

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, LYLE BISSEGGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 376082, 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

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 32, THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1648.70 FEET TO THE POINT OF BEGINNING: THENCE NO0°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 454.48 FEET TO A NON-TANGENT

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°20'56"W, HAVING A RADIUS OF 168.00 FEET, A CENTRAL ANGLE OF 71°59'54" AND A LENGTH OF 211.11 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;

CONTAINING 411.555SQUARE FEET, OR 9.45 ACRES MORE OR LESS.

OWNERS DEDICATION

SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

WE. THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND

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

SIGNED THIS THE_______ DAY OF_______ , 2016

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

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 WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN

EDEN VILLAGE LLC RUSS WATTS, MANAG	ING MEMBER		
ACKNOWLEDGME	ENT		
STATE OF UTAH	1)	
)) SS)	

___, 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=
- 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.
- 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" FRO THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.

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.

		CURV	E TABLE		
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°13'42"E	94.99
С9	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	78.62	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	78.69	026°50'08"	S52°23'52"W	77.97
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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 OFUTAH

MARCH 2016

	NORTHWEST CORNER SECTION 22, T.7N, R.1E, SALT LAKE BASE & MERIDIAN FND 3" BRASS CAP WEBER COUNTY		
	D=20°26'23" R=1460.00 -L=520.84 CB=N81°52'12 C=518.08	FAIRWAYS AT WOLF CREEK LLC PARCEL NO. 22-017-0012 5200 S HIGHLAND DR #101 SALT LAKE CITY, UTAH S87°54'37"E 302.	
	CA2 CA3 CA3 LOT 78 13289 sq.ft. 0.305 acres 15' SETBACK CA1 LOT 78 12210 sq. 0.280 acres	$\sim 10^{-10}$	228.51' 8.38' SUNRISE DRIVE PUBLIC RIGHT-OF-WAY CB=N38'37'51"W C=426.04 LOT 61 10190 sq.ft. LOT 6
L INO. 22-u 13-uu7u	LOT 77 14851 sq.ft. 0.341 acres 15' STORM DRAIN EASEMENT N88°40'41"E 110.69' A6.10' N88°40'41"E 110.69'	C31 C32 C33 15' SF 15' SF 10' P.U.E. C5	LOT 8 RANDY LERER AND STEFANIE LERER 1208 E ROSE AVE. ORANGE, CA D=71°59'54" R=168.00 L=211.11 CB=S57°20'59"W
ION) NOO°20'47"E AEA AO'	LOT 76 14071 sq.ft. 0.323 acres 20' STORM DRAIN EASEMENT BEING 10' ON EACH SIDE OF LOT LINE LOT 74 12125 sq.ft. 0.425 acres 10' SETBACK	LOT 72 16272 sq.ft. 0.374 acres LOT 73 12003 sq.ft. 0.276 acres LOT 73 12003 sq.ft. 0.276 acres SSP 3376 F LOT 64 10258 sq.ft. 15' SETBACK LOT 64 10258 sq.ft.	C=197.49 THE FAIRWAYS AT WOLF CREEK PRUD PHASE 1 - AMENDED
BASIS OF BEARING N00°20'47"E 2678.72 (MON-N	10' SETBACK 10' SETBACK 51.10 51.10 OPEN SPACE 160.75 sq.ft. 0.369 acres	LOT 71 10908 sq.ft. 0.250 acres LOT 70 12292 sq.ft. 0.282 acres LOT 70 12292 sq.ft. 0.282 acres WCU LLC DBA WOLF CREE PARCEL NO. 22-017-	7-0009
	POINT OF BEGINNING LOT 69 21088 sq.ft. 0.484 acres 10' STORM DRAIN EASEMENT C19 C19 C19 C19 C19 C19 C19 C1	15' SETBACK LOT 66 13070 sq.ft. 0.300 acres 15' SETBACK LOT 67 13722 sq.ft. 0.315 acres 15' SETBACK LEGE	0 10 20 50 SCALE: 1*=50' END ALIQUOT CORNER (AS DESCRIBED)
	FUTURE FAIRWAYS AT WOLF CREEK PRUD PHASE 5 WEST QUARTER CORNER SECTION 22, T.7N, R.1E, SALT LAKE BASE & MERIDIAN FND 3" BRASS CAP WEBER COUNTY	10' P.U.E. 15' SETBACK 10' STORM DRAIN EASEMENT BEING 10' ON EACH SIDE OF LOT LINE LINE TABLE LINE TABLE LINE LENGTH BEARING L1 12.485 N71° 29' 40.26"E L3 12.485 N71° 29' 40.26"E L3 12.485 N71° 29' 40.26"E	www.gallowayUS.com EXISTING RIGHT OF WAY LINE / O2015. Galloway & Company, Inc. All Rights Reserved
FORM	WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS	WEBER COUNTY ENGINEER I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF	STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE WEBER COUNTY COMMISSION ACCEPTANCE REQUEST OF:

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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

> EDEN VILLAGE LLC 5200 S. HIGHLAND DRIVE STE 101

> > SALT LAKE CITY, UT 84117

ASSOCIATED WITH WITH THE COUNTY	HE FINANCIAL GUARANTEI THIS SUBDIVISION PLAT AI ORDINANCE APPLICABLE ⁻	ND IN MY OPINIO	N THEY CONFO
AFFECT. SIGNED THIS	. DAY OF	20	
SIGNED ITIIS	DAT OF		·

SIGNATURE

WEBER COUNTY ATTORNEY

WEBER GOOM 1 SORVETOR
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

COUNTY SURVEYOR

MEDER GOOM I ENGINEER	i
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND	THIS
DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE	WEB
AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION	20
OF THESE IMPROVEMENT.	
SIGNED THIS DAY OF , 20	

EBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY CO	DIMINISSION ACCEPTA
TIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE	THIS IS TO CERTIFY THAT THIS SUBDIV	/ISION PLAT, THE DE
PLANNING COMMISSION ON THE DAY OF .,	STREETS AND OTHER PUBLIC WAYS A	ND FINANCIAL GUAR
	IMPROVEMENTS ASSOCIATED WITH TH	HIS SUBDIVISION THE
	APPROVED AND ACCEPTED BY THE CO	OMMISSIONERS OF V
	THIS DAY OF	<u> </u>

IEREON ARE HEREBY WEBER COUNTY, UTAH DATE:

WEBER COUNTY RECORDER

CHAIRMAN, WEBER COUNTY COMMISSION