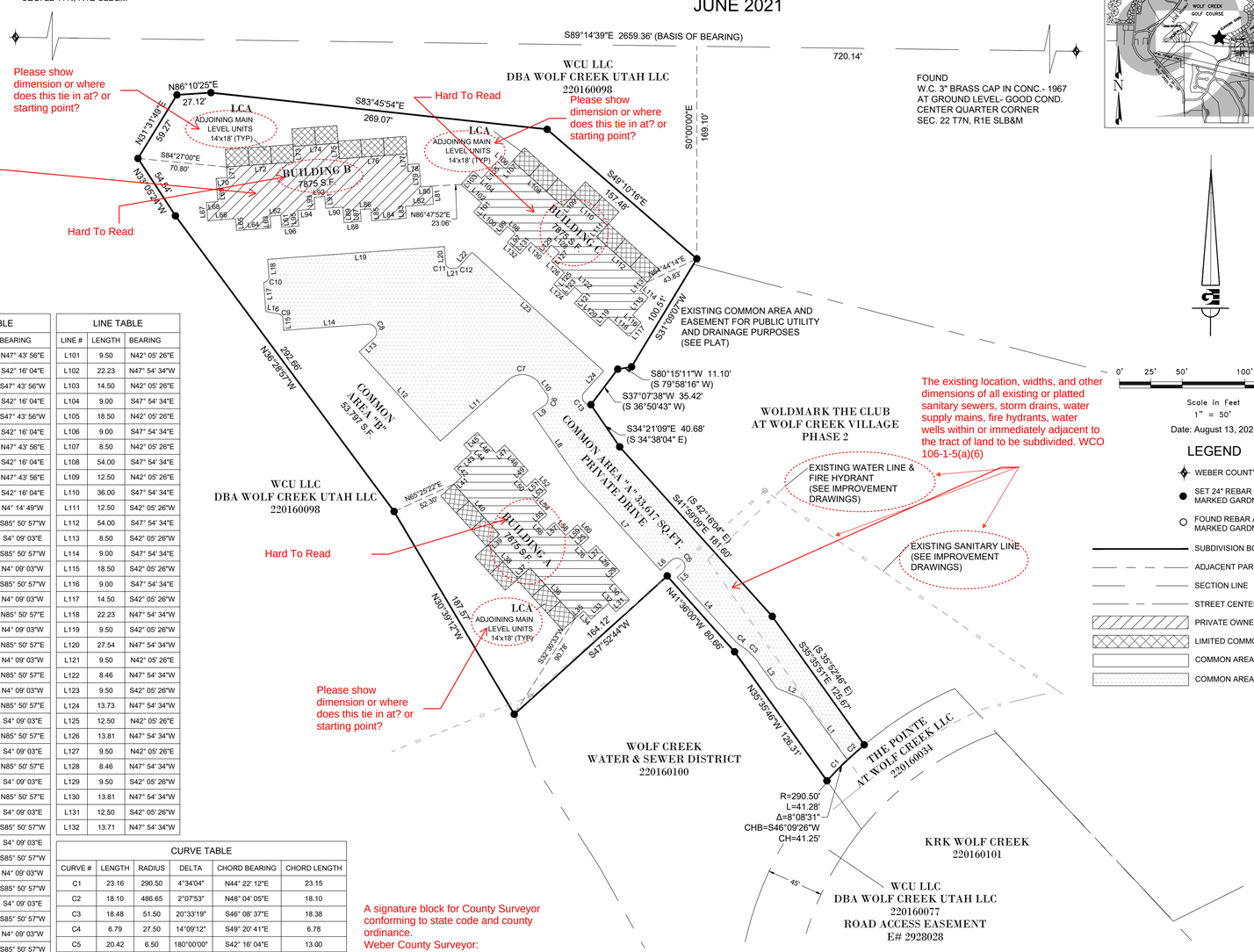
THE POINTE AT WOLF CREEK

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

JUNE 2021



LINE TABLE		
LINE #	LENGTH	BEARING
L1	59.80	S35° 51' 57"E
L2	22.82	S67° 35' 40"E
L3	25.52	S35° 51' 57"E
L4	68.25	S42° 16' 04"E
L5	5.43	S47° 43' 56"W
L6	11.50	N47° 43' 56"E
L7	97.24	S42° 16' 04"E
L8	63.97	S34° 38' 04"E
L9	11.50	S55° 21' 56"W
L10	10.12	S34° 38' 04"E
L11	72.76	N48° 06' 28"E
L12	96.00	S42° 16' 04"E
L13	15.75	S47° 43' 56"W
L14	67.01	N85° 50' 57"E
L15	8.68	S4° 09' 03"E
L16	9.80	S79° 37' 42"E
L17	23.34	S4° 09' 03"E
L18	13.50	S4° 09' 03"E
L19	141.00	S85° 50' 57"W
L20	13.50	N4° 09' 03"W
L21	2.93	S85° 50' 57"W
L22	15.30	S42° 05' 26"W
L23	141.00	N47° 54' 34"W
L24	22.65	N42° 05' 26"E
L25	9.50	S47° 38' 10"W
L26	8.46	S42° 16' 04"E
L27	9.50	N47° 43' 56"E
L28	27.54	S42° 16' 04"E
L29	9.50	S47° 43' 56"W
L30	22.23	S42° 16' 04"E
L31	14.50	S47° 43' 56"W
L32	9.00	N42° 16' 04"W
L33	18.50	S47° 43' 56"W
L34	9.00	N42° 16' 04"W
L35	8.50	S47° 43' 56"W
L36	54.00	N42° 16' 04"W
L37	12.50	S47° 43' 56"W
L38	36.00	N42° 16' 04"W
L39	12.50	N47° 43' 56"E
L40	54.00	N42° 16' 04"W
L41	8.50	N47° 43' 56"E
L42	9.00	N42° 16' 04"W
L43	18.50	N47° 43' 56"E
L44	9.00	N42° 16' 04"W
L45	14.50	N47° 43' 56"E
L46	22.23	S42° 16' 04"E
L47	9.50	N47° 43' 56"E
