID FAIRWAY OAKS AT WOLF CREEK TO THE POINT OF BEGINNING.

CONTAINING 276,979 SQUARE FEET, OR 6.36 ACRES MORE OR LESS.



Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)(d)

(CHECK TITLE REPORT)

Parcels of land to be dedicated as public park or to be permanently reserved for private common open space shall be included in the lot numbering system and shall also be titled "Public Park" or "Private Common Open Space," whichever is applicable. WCO 106-1-8(b)(1)g.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 5

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER .

AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE_____ DAY OF_____ , 2016

_____
EDEN VILLAGE LLC
RUSS WATTS, MANAGING MEMBER

COMMON AREAS BEING CONVEYED TO PRUD??? LIKE PHASE 3??

TITLE COMMITMENT HAS ANOTHER COMPANY OWNER

ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THIS DAY OF , 2016

ON THE_____ DAY OF_____ , 2016, PERSONALLY APPEARED BEFORE ME RUSS WATTS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF EDEN VILLAGE, L.L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND RUSS WATTS ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

_____
NOTARY PUBLIC

PLAT NOTES

1. UNLESS OTHERWISE DIMENSIONED ON THIS PLAT, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT= 15 FEET, REAR= 15 FEET, SIDE= 9 FEET, SIDE FACING STREET ON CORNER LOT= 20 FEET
2. THIS PLAT IS SUBJECT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE FAIRWAYS AT WOLF CREEK PRUD ("NEIGHBORHOOD DECLARATION") EXECUTED BY FAIRWAYS AT WOLF CREEK, LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOLF CREEK RESORT ("MASTER DECLARATION") EXECUTED BY WOLF CREEK PROPERTIES, LC ("MASTER DEVELOPER"). BOTH NEIGHBORHOOD DECLARATION AND MASTER DECLARATION HAVE BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
3. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE FAIRWAYS AT WOLF CREEK OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY AREAS, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION.
4. AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE"). NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE COMMITTEE AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION.
5. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN REVIEW BOARD ("BOARD"). NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE BOARD AS DESCRIBED IN THE MASTER DECLARATION.
6. THE NEIGHBORHOOD DECLARATION SETS FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS WITHIN THE PROJECT.

LEGEND

- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT 5/8 REBAR AND CAP (GARDENER ENG.)
- SET MONUMENT 5/8" REBAR AND CAP PLS NO. 38069
- PROPOSED CENTERLINE MONUMENT
- PROPOSED BOUNDARY LIMITS
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY LINE
- SET BACK LINE

N

0 10 20 50
SCALE: 1"=50'

NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF THE "EDEN VILLAGE LLC" FRO THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.

BASIS OF BEARING:
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N., R.1E. OF THE SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND ON THE NORTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR N00°20'47"E.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00	55.27	031°40'01"	S18°02'45"W	54.57
C2	195.00	56.38	016°33'56"	N10°29'43"E	56.18
C3	160.00	57.53	020°36'06"	S08°28'38"W	57.22
C4	230.00	63.31	015°46'17"	S09°42'34"E	63.11
C5	470.00	49.23	006°00'03"	N14°35'41"W	49.20
C6	70.00	40.27	032°57'54"	S18°41'42"W	39.72
C7	225.00	65.05	016°33'56"	N10°29'43"E	64.83
C8	130.00	46.74	020°36'06"	S08°28'38"W	46.49
C9	200.00	55.05	015°46'17"	S09°42'34"E	54.88
C10	500.00	52.37	006°00'03"	N14°35'41"W	52.34
C11	440.00	46.09	006°00'05"	N14°35'40"W	46.07
C12	260.00	71.57	015°46'17"	S09°42'34"E	71.34
C13	190.00	68.32	020°36'06"	S08°28'38"W	67.95
C14	165.00	47.71	016°33'56"	N10°29'43"E	47.54
C15	130.00	70.27	030°58'07"	S17°41'48"W	69.41

Galloway
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Salt Lake City, UT 84102
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www.gallowayUS.com

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THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 5
A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE & MERIDIAN
EDEN, COUNTY OF WEBER, STATE OF UTAH

DEVELOPER
EDEN VILLAGE LLC
5200 S. HIGHLAND DRIVE STE 101
SALT LAKE CITY, UT 84117

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____, DAY OF _____, 20_____.
_____.
SIGNATURE

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____; DAY OF _____,, 20 _____.
_____.
COUNTY SURVEYOR

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENT.
SIGNED THIS _____, DAY OF _____, 20 _____.
_____.
SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____,, 20 _____.
_____.
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF THE STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH
THIS _____, DAY OF _____, 20 _____.
_____.
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____.
TITLE: _____.

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WOLF CREEK WATER AND SEWER DISTRICT ON THE DAY OF _____, 20 _____.
_____.
GENERAL MANAGER

RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE

REQUEST OF: _____.
ENTRY NO: _____.
DATE: _____, TIME: _____.
BOOK: _____, PAGE: _____.
_____.
FEE %
_____.
WEBER COUNTY RECORDER