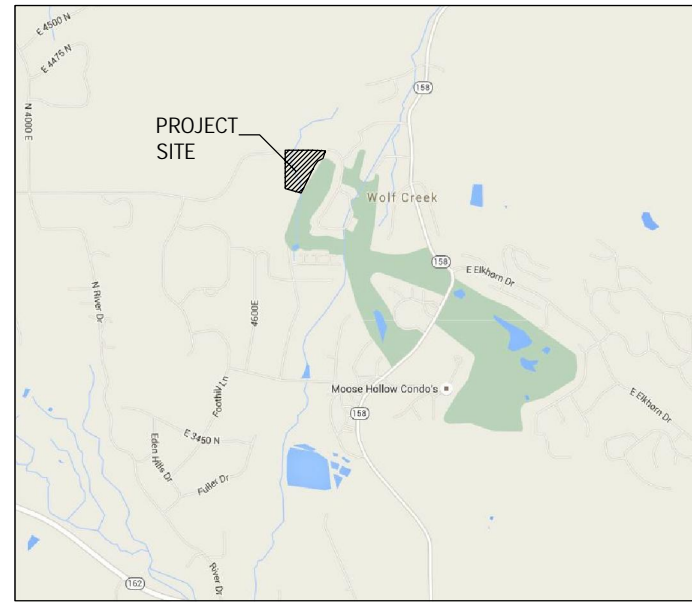




# THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 4

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



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S CERTIFICATE

I, LYLE BISEGGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 376692, 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:

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 1648.70 FEET TO THE POINT OF BEGINNING;

THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 454.48 FEET TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CENTER BEARS S18°20'59"E, HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 20°26'23" AND A LENGTH OF 520.84 FEET;

THENCE S87°54'37"E, A DISTANCE OF 302.48 FEET TO A POINT ON THE WEST LINE OF THE FAIRWAYS AT WOLF CREEK PRUD PHASE 1, AMENDED;

THENCE S03°20'53"W, A DISTANCE OF 166.90 FEET ALONG THE WEST LINE OF SAID FAIRWAYS AT WOLF CREEK TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE TO THE LEFT WHOSE CENTER BEARS S03°20'54"W, HAVING A RADIUS OF 168.00 FEET, A CENTRAL ANGLE OF 71°59'54" AND A LENGTH OF 11.11 FEET;

THENCE S21°21'04"W, A DISTANCE OF 269.33 FEET;

THENCE S34°43'01"W, A DISTANCE OF 121.50 FEET;

THENCE S55°14'14"W, A DISTANCE OF 191.85 FEET;

THENCE N53°09'24"W, A DISTANCE OF 159.59 FEET;

THENCE N59°08'40"W, A DISTANCE OF 60.09 FEET;

THENCE N56°49'08"W, A DISTANCE OF 164.53 FEET TO THE POINT OF BEGINNING;

## 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 4

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 THROUGHFARES 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 WHOEVER IS APPLICABLE AS MAY AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

EDEN VILLAGE LLC  
RUSS WATTS, MANAGING MEMBER

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER ) SS

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

- UNLESS OTHERWISE DIMENSIONED ON THIS PLAT, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT- 20 FEET, REAR- 20 FEET, SIDE- 9 FEET, SIDE FACING STREET ON CORNER LOT- 20 FEET
- 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.
- 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.
- 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.
- 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.
- THE NEIGHBORHOOD DECLARATION SETS FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS WITHIN THE PROJECT.

