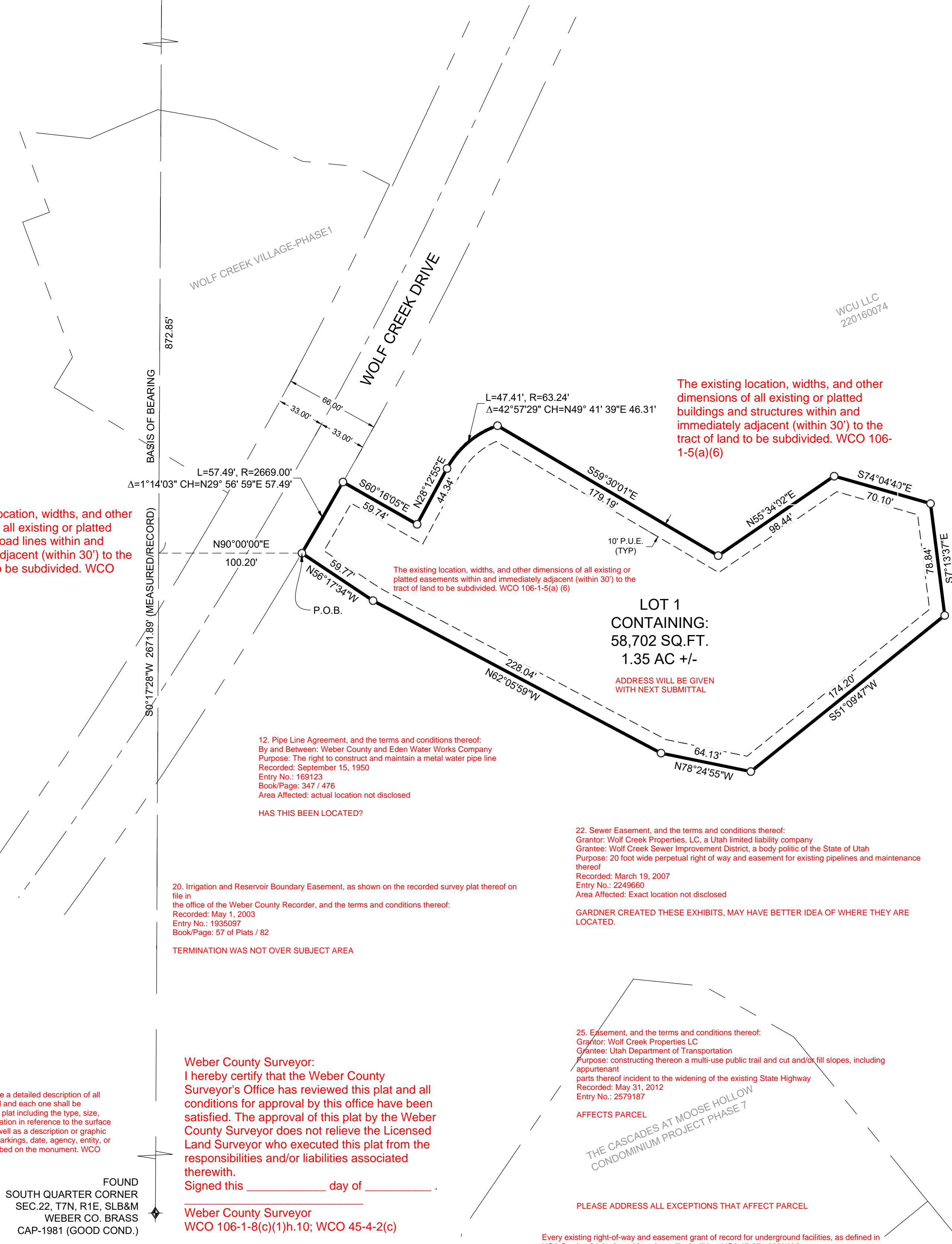


# THE EXCHANGE AT WOLF CREEK RESORT PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
MAY 2017

FOUND  
NORTHWEST CORNER OF  
THE SOUTHEAST QUARTER  
SEC. 22, T7N, R1E, SLB&M  
WEBER CO. BRASS  
CAP-1967 (GOOD COND.)



The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

12. Pipe Line Agreement, and the terms and conditions thereof:  
By and Between: Weber County and Eden Water Works Company  
Purpose: The right to construct and maintain a metal water pipe line  
Recorded: September 15, 1950  
Entry No.: 169123  
Book/Page: 347 / 476  
Area Affected: actual location not disclosed  
HAS THIS BEEN LOCATED?

