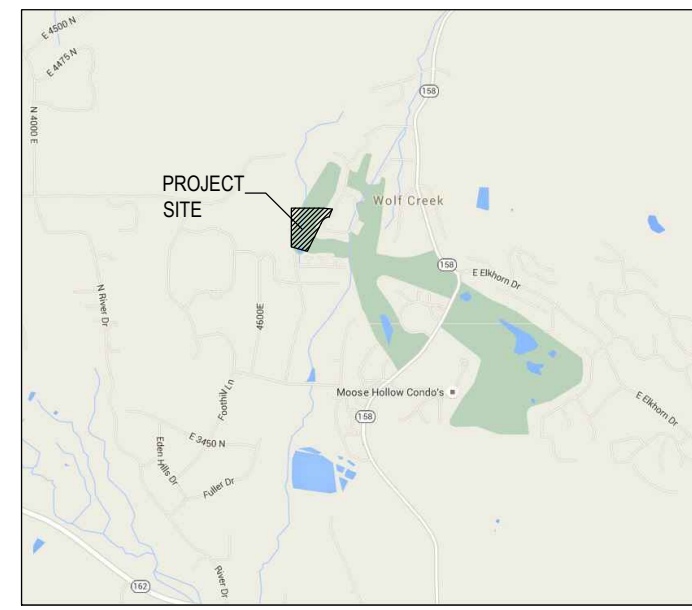


EDEN ESCAPE PLAT A

(PART OF THE FAIRWAYS AT WOLF CREEK P.R.U.D.)

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN EDEN, WEBER COUNTY, STATE OF UTAH FEBRUARY 2018



VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JERRON R. ATKIN II, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5992544 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYING LICENSING ACT. I ALSO CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS SHOWN HEREON THIS PLAT OF EDEN ESCAPE PLAT A IN WEBER COUNTY, UTAH AND THAT IT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE, AND ALL LOTS MEET THE REQUIREMENTS OF WEBER COUNTY LAND USE CDD WCO 106-1-8(C)(1). MONUMENTS HAVE BEEN FOUND OR PLACED AS REPRESENTED ON THIS PLAT

SIGNATURE: LICENSE NO.: 5992544

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 FOLLOWS:

BASIS OF BEARING: 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 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 1662.25 FEET TO THE POINT OF BEGINNING;

THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 440.93 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°20'59"W, HAVING A RADIUS OF 168.00 FEET, A CENTRAL ANGLE OF 2°29'53" 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 S50°14'14"W, A DISTANCE OF 226.49 FEET;

THENCE N33°36'34"W, A DISTANCE OF 155.55 FEET;

THENCE N38°59'21"W, A DISTANCE OF 68.00 FEET;

THENCE N38°59'21"W, A DISTANCE OF 80.44 FEET;

THENCE N87°47'15"W, A DISTANCE OF 108.44 FEET TO THE POINT OF BEGINNING;

CONTAINING 402.916 SQUARE FEET, OR 9.25 ACRES MORE OR LESS.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED TRACT OF LAND, HEREBY SET APART AND EVIDENCE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

EDEN ESCAPE PLAT A

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 BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT AND CONVEY TO THE COMMUNITY 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 COMMUNITY ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON 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. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE COMMON AREA PARCELS FOR PUBLIC USE, SUCH PARCELS BEING RESTRICTED TO USE BY THE COMMUNITY ASSOCIATION MEMBERS AND THEIR GUESTS AND OTHERS AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND THE MASTER DECLARATION. DECLARANT DOES ALSO HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED AS COMMON AREA PARCELS HEREON AS A PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS NECESSARY.

SIGNED THIS _____ DAY OF _____, 20__

RKW 96 LLC RUSS WATTS, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF UTAH) COUNTY OF WEBER) SS

ON THIS _____ DAY OF _____, 20__

WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGING MEMBER OF RWK 96 LLC AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.C. BY A RESOLUTION OF ITS MEMBERS AND RUSS WATTS ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED THE SAME.

NOTARY PUBLIC

EDEN ESCAPE PLAT A, PLAT NOTES

- 1. NOTWITHSTANDING THE EXCEPTIONS LISTED IN PLAT NOTE #2, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT= 15 FEET, REAR= 15 FEET, SIDE= 10 FEET, SIDE FACING STREET ON CORNER LOT= 15 FEET.
2. THE SETBACKS LISTED IN PLAT NOTE #1 DO NOT APPLY TO LOTS 1-4. THE SETBACKS FOR THESE LOTS ARE AS FOLLOWS: FRONT= 10 FEET, REAR= 10 FEET, SIDE= 10 FEET.
3. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF EDEN ESCAPE (NEIGHBORHOOD DECLARATION) EXECUTED BY RWK 96 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.
4. PURSUANT TO THE NEIGHBORHOOD DECLARATION, EDEN ESCAPE HOMEOWNERS ASSOCIATION, 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.
5. THIS SUBDIVISION HAS BEEN APPROVED FOR NIGHTLY RENTALS. THE NEIGHBORHOOD DECLARATION SETS FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF THE HOMES WITHIN THE PROJECT.
6. SUBDIVISION IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL REPORT BY EARTHTEC ENGINEERING DATED MARCH 8, 2016 IDENTIFIED AS PROJECT #167003, AND A RECONNAISSANCE-LEVEL GEOLOGIC HAZARD ASSESSMENT REPORT BY GSES DATED MAY 19, 2016 IDENTIFIED AS PROJECT #01955-007 ARE AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