L48	27.54	S42° 16' 04"E
L49	9.50	S47° 43' 56"W
L50	8.46	S42° 16' 04"E

LINE TABLE		
LINE #	LENGTH	BEARING
L51	9.50	N47° 43' 56"E
L52	13.73	S42° 16' 04"E
L53	12.50	S47° 43' 56"W
L54	13.81	S42° 16' 04"E
L55	9.50	S47° 43' 56"W
L56	8.46	S42° 16' 04"E
L57	9.50	N47° 43' 56"E
L58	13.81	S42° 16' 04"E
L59	12.50	N47° 43' 56"E
L60	13.71	S42° 16' 04"E
L61	9.50	N4° 14' 49"W
L62	8.46	S85° 50' 57"W
L63	9.50	S4° 09' 03"E
L64	27.54	S85° 50' 57"W
L65	9.50	N4° 09' 03"W
L66	22.23	S85° 50' 57"W
L67	14.50	N4° 09' 03"W
L68	9.00	N85° 50' 57"E
L69	18.50	N4° 09' 03"W
L70	9.00	N85° 50' 57"E
L71	8.50	N4° 09' 03"W
L72	54.00	N85° 50' 57"E
L73	12.50	N4° 09' 03"W
L74	36.00	N85° 50' 57"E
L75	12.50	S4° 09' 03"E
L76	54.00	N85° 50' 57"E
L77	8.50	S4° 09' 03"E
L78	9.00	N85° 50' 57"E
L79	18.50	S4° 09' 03"E
L80	9.00	N85° 50' 57"E
L81	14.50	S4° 09' 03"E
L82	22.23	S85° 50' 57"W
L83	9.50	S4° 09' 03"E
L84	27.54	S85° 50' 57"W
L85	9.50	N4° 09' 03"W
L86	8.46	S85° 50' 57"W
L87	9.50	S4° 09' 03"E
L88	13.73	S85° 50' 57"W
L89	12.50	N4° 09' 03"W
L90	13.81	S85° 50' 57"W
L91	9.50	N4° 09' 03"W
L92	8.46	S85° 50' 57"W
L93	9.50	S4° 09' 03"E
L94	13.81	S85° 50' 57"W
L95	12.50	S4° 09' 03"E
L96	13.71	S85° 50' 57"W
L97	9.50	N41° 59' 40"E
L98	8.46	N47° 54' 34"W
L99	9.50	S42° 05' 26"W
L100	27.54	N47° 54' 34"W

