

# 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

## SURVEYOR'S CERTIFICATE

I, LYLE BISSEGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 37682 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYING LICENSING ACT. I ALSO CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS SHOWN HEREON THIS PLAN OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5 IN WEBER COUNTY, UTAH, AND THAT IT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, AND ALL LOTS MEET THE REQUIREMENTS OF WEBER COUNTY LAND USE COO WCO 106-1-8(C)(1). MONUMENTS HAVE BEEN FOUND OR PLACED AS REPRESENTED ON THIS PLAN.

SIGNATURE: \_\_\_\_\_

REGISTRATION NO.: 37682

## 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 1622.25 FEET TO THE POINT OF BEGINNING;

THENCE S87°47'15"E, A DISTANCE OF 108.44 FEET;

THENCE S38°59'21"E, A DISTANCE OF 89.44 FEET;

THENCE S38°59'21"E, A DISTANCE OF 60.00 FEET;

THENCE S33°36'34"E, A DISTANCE OF 155.52 FEET;

THENCE S04°04'29"W, 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 S17°11'19"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°49'54"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 SAID WEST LINE OF SAID SECTION;

THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1262.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 285,619 SQUARE FEET, OR 6.56 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, 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 BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT AND CONVEY TO THE PRUD UNIT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE COMMON AREA PARCELS FOR PUBLIC USE, SUCH PARCELS BEING RESTRICTED TO USE BY THE ASSOCIATION MEMBERS AND THEIR GUESTS AND OTHERS AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND THE MASTER DECLARATION. DECLARANT DOES ALSO HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED AS COMMON AREA PARCELS HEREON AS A PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS NECESSARY.

SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

THE FAIRWAYS AT WOLF CREEK LLC  
RUSS WATTS, MANAGING MEMBER

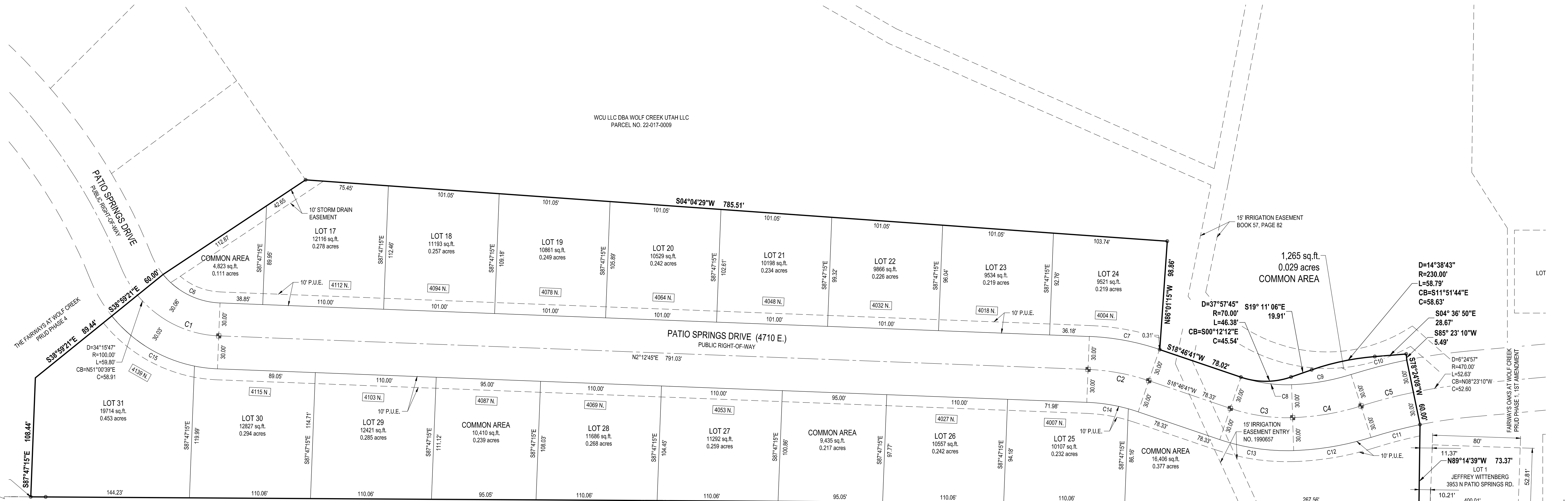
## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME RUSS WATTS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGING MEMBER OF THE FAIRWAYS AT WOLF CREEK, 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 1262.24'  
N00°20'47"E 2678.72' (MON-MON)  
BASIS OF BEARING

