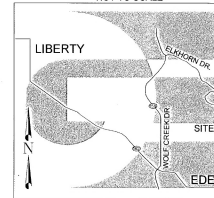


TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6, 2ND AMENDMENT

AMENDING LOTS 114 AND COMMON AREA "T"

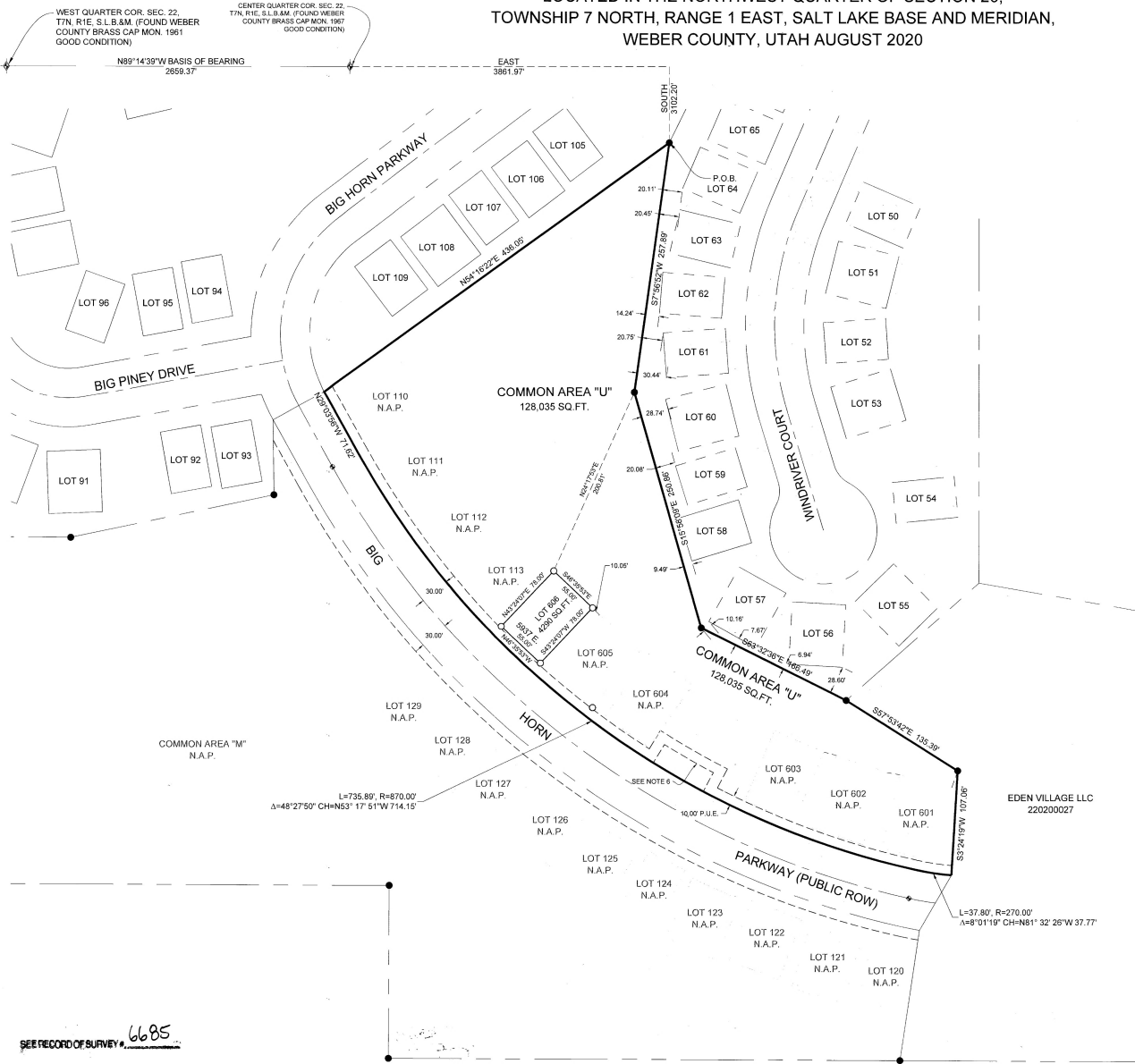
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AUGUST 2020