LINE TABLE		
LINE #	LENGTH	BEARING
L101	9.50	N42° 05' 26"E
L102	22.23	N47° 54' 34"W
L103	14.50	N42° 05' 26"E
L104	9.00	S47° 54' 34"E
L105	18.50	N42° 05' 26"E
L106	9.00	S47° 54' 34"E
L107	8.50	N42° 05' 26"E
L108	54.00	S47° 54' 34"E
L109	12.50	N42° 05' 26"E
L110	36.00	S47° 54' 34"E
L111	12.50	S42° 05' 26"W
L112	54.00	S47° 54' 34"E
L113	8.50	S42° 05' 26"W
L114	9.00	S47° 54' 34"E
L115	18.50	S42° 05' 26"W
L116	9.00	S47° 54' 34"E
L117	14.50	S42° 05' 26"W
L118	22.23	N47° 54' 34"W
L119	9.50	S42° 05' 26"W
L120	27.54	N47° 54' 34"W
L121	9.50	N42° 05' 26"E
L122	8.46	N47° 54' 34"W
L123	9.50	S42° 05' 26"W
L124	13.73	N47° 54' 34"W
L125	12.50	N42° 05' 26"E
L126	13.81	N47° 54' 34"W
L127	9.50	N42° 05' 26"E
L128	8.46	N47° 54' 34"W
L129	9.50	S42° 05' 26"W
L130	13.81	N47° 54' 34"W
L131	12.50	S42° 05' 26"W
L132	13.71	N47° 54' 34"W

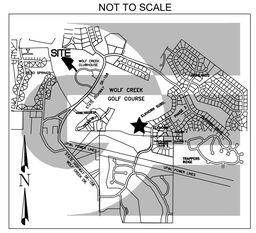
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.16	290.50	4°34'04"	N44° 22' 12"E	23.15
C2	18.10	486.65	2°07'53"	N48° 04' 05"E	18.10
C3	18.48	51.50	20°33'19"	S46° 08' 37"E	18.38
C4	6.79	27.50	14°09'12"	S49° 20' 41"E	6.78
C5	20.42	6.50	180°00'00"	S42° 16' 04"E	13.00
C6	10.21	6.50	90°00'00"	S10° 21' 56"W	9.19
C7	28.01	16.50	97°15'28"	S83° 15' 48"E	24.76
C8	16.10	6.50	141°52'59"	S23° 12' 33"E	12.29
C9	6.59	5.00	75°28'39"	S41° 53' 22"E	6.12
C10	7.07	4.50	90°00'00"	S40° 50' 57"W	6.36
C11	7.07	4.50	90°00'00"	N49° 09' 03"W	6.36
C12	3.44	4.50	43°45'31"	S63° 58' 12"W	3.35
C13	14.50	6.00	138°29'23"	N27° 09' 16"W	11.22

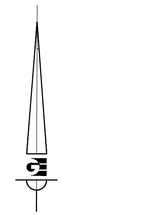
A signature block for County Surveyor conforming to state code and county ordinance.
Weber County Surveyor:
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____ .

_____
Weber County Surveyor
Record Of Survey # _____
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

VICINITY MAP

NOT TO SCALE





0' 25' 50' 100' 150'

Scale in Feet
1" = 50'

Date: August 13, 2021

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- STREET CENTERLINE
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- COMMON AREA PRIVATE DRIVE