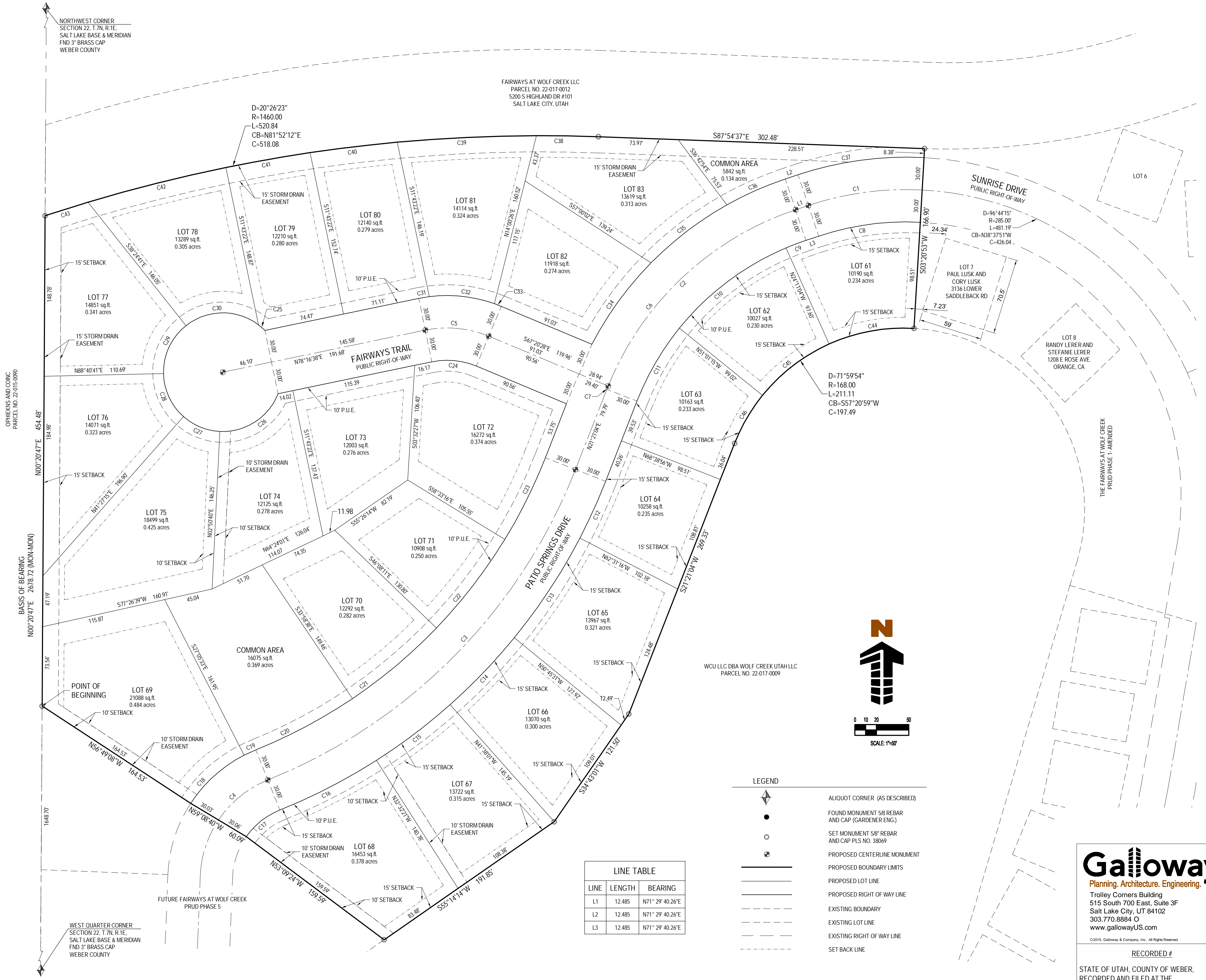
## NARRATIVE

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

## BASIS OF BEARING:

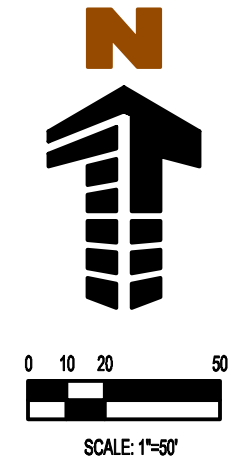
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND ON THE NORTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR N00°20'47"E.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	285.00	106.99	021°30'30"	N82°14'55"E	106.36
C2	285.00	249.42	050°08'36"	N46°25'22"E	241.54
C3	510.00	416.50	046°47'29"	N44°44'48"E	405.02
C4	100.00	59.80	034°15'47"	N51°00'39"E	58.91
C5	100.00	60.01	034°22'55"	S84°31'55"E	59.11
C6	285.00	246.14	049°28'58"	S46°45'11"W	238.56
C7	285.00	3.29	000°39'38"	S21°40'53"W	3.29
C8	254.52	95.55	021°30'30"	N82°13'47"E	94.99
C9	255.00	19.70	004°25'35"	N69°16'53"E	19.70
C10	255.00	124.85	028°03'07"	N53°02'32"E	123.60
C11	255.00	76.62	017°39'55"	N30°11'01"E	78.31
C12	540.00	57.75	006°07'40"	N24°24'54"E	57.73
C13	540.00	110.86	011°45'45"	N33°21'37"E	110.66
C14	540.00	86.01	009°07'32"	N43°48'15"E	85.92
C15	540.00	85.71	009°05'38"	N52°54'50"E	85.62
C16	540.00	100.67	010°40'54"	N62°48'06"E	100.53
C17	70.00	40.27	032°57'54"	N51°39'36"E	39.72
C18	130.00	67.45	029°43'35"	N48°02'39"E	66.69
C19	130.00	11.88	005°14'06"	N65°31'30"E	11.87
C20	480.00	101.53	012°07'11"	N62°04'57"E	101.34
C21	480.00	101.86	012°09'33"	N49°56'35"E	101.67
C22	480.00	104.03	012°25'05"	N37°39'17"E	103.83
C23	480.00	84.57	010°05'40"	N26°23'54"E	84.46
C24	70.00	42.01	034°22'55"	N84°31'55"W	41.38