20. Irrigation and Reservoir Boundary Easement, as shown on the recorded survey plat thereof on file in the office of the Weber County Recorder, and the terms and conditions thereof:  
Recorded: May 1, 2003  
Entry No.: 193507  
Book/Page: 57 of Plats / 82  
TERMINATION WAS NOT OVER SUBJECT AREA

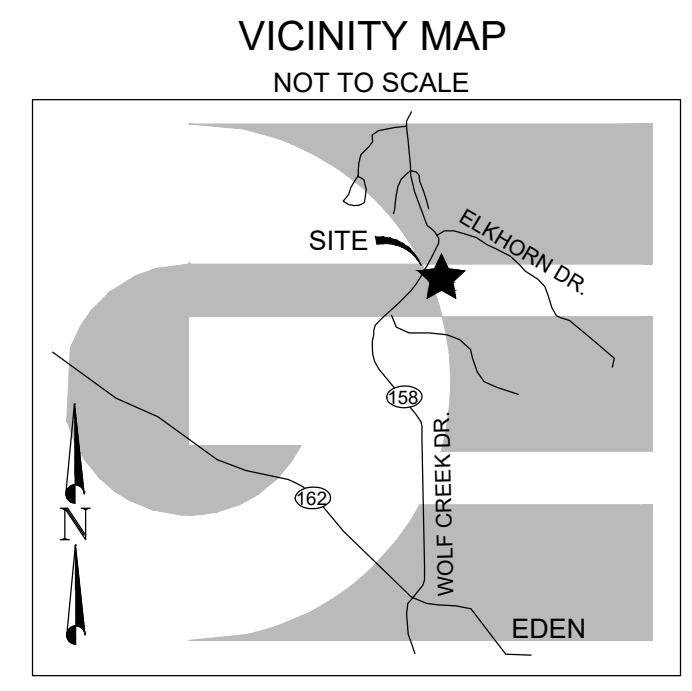
22. Sewer Easement, and the terms and conditions thereof:  
Grantor: Wolf Creek Properties, L.C., a Utah limited liability company  
Grantee: Wolf Creek Sewer Improvement District, a body politic of the State of Utah  
Purpose: 20 foot wide perpetual right of way and easement for existing pipelines and maintenance thereof  
Recorded: March 19, 2007  
Entry No.: 2249660  
Area Affected: Exact location not disclosed  
GARDNER CREATED THESE EXHIBITS, MAY HAVE BETTER IDEA OF WHERE THEY ARE LOCATED.

25. Easement, and the terms and conditions thereof:  
Grantor: Wolf Creek Properties L.C.  
Grantee: Utah Department of Transportation  
Purpose: constructing thereon a multi-use public trail and out and back fill slopes, including appurtenant parts thereof incident to the widening of the existing State Highway  
Recorded: May 31, 2012  
Entry No.: 2579167  
AFFECTS PARCEL