NOTES

1. ZONE: FOREST RESIDENTIAL
2. NIGHTLY RENTALS ARE ALLOWED.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED NORTH 89°14'39" WEST 720.14 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND SOUTH 00°00'00" EAST 169.10 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE BOUNDARY OF WORLDMARK, THE CLUB AT WOLF CREEK VILLAGE PHASE 2 AND ITS EXTENSION THE FOLLOWING SIX (6) COURSES: (1) SOUTH 31°09'07" WEST 100.51 FEET; (2) SOUTH 80°15'11" WEST 11.10 FEET; (3) SOUTH 37°07'38" WEST 35.42 FEET; (4) SOUTH 34°21'09" EAST 40.68 FEET; (5) SOUTH 41°59'09" EAST 181.60 FEET; (6) SOUTH 35°35'51" EAST 125.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 41.28 FEET, HAVING A RADIUS OF 290.50 FEET, A CENTRAL ANGLE OF 08°08'31", AND WHICH CHORD BEARS SOUTH 46°09'26" WEST 41.25 FEET; THENCE NORTH 35°35'46" WEST 126.31 FEET; THENCE NORTH 41°36'00" WEST 80.66 FEET; THENCE NORTH 47°52'44" WEST 164.12 FEET; THENCE NORTH 30°39'12" WEST 187.57 FEET; THENCE NORTH 36°28'57" WEST 292.66 FEET; THENCE NORTH 33°05'24" WEST 54.54 FEET; THENCE NORTH 31°31'49" EAST 59.27 FEET; THENCE NORTH 86°10'25" EAST 27.12 FEET; THENCE SOUTH 83°45'54" EAST 269.07 FEET; THENCE SOUTH 49°10'16" EAST 157.48 FEET TO THE POINT OF BEGINNING. CONTAINING 126,790 SQ.FT. OR 2.91 AC, MORE OR LESS.

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 THE POINTE AT WOLF CREEK IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2021.

PROFESSIONAL LAND SURVEYOR
DATE
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

THE POINT AT WOLF CREEK, LLC, (THE POINTE) AS OWNER OF THE TRACT OF LAND DESCRIBED HEREON, AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS THE POINTE AT WOLF CREEK, HEREBY DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEES, SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID PROJECT (AND THOSE ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNIT, TO BE MAINTAINED BY THE THE POINT AT WOLF CREEK OWNERS ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS. THE POINTE ALSO GRANTS AND CONVEYS TO THE POINTE AT WOLF CREEK 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 THE POINT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE PROJECT.

THE POINTE AT WOLF CREEK, LLC GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, 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 IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY.
THE POINTE AT WOLF CREEK, LLC, GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT 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.

A. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 3.

B. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION.

THE POINTE AT WOLF CREEK, LLC

SIGNED THIS _____ DAY OF _____, 2021

_____
JOHN L. LEWIS, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this _____ day of _____ 2021, personally appeared before me JOHN L. LEWIS, 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 MANAGING MEMBER of THE POINTE AT WOLF CREEK, 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 JOHN L. LEWIS acknowledged to me that said *Corporation executed the same.

PRINTED NAME	SIGNATURE	COUNTY AND STATE
COMMISSION NUMBER	MY COMMISSION EXPIRES	

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/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS____DAY OF _____, 2021.

_____
COUNTY SURVEYOR

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 _____, 2021.

_____
COUNTY ATTORNEY

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 _____, 2021.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION 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 _____, 2021.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

SIGNED THIS____DAY OF _____, 2021.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS____DAY OF _____ 2021

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE UNITS ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'39" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

