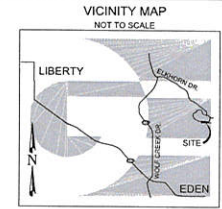


TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5, 1ST AMENDMENT
 AMENDING LOTS 70, 74, 76, 77, 79, AND COMMON AREA "L"
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH JUNE 2020



BOUNDARY DESCRIPTION
 ALL OF LOT 70, 74, 76, 77, 79, AND ALL OF COMMON AREA "L" OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5 LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 5 BEING LOCATED SOUTH 00°00'00" EAST 314.28 FEET AND NORTH 90°00'00" EAST 268.77 FEET FROM THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 89°43'30" WEST BETWEEN SAID CENTER QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 22) RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 5 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH BY 20°00'00" EAST 330.30 FEET; (2) NORTH 01°37'40" WEST 251.17 FEET; (3) WEST 01°26'20" WEST 130.53 FEET; (4) NORTH 88°09'13" EAST 1106.17 FEET; (5) SOUTH 32°38'58" WEST 132.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BIG HORN PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 280 FOOT RADIUS CURVE TO THE LEFT 127.64 FEET, HAVING A CENTRAL ANGLE OF 26°07'04"; CHORD BEARS SOUTH 65°00'15" WEST 126.53 FEET; (2) SOUTH 22°59'43" WEST 122.6 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BIG PINE DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 37°04'17" WEST 43.33 FEET; (2) ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT 208.13 FEET, HAVING A CENTRAL ANGLE OF 86°14'57"; CHORD BEARS NORTH 71°14'00" WEST 193.73 FEET; (3) SOUTH 76°40'29" WEST 314.48 FEET; (4) ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT 199.89 FEET, HAVING A CENTRAL ANGLE OF 88°59'23"; CHORD BEARS SOUTH 32°04'14" WEST 189.62 FEET; (5) SOUTH 11°19'33" EAST 184.33 FEET; (6) ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT 201.76 FEET, HAVING A CENTRAL ANGLE OF 88°59'23"; CHORD BEARS SOUTH 55°47'20" EAST 152.11 FEET; (7) NORTH 78°40'00" EAST 124.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF BIG HORN PARKWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE RIGHT 28.97 FEET, HAVING A CENTRAL ANGLE OF 99°13'17"; CHORD BEARS SOUTH 24°27'15" EAST 28.94 FEET TO THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 5; THENCE ALONG THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 5 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°44'17" EAST 76.75 FEET; (2) SOUTH 78°09'08" WEST 213.10 FEET; (3) NORTH 89°32'04" WEST 612.27 FEET; (4) NORTH 00°27'57" EAST 377.23 FEET TO THE POINT OF BEGINNING, EXCEPTION THEREFROM ALL OF LOTS 69, 71, 72, 73, 75, 76, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, AND 93 OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5, CONTAINING 10.153 ACRES.

SURVEYOR'S CERTIFICATE
 I, Klint H. Whitney, do hereby certify that I am a licensed professional land surveyor in the state of Utah and that I hold certificate no. 8227228 in accordance with title 58, chapter 22, of the professional engineers and land surveyors act; I further certify that by authority of the owners I have completed a survey of the property as shown and described on this plat and have subdivided said property into lots and streets, together with easements, hereafter to be known as TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5, 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-2-3(1) AND HAVE VERIFIED ALL MEASUREMENTS AND CALCULATIONS IN ACCORDANCE WITH THE STANDARD PRACTICES AND ARE SUFFICIENT TO REFERENCE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREON IS ACCURATE TO INDICATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____ 2020.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION
 I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 5, 1ST AMENDMENT AND 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 ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS COMMON AREAS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS ON THEIR NATURAL CHANNELS OR FOR ANY OTHER PURPOSES AS MAY BE AUTHORIZED BY THE BOARD OF PUBLIC UTILITIES AND BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT (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 LOT (UNIT) OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT OVER AND UNDER 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.

SIGNED THIS _____ DAY OF _____ 2020.