C25	55.00	7.88	008°12'50"	S48°53'08"E	7.88
C26	55.00	68.65	071°30'41"	S57°05'19"W	64.28
C27	55.00	37.06	038°36'36"	N67°51'02"W	36.37
C28	55.00	45.33	047°13'25"	N24°56'02"W	44.06
C29	55.00	50.79	052°54'38"	N25°08'00"E	49.00
C30	55.00	72.40	075°25'08"	N89°17'53"E	67.28
C31	130.00	10.01	004°24'42"	N80°28'59"E	10.01
C32	130.00	61.23	026°59'14"	S83°49'03"E	60.67
C33	130.00	6.77	002°58'59"	S68°49'57"E	6.77
C34	315.00	93.52	017°00'36"	N36°02'27"E	93.17
C35	315.00	88.77	016°08'46"	N52°37'08"E	88.47
C36	315.00	59.39	010°48'09"	N66°05'36"E	59.30
C37	315.00	118.43	021°32'28"	N82°15'54"E	117.73
C38	1460.00	57.52	002°15'26"	N89°02'20"W	57.52
C39	1460.00	129.05	005°03'53"	S87°18'01"W	129.01
C40	1460.00	81.42	003°11'43"	S83°10'13"W	81.41
C41	1460.00	79.27	003°06'40"	S80°01'02"W	79.26
C42	1460.00	131.80	005°10'20"	S75°52'32"W	131.75
C43	1460.00	41.77	001°38'22"	S72°28'11"W	41.77
C44	168.00	80.73	027°32'00"	S79°34'56"W	79.96
C45	168.00	76.69	026°50'08"	S52°23'52"W	77.97
C46	168.00	51.69	017°37'45"	S30°09'55"W	51.49



LINE	LENGTH	BEARING
L1	12.485	N71°29'40.26"E
L2	12.485	N71°29'40.26"E
L3	12.485	N71°29'40.26"E

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



## THE FAIRWAYS AT WOLF CREEK P.R.U.D. PHASE 4

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & 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 EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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\_\_\_\_.