OPHEKNS AND CONIC  
PARCEL NO. 22-015-0090

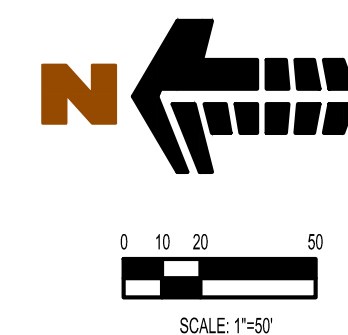
WEST QUARTER CORNER  
SECTION 22, T.7N., R.1E.  
SALT LAKE BASE & MERIDIAN  
FND 3" BRASS CAP  
WEBER COUNTY

## PLAT NOTES

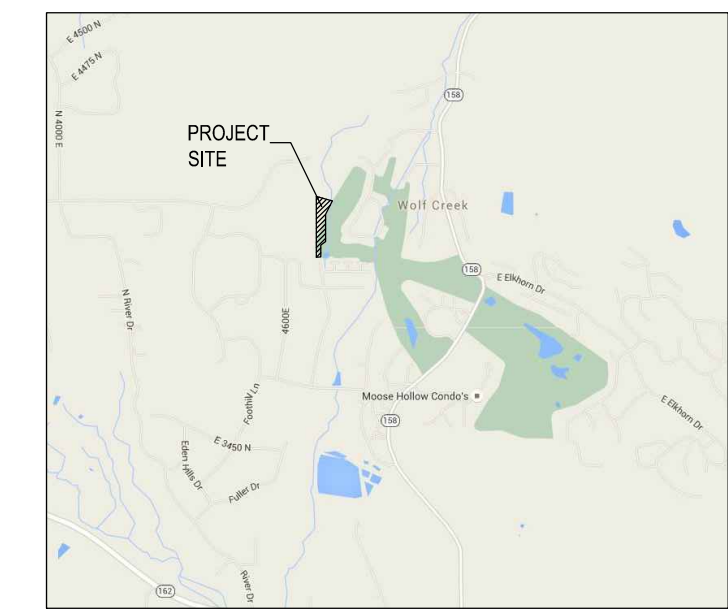
- UNLESS OTHERWISE DIMENSIONED ON THIS PLAN, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT- 10 FEET, REAR- 10 FEET, SIDE- 5 FEET, SIDE FACING STREET ON CORNER LOTS- 10 FEET.
- THIS PLAN IS SUBJECT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE FAIRWAYS AT WOLF CREEK PRUD (NEIGHBORHOOD DECLARATION) EXECUTED BY FAIRWAYS AT WOLF CREEK, 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 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 (GARDENER ENCL.)
- SET MONUMENT 5/8" REBAR AND CAP PLS NO. 38999
- 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



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	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	59.62	048°47'54"	S26°36'42"W	57.83
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	38.36	013°19'20"	N08°52'29"E	38.28
C15	130.00	89.68	039°31'30"	S31°14'54"W	87.91



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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

THE FAIRWAYS AT WOLF CREEK 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 PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

SIGNATURE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN 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 IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

SIGNATURE

### 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\_\_.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

### 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

**Galloway**  
Planning, Architecture, Engineering.  
Trolley Corners Building  
515 South 700 East, Suite 3F  
Salt Lake City, UT 84102  
303.770.8854  
www.gallowayus.com

RECORDED #

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

REQUEST OF: \_\_\_\_\_

ENTRY NO.: \_\_\_\_\_

DATE: \_\_\_\_\_, TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

FEE % \_\_\_\_\_

WEBER COUNTY RECORDER