DEVELOPER:
THE POINT AT WOLF CREEK, LLC
JOHN L. LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507

S1
3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

_____
COUNTY RECORDER

BY: _____

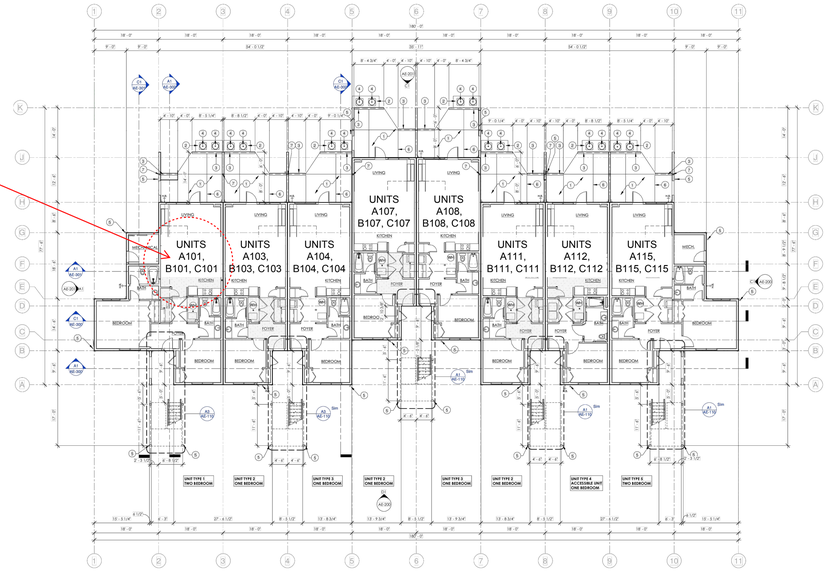
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\1201 - LEWIS HOMES\1902-THE POINT\SURVEY\DWG\THE POINT - SUB PLAT.DWG

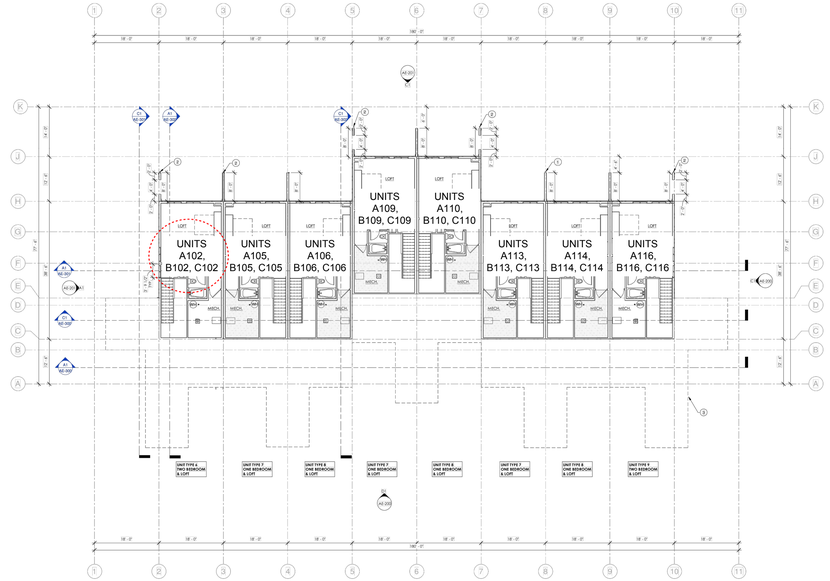
THE POINTE AT WOLF CREEK

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2021

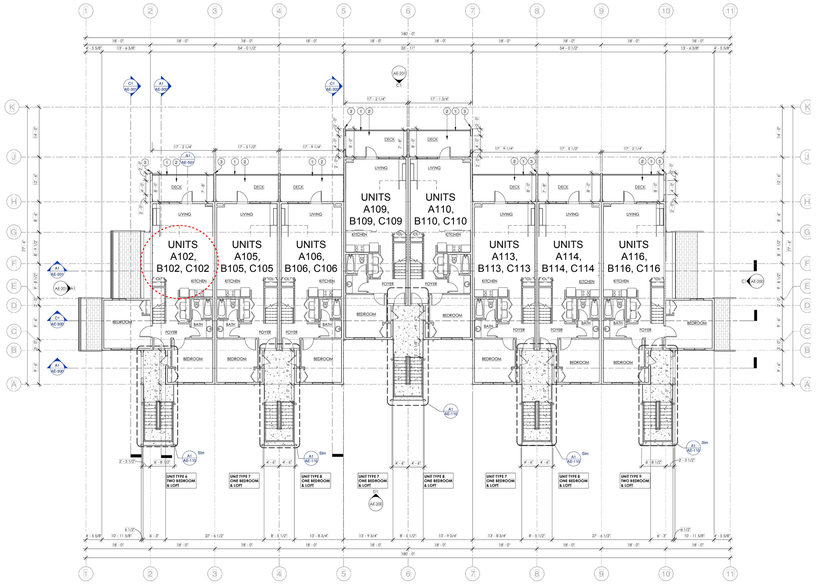
How does the numbering work? Each unit should be the same number.