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 IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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\_\_\_\_.

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\_\_\_\_.

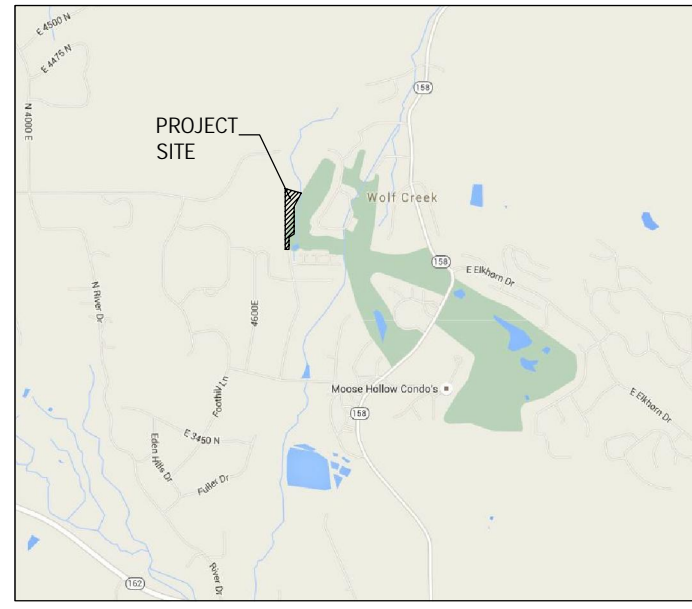
WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WOLF CREEK WATER AND SEWER DISTRICT ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.



RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
ENTRY NO: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE % \_\_\_\_\_  
WEBER COUNTY RECORDER

# 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 OF UTAH  
MARCH 2016



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S CERTIFICATE

I, LYLE BISEGGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 374082, 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 PLAN AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH 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 PLAN 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 400.00 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 S50°08'40"E, A DISTANCE OF 60.09 FEET; THENCE S53°09'24"E, A DISTANCE OF 159.99 FEET; THENCE S55°14'14"W, A DISTANCE OF 34.64 FEET; THENCE S04°04'29"W, A DISTANCE OF 785.51 FEET; THENCE N89°10'15"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°04'29"W, 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.

## 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 PLAN 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 PLAN AS PUBLIC UTILITY, STORMWATER 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

EDEN VILLAGE LLC  
RUSS WATTS, MANAGING MEMBER

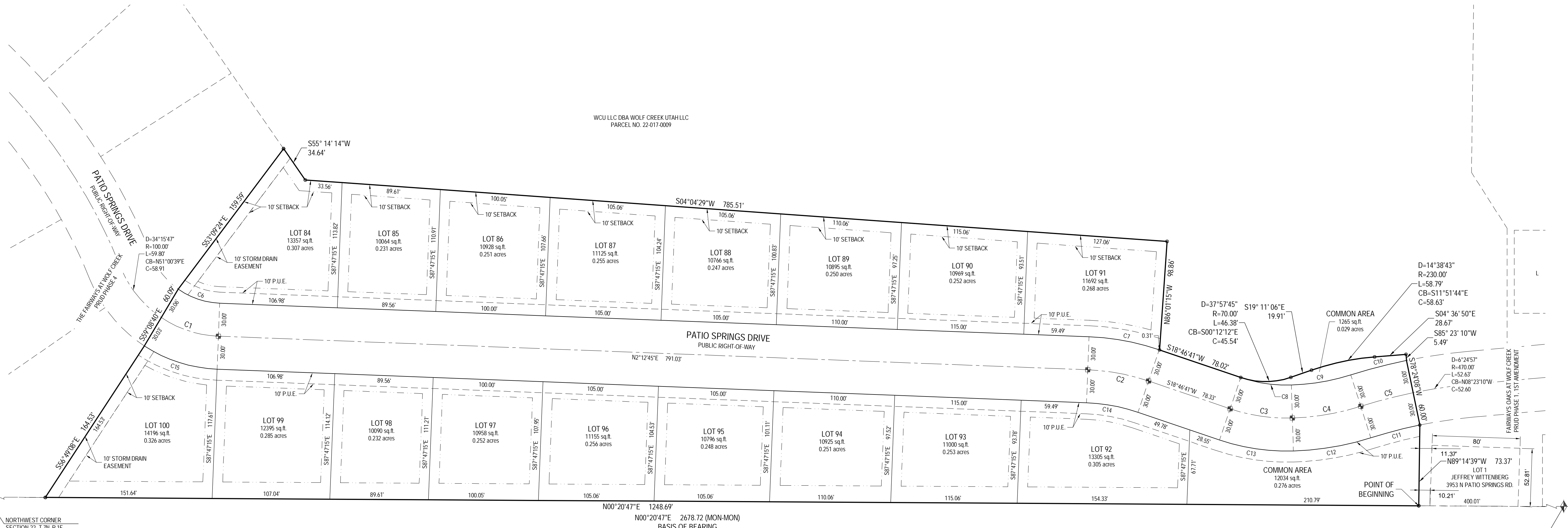
## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER ) SS

