

# FAIRWAY OAKS AT WOLF CREEK

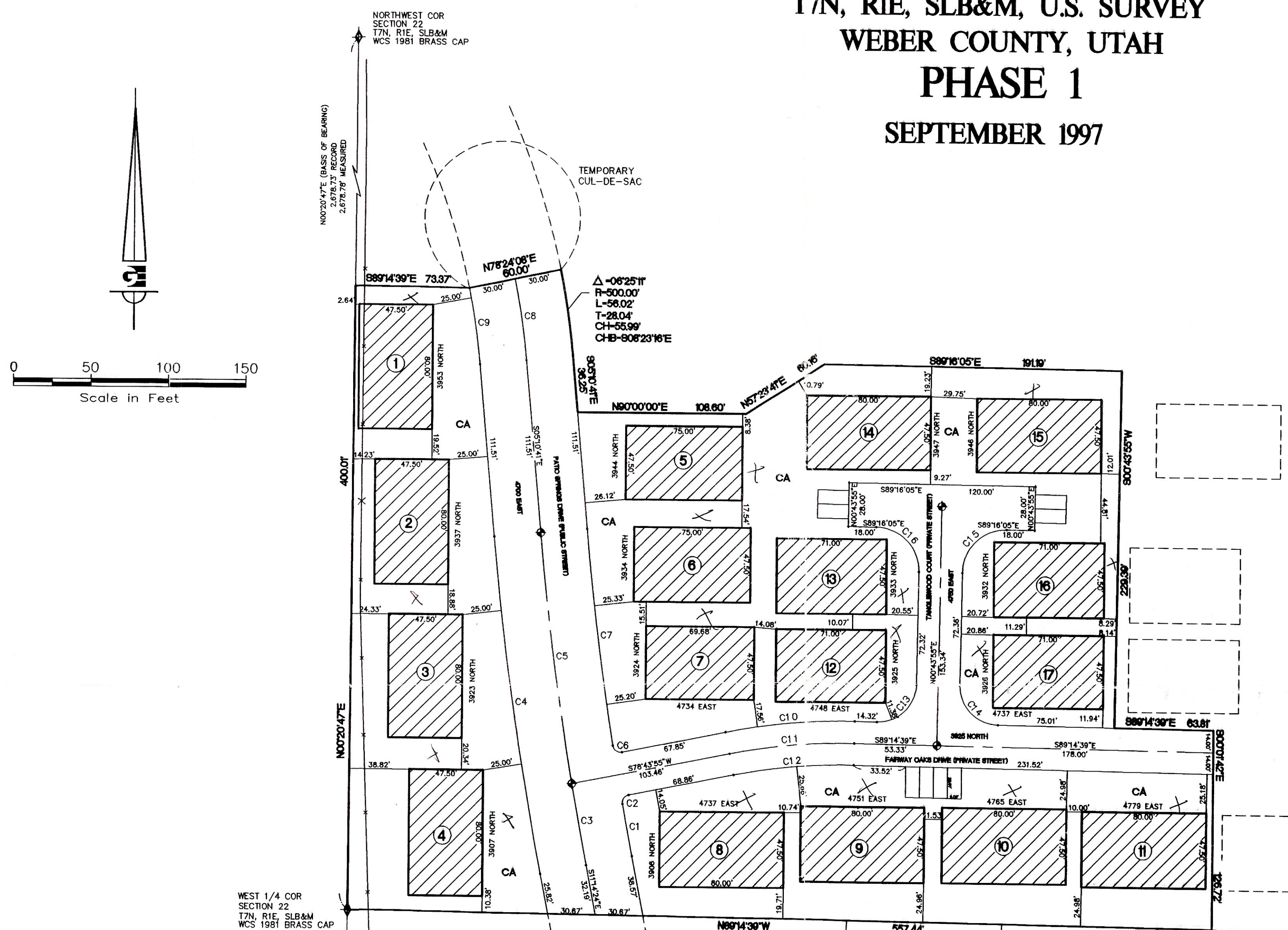
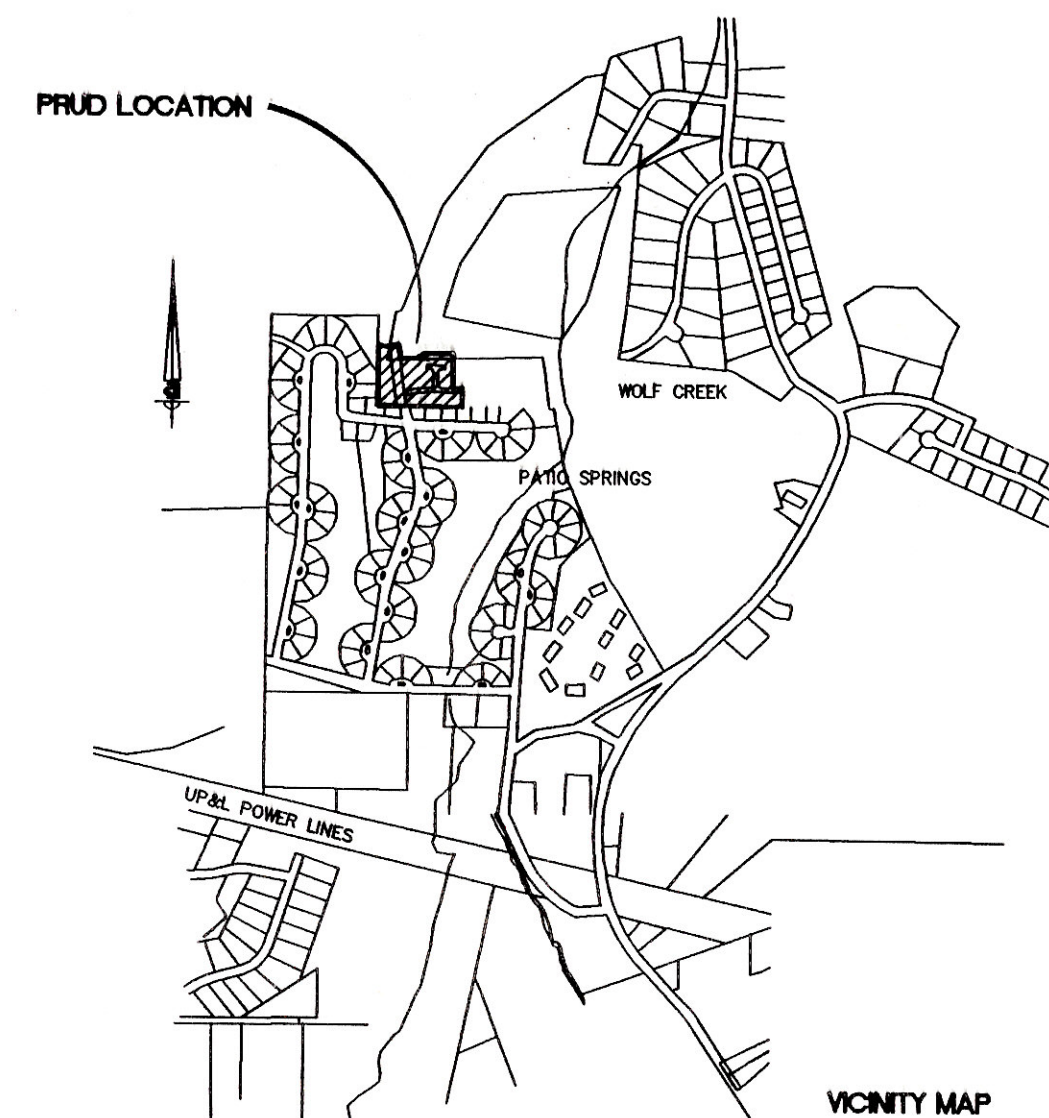
## A PLANNED RESIDENTIAL UNIT DEVELOPMENT

