

VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, LYLE BISSEGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 376692, 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 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 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 411,555 SQUARE FEET, OR 9.45 ACRES MORE OR LESS.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

COMMON AREAS BEING CONVEYED TO PRUD??? LIKE PHASE 3??

EDEN VILLAGE LLC, MANAGING MEMBER

TITLE COMMITMENT HAS ANOTHER COMPANY OWNER

ACKNOWLEDGMENT

STATE OF UTAH ) ) SS COUNTY OF WEBER ) )

ON THIS \_\_\_\_\_ 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 LLC AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC BY A RESOLUTION OF ITS MEMBERS AND RUSS WATTS ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

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.

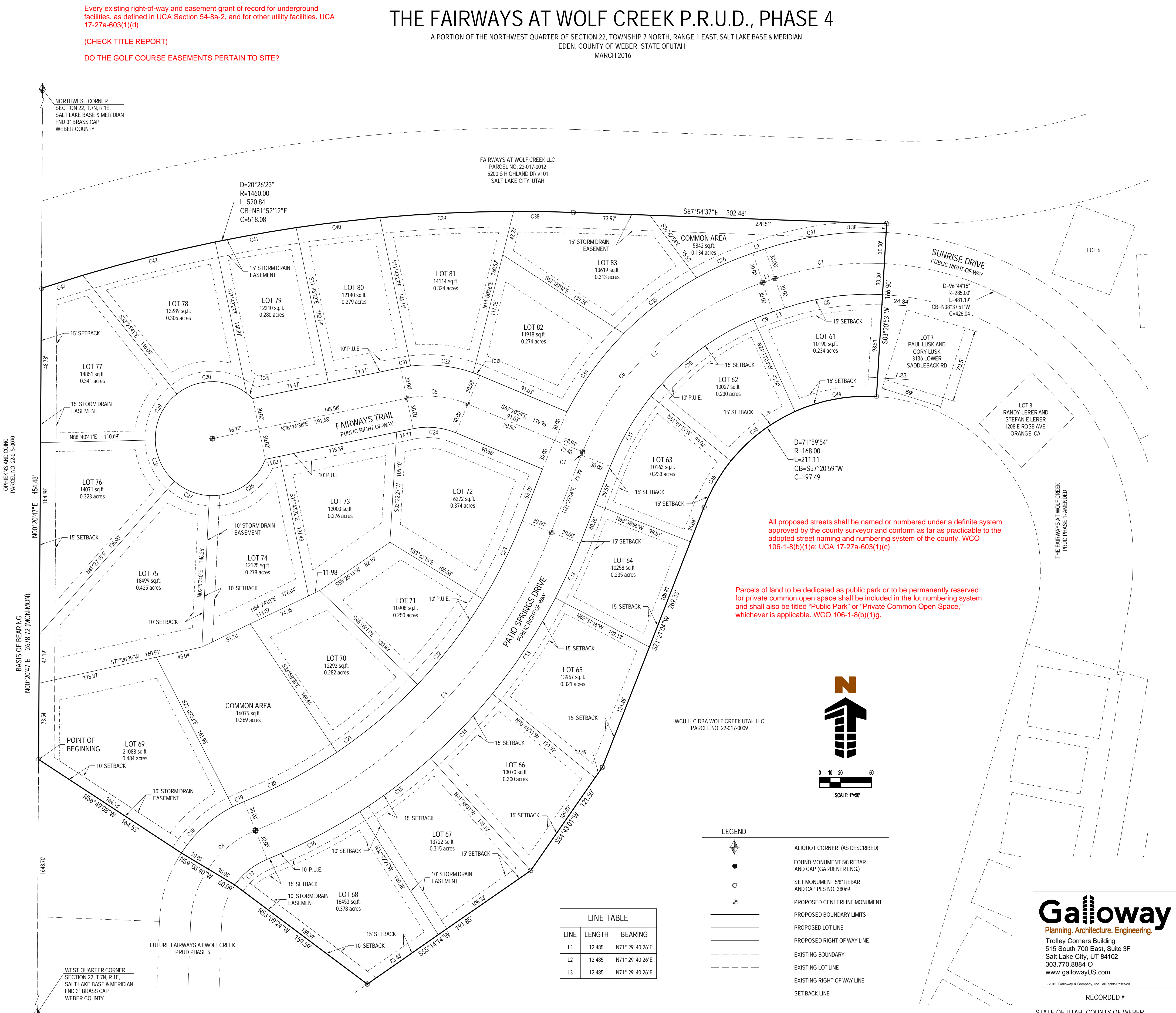
NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF THE 'EDEN VILLAGE LLC' FOR 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 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.

CURVE TABLE

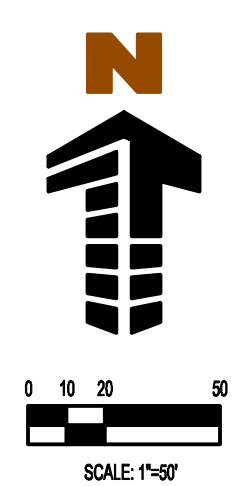
Table with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Lists curve data for C1 through C46.



Bottom section containing signatures for WEBER COUNTY ATTORNEY, WEBER COUNTY SURVEYOR, WEBER COUNTY ENGINEER, WEBER COUNTY PLANNING COMMISSION APPROVAL, WEBER COUNTY COMMISSION ACCEPTANCE, and WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT. Includes a REQUESTED # field and a RECORDED # field.

All proposed streets shall be named or numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. WCO 106-1-8(b)(1); UCA 17-27a-603(1)(c)

Parcels of land to be dedicated as public park or to be permanently reserved for private common open space shall be included in the lot numbering system and shall also be titled "Public Park" or "Private Common Open Space," whichever is applicable. WCO 106-1-8(b)(1)g.



LEGEND table defining symbols for ALIQUOT CORNER, FOUND MONUMENT, SET MONUMENT, 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.

LINE TABLE table with columns: LINE, LENGTH, BEARING. Lists line data for L1, L2, L3.

Galloway Planning, Architecture, Engineering logo and contact information: Trolley Corners Building, 515 South 700 East, Suite 3F, Salt Lake City, UT 84102.

REQUESTED #, RECORDED #, STATE OF UTAH, COUNTY OF WEBER, REQUEST OF, ENTRY NO., DATE, TIME, BOOK, PAGE, FEE %, WEBER COUNTY RECORDER.