

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. 37682, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH...

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDAN, 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 MERIDAN, 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 111.11 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 N69°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.

CONTAINING 411,555 SQUARE FEET, OR 9.45 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 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 THE _____ 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

- 1. 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
- 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.

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.

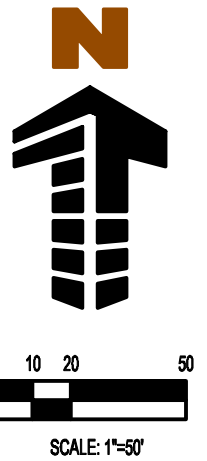
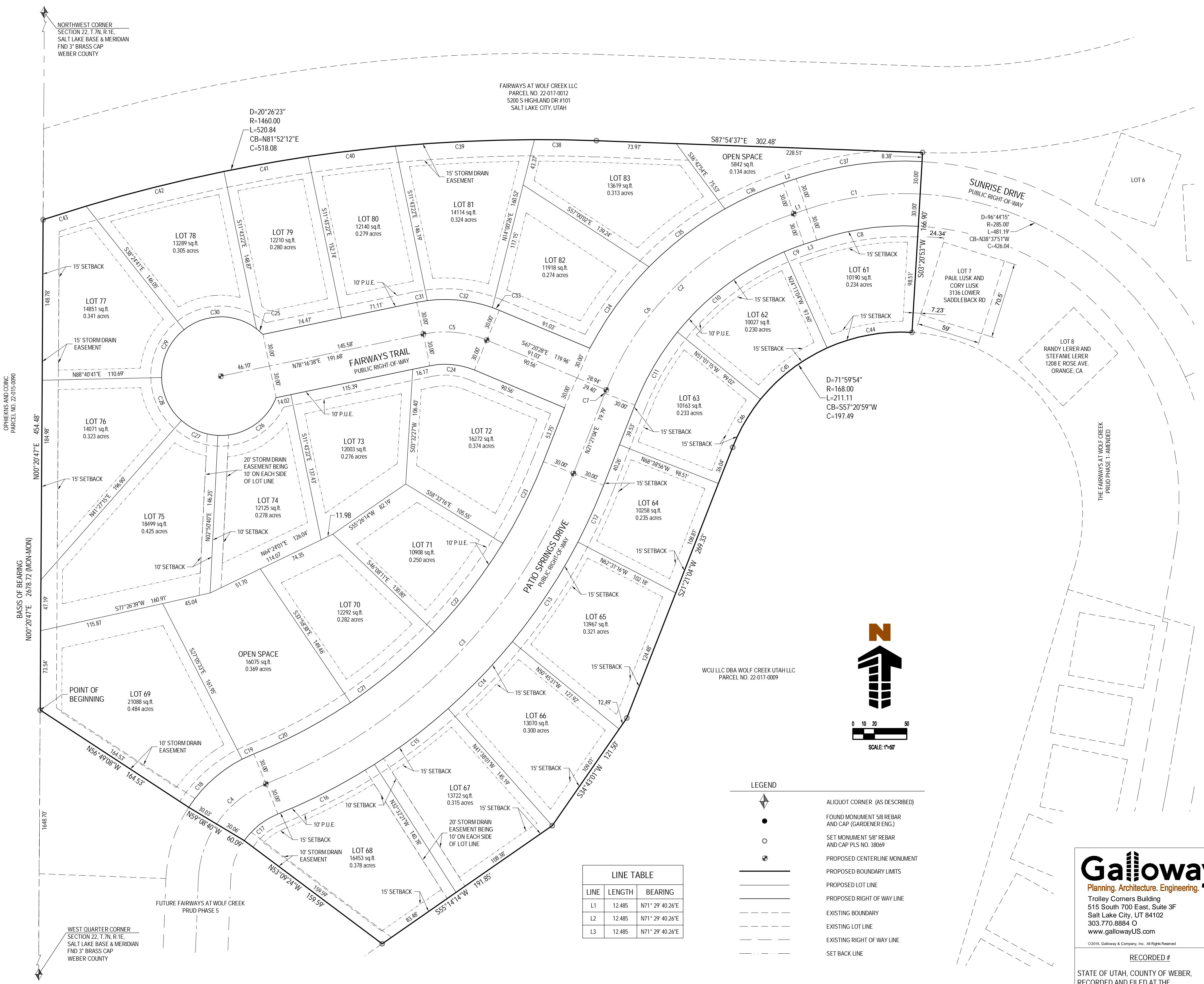
BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDAN, 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.

Table with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Contains 46 rows of curve data for the subdivision.

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



LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line segments L1, L2, and L3.

- LEGEND: ALIQUOT CORNER (AS DESCRIBED), FOUND MONUMENT 5/8 REBAR AND CAP (GARDENING ENG.), SET MONUMENT 5/8" REBAR AND CAP PLS NO. 38869, 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.

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 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 BELIEVE 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____



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