MAIN LEVEL FLOOR PLAN



LOFT FLOOR PLAN



UPPER LEVEL FLOOR PLAN

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DEVELOPER:
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S2 / 3

GARDNER ENGINEERING
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MUNICIPAL · LAND SURVEYING
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COUNTY RECORDER

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FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

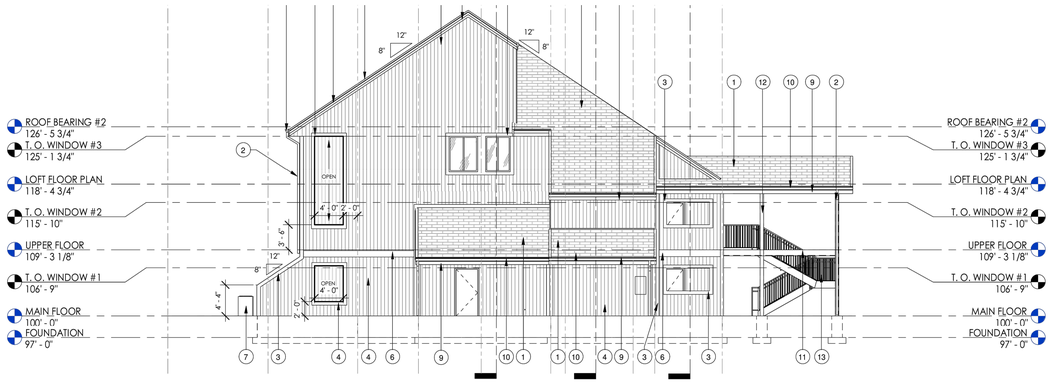
BY: _____

THE POINTE AT WOLF CREEK

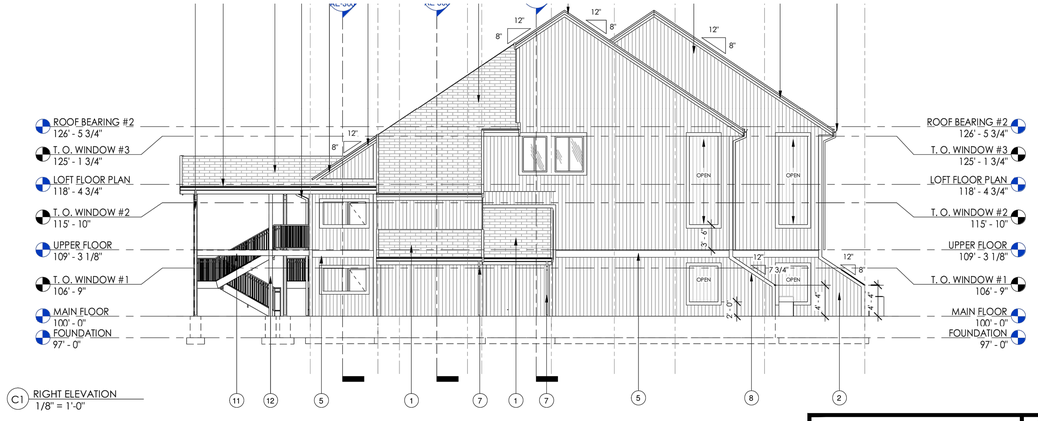
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2021

D1 FRONT ELEVATION
1/8" = 1'-0"

C1 BACK ELEVATION
1/8" = 1'-0"



A1 LEFT ELEVATION
1/8" = 1'-0"



C1 RIGHT ELEVATION
1/8" = 1'-0"

ELEVATIONS
MAIN FLOOR BUILDING A = 5236.0'
MAIN FLOOR BUILDING B = 5237.6'
MAIN FLOOR BUILDING C = 5241.0'

DEVELOPER:
THE POINT AT WOLF CREEK, LLC
JOHN L. LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
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S3
3

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BY: _____

R:\1201 - LEWIS HOMES\1902-THE POINT\SURVEY\DWG\THE POINT - SUB PLAT.DWG