EDEN VILLAGE LLC

BY: RUSS WATTS - MEMBER

EDEN VILLAGE HOME OWNERS ASSOCIATION

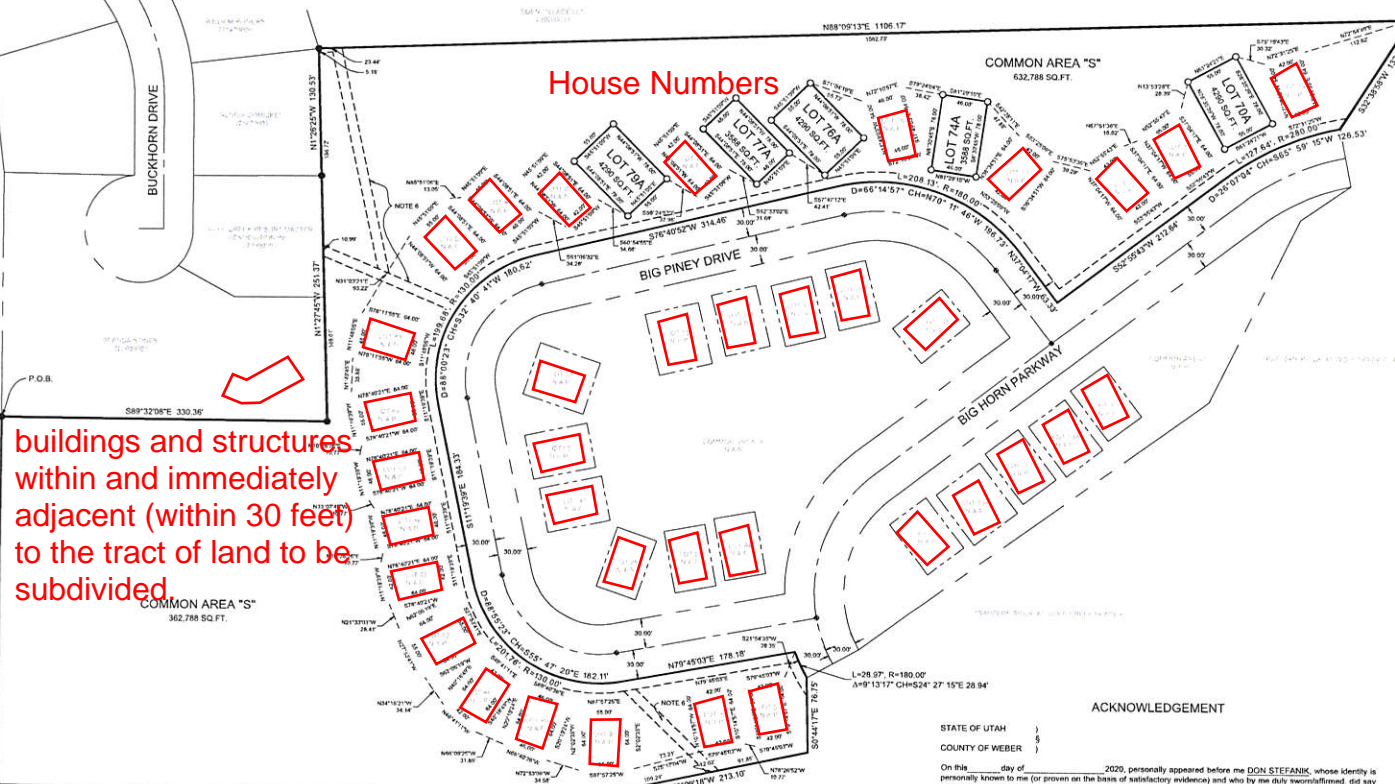
BY: DON STEFANK - PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2020, personally appeared before me DON STEFANK, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of EDEN VILLAGE HOME OWNERS ASSOCIATION, and that said document was signed by him/her in behalf of said association by Authority of its Bylaws, or (Resolution of its Board of Directors), and said DON STEFANK acknowledged to me that said association executed the same.

On this _____ day of _____, 2020, personally appeared before me RUSS WATTS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MEMBER of EDEN VILLAGE LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said RUSS WATTS acknowledged to me that said Corporation executed the same.



buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided

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 _____ 2020.

 COUNTY ATTORNEY

WEBER COUNTY COMMISSION ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DESIGNATION OF 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.

SIGNED THIS _____ DAY OF _____ 2020.

 CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

 CLERK

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 2020.

 COUNTY SURVEYOR

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0233E WITH A REVISED DATE OF JUNE 2, 2016.
- SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE CORDON VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (SLUCS 104-28) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
- SUBDIVISION HAS BEEN APPROVED FOR NIGHTLY RENTALS.
- A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILLED WITH WEBER COUNTY ON MAY 18TH 2017.
- N.O.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION".
- EXISTING UTILITY EASEMENT PER DEDICATED PLAT BOOK 62 PAGE 23.

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- FOUND CENTERLINE MONUMENT
- SET BY REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE LINE
- EXISTING LOT/BUILDING ENVELOPE NOT A PART OF THIS DEVELOPMENT
- EXISTING UTILITY EASEMENT BK 62 PG 23
- EXISTING PUBLIC UTILITY EASEMENT
- CENTERLINE

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION WERE DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____ 2020.

 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2020, personally appeared before me DON STEFANK, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of EDEN VILLAGE HOME OWNERS ASSOCIATION, and that said document was signed by him/her in behalf of said association by Authority of its Bylaws, or (Resolution of its Board of Directors), and said DON STEFANK acknowledged to me that said association executed the same.

On this _____ day of _____, 2020, personally appeared before me RUSS WATTS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MEMBER of EDEN VILLAGE LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said RUSS WATTS acknowledged to me that said Corporation executed the same.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOTS 70, 74, 76, 77, 79, AND COMMON AREA "L" THE SURVEY WAS ORDERED BY WATTS ENTERPRISES. THE BOUNDARY WAS DETERMINED BY DEDICATED PLAT RECORDED AT BOOK 64, PAGE 29 OF THE WEBER COUNTY RECORDS. THE BASIS OF BEARING IS A LINE BETWEEN THE CENTER QUARTER CORNER OF SECTION 22 AND THE WEST QUARTER CORNER SECTION 22 TOWNSHIP 7 NORTH RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°43'30" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

DEVELOPER: EDEN VILLAGE LLC
 5200 SOUTH HIGHLAND DRIVE
 SALT LAKE CITY, UTAH

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR AND RECORDED _____
 AT _____ IN BOOK _____ OF OFFICIAL _____
 RECORDS, PAGE _____ RECORDED _____
 COUNTY RECORDER _____

GARDNER ENGINEERING
 CIVIL, LAND PLANNING, SURVEYING
 MUNICIPAL, LAND SURVEYING
 OFFICE: 801-374-0202 FAX: 801-374-0206

K:\WATTS, ENTERPRISES\TRAPPERS RIDGE\PHASE 5\TRAPPERS RIDGE PHASE 5.DWG