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



NORTHWEST CORNER SECTION 22, T.7N, R.1E, SALT LAKE BASE & MERIDIAN FND 3" BRASS CAP WEBER COUNTY

N00°20'47"E 1248.69' N00°20'47"E 2678.72 (MON-MON) BASIS OF BEARING

WCU LLC DBA WOLF CREEK UTALLCC PARCEL NO. 22-017-0009

OPHEKNS AND CONIC PARCEL NO. 22-015-0090

WEST QUARTER CORNER SECTION 22, T.7N, R.1E, SALT LAKE BASE & MERIDIAN FND 3" BRASS CAP WEBER COUNTY

## PLAT NOTES

- UNLESS OTHERWISE DIMENSIONED ON THIS PLAN, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT- 15 FEET, REAR- 15 FEET, SIDE- 9 FEET, SIDE FACING STREET ON CORNER LOT- 20 FEET
- THIS PLAN 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, L.L.C. (DECLARANT) AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOLF CREEK RESORT (MASTER DECLARATION) EXECUTED BY WOLF CREEK PROPERTIES, L.C. (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 PLAN. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAN SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
- 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.
- 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.
- 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.
- THE NEIGHBORHOOD DECLARATION SETS FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS WITHIN THE PROJECT.

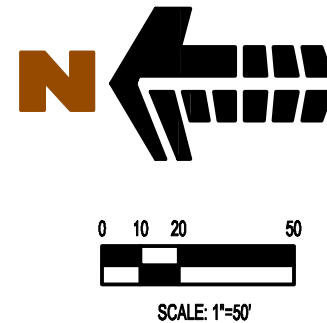
## LEGEND

- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT 5/8" REBAR AND CAP (GARDENERS/ENCL)
- SET MONUMENT 5/8" REBAR AND CAP PLS NO. 38969
- 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

## NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAN 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°10'45"W	54.57
C2	195.00	56.38	016°33'56"	N10°29'43"E	56.18
C3	140.00	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°00'03"	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

<b>THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 5</b> A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN EDEN, COUNTY OF WEBER, STATE OF UTAH  DEVELOPER <b>EDEN VILLAGE LLC</b> 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 PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20_____.	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_____.	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 IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20_____.	WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20_____.	WEBER COUNTY COMMISSION ACCEPTANCE THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 PLAN WAS DULY APPROVED BY THE WOLF CREEK WATER AND SEWER DISTRICT ON THE DAY OF _____, 20_____.  GENERAL MANAGER	REQUEST OF: _____ ENTRY NO: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE % _____ WEBER COUNTY RECORDER
	NOTARY PUBLIC						

**Galloway**  
 Planning, Architecture, Engineering.  
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 www.gallowayUS.com

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





























