**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 \_\_\_\_\_, 2017.

**Weber County Surveyor**  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)(g)

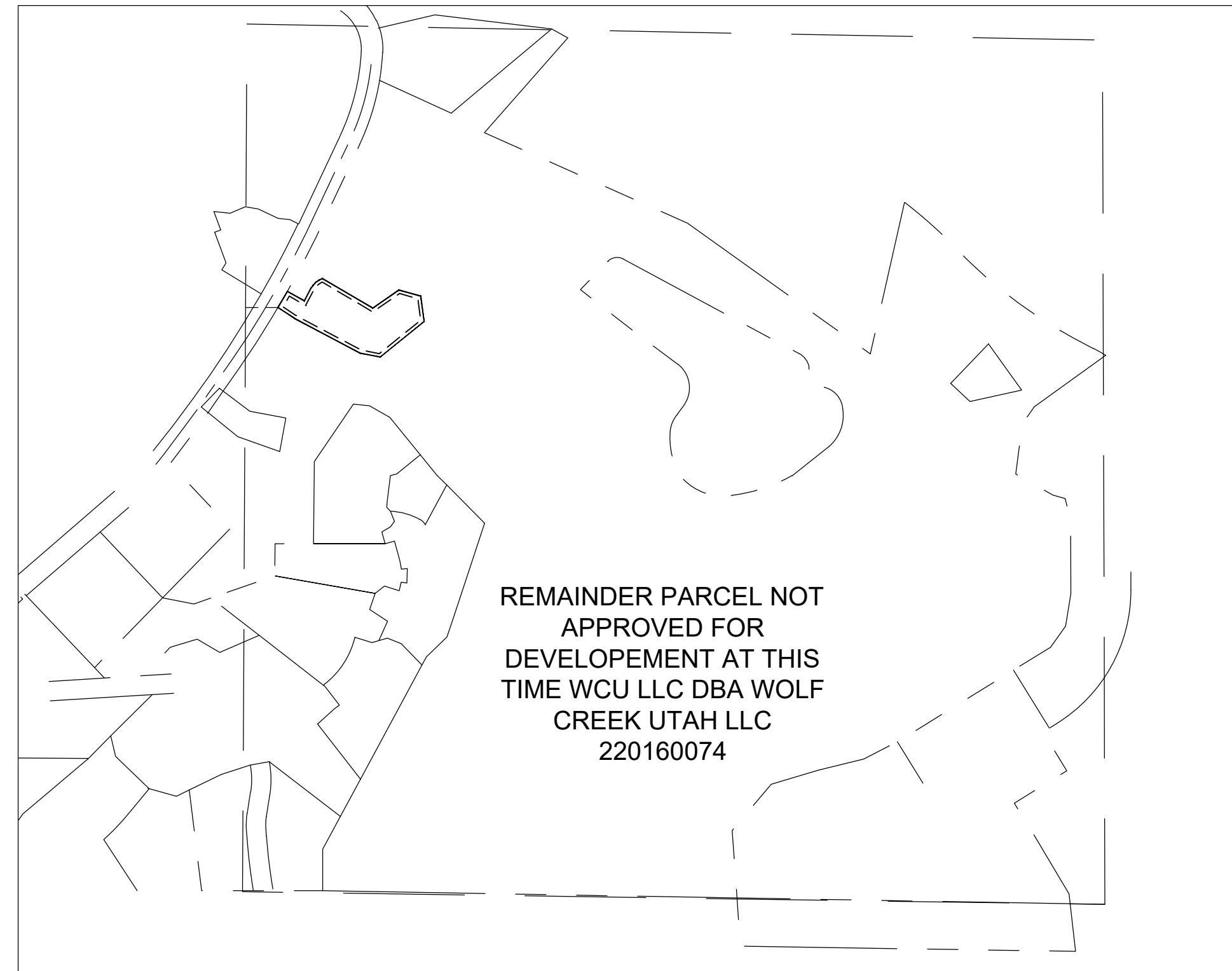


## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST 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 ON THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE BEING LOCATED SOUTH 0°17'28" WEST 872.85 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" EAST 100.20 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 57.49 FEET, HAVING A RADIUS OF 2669.00 FEET; A CENTRAL ANGLE OF 1°14'03", AND WHICH CHORD BEARS NORTH 29°56'59" EAST 57.49 FEET; THENCE SOUTH 60°16'05" EAST 59.74 FEET; THENCE NORTH 28°12'55" EAST 44.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 47.41 FEET, HAVING A RADIUS OF 63.24 FEET; A CENTRAL ANGLE OF 42°57'29", AND WHICH CHORD BEARS NORTH 49°41'39" EAST 46.31 FEET; THENCE SOUTH 59°30'01" EAST 179.19 FEET; THENCE NORTH 55°34'02" EAST 98.44 FEET; THENCE SOUTH 74°04'40" EAST 70.10 FEET; THENCE SOUTH 7°13'37" EAST 78.84 FEET; THENCE SOUTH 51°09'47" WEST 174.20 FEET; THENCE NORTH 78°24'55" WEST 64.13 FEET; THENCE NORTH 62°05'59" WEST 228.04 FEET; THENCE NORTH 56°17'34" WEST 59.77 FEET TO THE POINT OF BEGINNING, CONTAINING 58,702 SQ.FT. OR 1.35 ACRES, MORE OR LESS.

## REMAINDER PARCEL EXHIBIT

NOT TO SCALE



## 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 STRAND AT WOLF CREEK RESORT PHASE 1 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 CURRENT WEBER COUNTY 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 \_\_\_\_\_, 2017.



KLINT H. WHITNEY, PLS NO. 8227228

## OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### THE EXCHANGE AT WOLF CREEK RESORT PHASE 1

AND 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 FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_ 2017.

BY: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, personally appeared before me \_\_\_\_\_, 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 \_\_\_\_\_ of \_\_\_\_\_, 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 \_\_\_\_\_ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

**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 COUNTY OFFICES. 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 \_\_\_\_\_, 2017.  
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 \_\_\_\_\_, 2017.  
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 \_\_\_\_\_, 2017.  
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 \_\_\_\_\_, 2017.  
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 \_\_\_\_\_, 2017.  
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 \_\_\_\_\_, 2017.  
DIRECTOR WEBER-MORGAN HEALTH DEPT.

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WCU LLC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 2703488, WOLF CREEK DRIVE RIGHT-OF-WAY DRAWINGS, AND THE DEDICATED PLATS OF SUBDIVISIONS WITHIN SECTION 22, WERE USED TO DETERMINE THE BOUNDARY. THE RIGHT-OF-WAY OF WOLF CREEK DRIVE WAS ESTABLISHED BY HONORING A 66' OFFSET FROM THE EASTERLY LINE OF WOLF CREEK VILLAGE - PHASE 1. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°17'28" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

DEVELOPER:  
JOHN LEWIS  
801-430-1507  
WCU LLC  
3718 N WOLF CREEK DR  
EDEN, UT 84310

**S1**  
**1**

**GARDNER ENGINEERING**  
CIVIL LAND PLANNING  
MUNICIPAL LAND SURVEYING  
5150 SOUTH 575 EAST EDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

**COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_  
RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_  
FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_