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

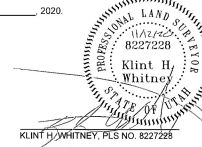
ALL OF LOT 114 OF TRAPPERS RIDGE AT WOLF CREEK PRUD PHASE 6 AND ALL OF COMMON AREA "T" OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 1ST AMENDMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 BEING LOCATED EAST 3861.97 FEET AND SOUTH 3102.20 FEET FROM THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 88°14'39" WEST BETWEEN SAID CENTER QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 22); RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 07°56'22" WEST 287.89 FEET; (2) SOUTH 15°58'09" EAST 200.88 FEET; (3) SOUTH 03°32'36" EAST 186.49 FEET; (4) SOUTH 57°53'42" EAST 135.59 FEET; (5) SOUTH 03°24'19" WEST 107.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BIG HORN PARKWAY, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT 37.80 FEET, HAVING A CENTRAL ANGLE OF 88°11'11"; (2) ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT 73.89 FEET, HAVING A CENTRAL ANGLE OF 88°11'11"; (3) NORTH 29°03'56" WEST 71.82 FEET TO THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6; THENCE ALONG THE BOUNDARY LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 NORTH 54°18'22" EAST 436.05 FEET TO THE POINT OF BEGINNING, CONTAINING 3.842 ACRES, LESS AND EXCEPTING LOTS 110, 111, 112, AND 113 OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6, ALSO LESS AND EXCEPTING LOTS 601, 602, 603, 604, AND 605 OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6, 1ST AMENDMENT.



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 CONVEYED TO 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 TRAPPERS RIDGE AT WOLF CREEK P.R.U.D., PHASE 6 2ND AMENDMENT. I HAVE VERIFIED THAT THE INFORMATION SHOWN HEREON IS ACCURATE AND SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE 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 17TH DAY OF November, 2020.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN 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:

TRAPPER RIDGE AT WOLF CREEK P.R.U.D., PHASE 6, 2ND AMENDMENT
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 COMMON AREA, 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 ERRECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNER'S 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 LOT (UNIT) OWNER AS COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT 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.

SIGNED THIS 17TH DAY OF November, 2020.

EDEN VILLAGE LLC
BY: RUSS WATTS - MEMBER
TRAPPERS RIDGE HOMEOWNERS ASSOCIATION, INC.
BY: DON STEFANIK - PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }

On this 18th day of November, 2020, personally appeared before me RUSS WATTS, 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 MEMBER of EDEN VILLAGE, LLC, 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 RUSS WATTS acknowledged to me that said Corporation executed the same.

Signature of Notary Public
NOTARY PUBLIC

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- FOUND CENTERLINE MONUMENT
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE LINE
- EXISTING LOT/BUILDING ENVELOPE NOT A PART OF THIS DEVELOPMENT
- EXISTING PUBLIC UTILITY EASEMENT
- CENTERLINE

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49051C0233F WITH A REVISED DATE OF JUNE 2, 2015.
2. SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUC3 104-28) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
3. SUBDIVISION HAS BEEN APPROVED FOR NIGHTLY RENTALS
4. A GEOLOGICAL AND GEOTECHNICAL REPORT WAS FILLED WITH WEBER COUNTY ON MAY 16TH 2017.
5. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION".
6. EXISTING PARKING EASEMENT PER DEDICATED PLAT BOOK 64 PAGE 29.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER }

On this 12th day of November, 2020, personally appeared before me DON STEFANIK, 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 PRESIDENT of TRAPPERS RIDGE HOMEOWNERS ASSOCIATION, INC. and that said document was signed by him/her in behalf of said association by Authority of its Bylaws, or (Resolution of its Board of Directors), and said DON STEFANIK acknowledged to me that said association executed the same.

STAMP Commission # 699545
Expiration July 10, 2024
Signature of Notary Public
NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 114 AND COMMON AREA "T". THE SURVEY WAS ORDERED BY WATTS ENTERPRISES. THE BOUNDARY WAS DETERMINED BY DEDICATED PLAT RECORDED AT BOOK 64, PAGE 29 OF THE WEBER COUNTY RECORDS, THE BASIS OF BEARING IS A LINE BETWEEN THE CENTER QUARTER CORNER OF SECTION 22 AND THE WEST QUARTER CORNER SECTION 22 TOWNSHIP 7 NORTH RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 88°14'39" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

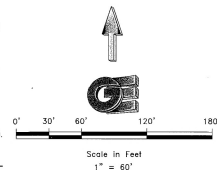
WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 16TH DAY OF November, 2020.
Bryce
COUNTY SURVEYOR

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 23RD DAY OF November, 2020.
Cory Mace
COUNTY ENGINEER

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 THEREIN AND NOW IN FORCE AND EFFECT.
SIGNED THIS ___ DAY OF ____, 2020.
COUNTY ATTORNEY

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 ____, 2020.
CHARMAN, 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 19TH DAY OF Nov., 2020.
CHARMAN, WEBER COUNTY PLANNING COMMISSION



DEVELOPER: EDEN VILLAGE LLC
5000 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UTAH

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COUNTY RECORDER
ENTRY NO. 104991
FILED FOR AND RECORDED 29 Nov 20
AT 11:03 IN BOOK 69 OF OFFICIAL RECORDS PAGE 41 RECORDED FOR RICK EVANSON
LEANN H KUTS
COUNTY RECORDER
BY: [Signature]

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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