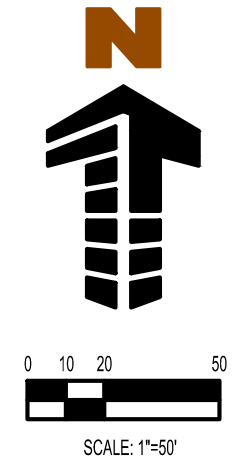
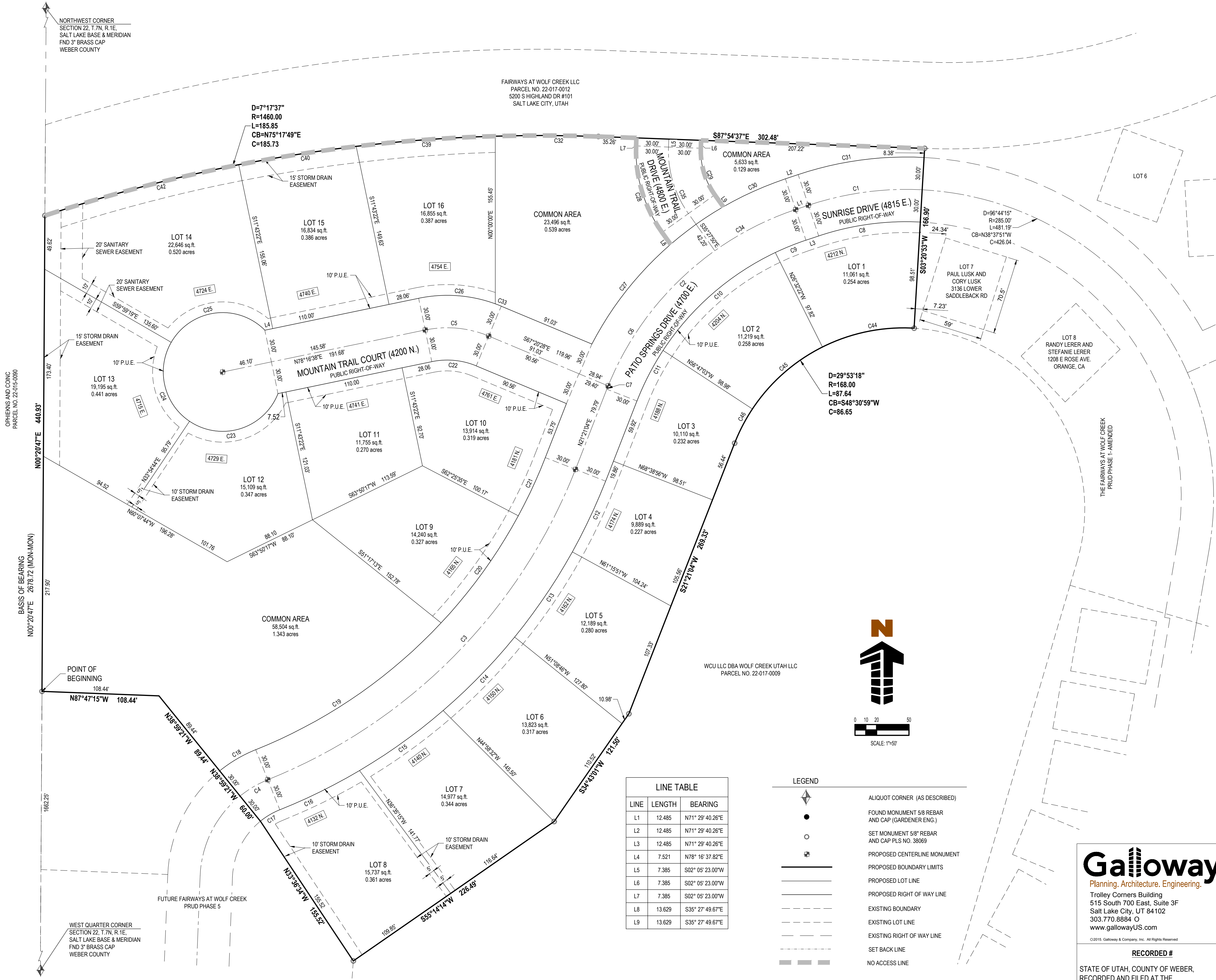
NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF 'RWK 96 LLC' FOR 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 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.

Table with 5 columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Lists curve data for C1 through C46.



LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line data for L1 through L9.

LEGEND defining symbols for Aliquot Corner, Found Monument, Set Monument, Proposed Centerline, Proposed Boundary Limits, Proposed Lot Line, Proposed Right of Way Line, Existing Boundary, Existing Lot Line, Existing Right of Way Line, Set Back Line, and No Access Line.

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

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

EDEN ESCAPE PLAT A 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 RWK 96 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 RELIEVE 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__

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WOLF CREEK WATER AND SEWER DISTRICT ON THE DAY OF _____, 20__