### LOCATED IN THE N.W. 1/4 OF SECTION 22

T7N, R1E, SLB&M, U.S. SURVEY  
WEBER COUNTY, UTAH

## PHASE 1

SEPTEMBER 1997



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	33.30	2000.00	00°57'14"	16.65	33.30	S10°45'47"E
C2	7.77	5.00	89°01'05"	4.92	7.01	S34°13'22"W
C3	52.20	2030.00	01°28'24"	26.10	52.20	S10°30'12"E
C4	117.95	2060.00	06°03'43"	109.08	117.95	S08°12'33"E
C5	82.58	2030.00	04°35'18"	81.33	162.53	S07°28'21"E
C6	8.03	5.00	92°04'25"	5.18	7.20	S55°13'52"E
C7	40.20	2000.00	04°00'59"	70.13	140.17	S07°11'10"E
C8	52.53	470.00	06°25'11"	26.36	52.63	N08°23'16"W
C9	49.30	440.00	06°25'11"	24.68	49.27	N08°23'16"W
C10	53.94	400.00	12°01'28"	42.13	83.79	S84°44'38"W
C11	91.00	386.00	12°01'28"	40.65	80.66	S84°44'38"W
C12	78.07	372.00	12°01'28"	39.18	77.92	S84°44'38"W
C13	39.28	25.00	90°01'26"	25.01	35.36	S45°44'38"W
C14	39.28	25.00	89°58'34"	24.99	35.35	S44°15'22"E
C15	43.98	28.00	90°00'00"	28.00	39.60	S45°43'55"W
C16	43.98	28.00	90°00'00"	28.00	39.60	N44°16'05"W

**SURVEYOR'S CERTIFICATE**  
KEN E GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270 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 THIS 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 REGULATIONS OF WEBER COUNTY.

**BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST 1/4 OF SECTION 22, T7N, R1E, SLB&M, BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 22 (WCS 1981 BRASS MONUMENT, BASIS OF BEARING N 00°20'47" E FROM SAID CORNER TO THE NW CORNER OF SAID SECTION 22); THENCE AS FOLLOWS:

COURSES:		
N 00°20'47" E	400.01 FT.	ALONG THE WEST LINE OF SECTION 22; THENCE
S 89°14'39" E	73.37 FT.	THENCE;
N 78°24'08" E	60.00 FT.	TO A NON-TANGENT CURVE TO THE RIGHT; THENCE
SOUTHEASTERLY	56.02 FT.	ALONG SAID CURVE TO A TANGENT LINE (DELTA=06°25'11", R=500.00', T=28.04', CH=55.99', CHB=S 08°23'16" E); THENCE;
S 05°10'41" E	36.25 FT.	THENCE;
N 90°00'00" E	108.60 FT.	THENCE;
N 57°23'41" E	80.16 FT.	THENCE;
S 89°16'05" E	191.19 FT.	THENCE;
S 00°43'55" W	229.39 FT.	THENCE;
S 89°14'39" E	63.81 FT.	THENCE;
S 00°14'42" E	126.72 FT.	TO THE NORTH LINE OF PATIO SPRINGS UNIT NO. 1 AND THE 1/4 SECTION LINE; THENCE
N 89°14'39" W	557.44 FT.	ALONG SAID NORTH LINE TO THE P.O.B.

CONTAINS: 4.262 ACRES (INCLUDING COMMON AREA) AND 17 UNITS

9/3/97 DATE  
Ken E. Gardner SIGNATURE  
REGISTERED LAND SURVEYOR No. 154270 KEN E. GARDNER STATE OF UTAH

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PRIVATE AND PUBLIC STREETS AND COMMON AREA AS SHOWN ON THE PLAT AND NAME SAID PLAT FAIRWAY OAKS AT WOLF CREEK PRUD, PHASE 1 AND DO HEREBY GRANT, DEDICATE AND CONVEY TO, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER 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 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 FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS COMMON AREA ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, 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 WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 3rd DAY OF SEPT., 1997

Prepared By: Lowell Peterson WOLF CREEK ASSOCIATES, LOWELL PETERSON, GENERAL PARTNER  
Blaine Wade WOLF CREEK ASSOCIATES, BLAINE WADE, GENERAL PARTNER

County Recorder: Gardner Engineering LLC, 5150 SOUTH WASHINGTON BLVD., OGDEN, UT 84405, (801)476-0202

FILED FOR RECORD AND RECORDED 12-31-97, ATZ:541 IN BOOK 445 OF OFFICIAL RECORDS, PAGE 34 RECORDED FOR HOME MORTGAGE DVID CREETS COUNTY RECORDER DEPUTY

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 23rd DAY OF Sept. 1997

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.  
SIGNED THIS 4th DAY OF Sept. 1997

**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 12th DAY OF Sept. 1997

**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 12th DAY OF Sept. 1997

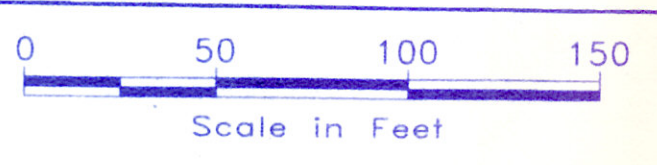
**WEBER COUNTY COMMISSION ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, (HEREIN) ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH  
THIS 12th DAY OF September 1997  
Bruce A. Anderson, Acting Chairman, WEBER COUNTY COMMISSION  
TITLE: Administrative Assistant  
ATTEST: Fatima M. Blackford

**ACKNOWLEDGEMENT**  
STATE OF UTAH }  
COUNTY OF WEBER } SS  
ON THIS 3rd DAY OF September, 1997,  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, (S) (I) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

**ACKNOWLEDGEMENT**  
STATE OF UTAH }  
COUNTY OF WEBER } SS  
ON THIS 3rd DAY OF September, 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, Lowell Peterson, Blaine Wade BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE General Partners OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID Lowell Peterson, Blaine Wade ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.



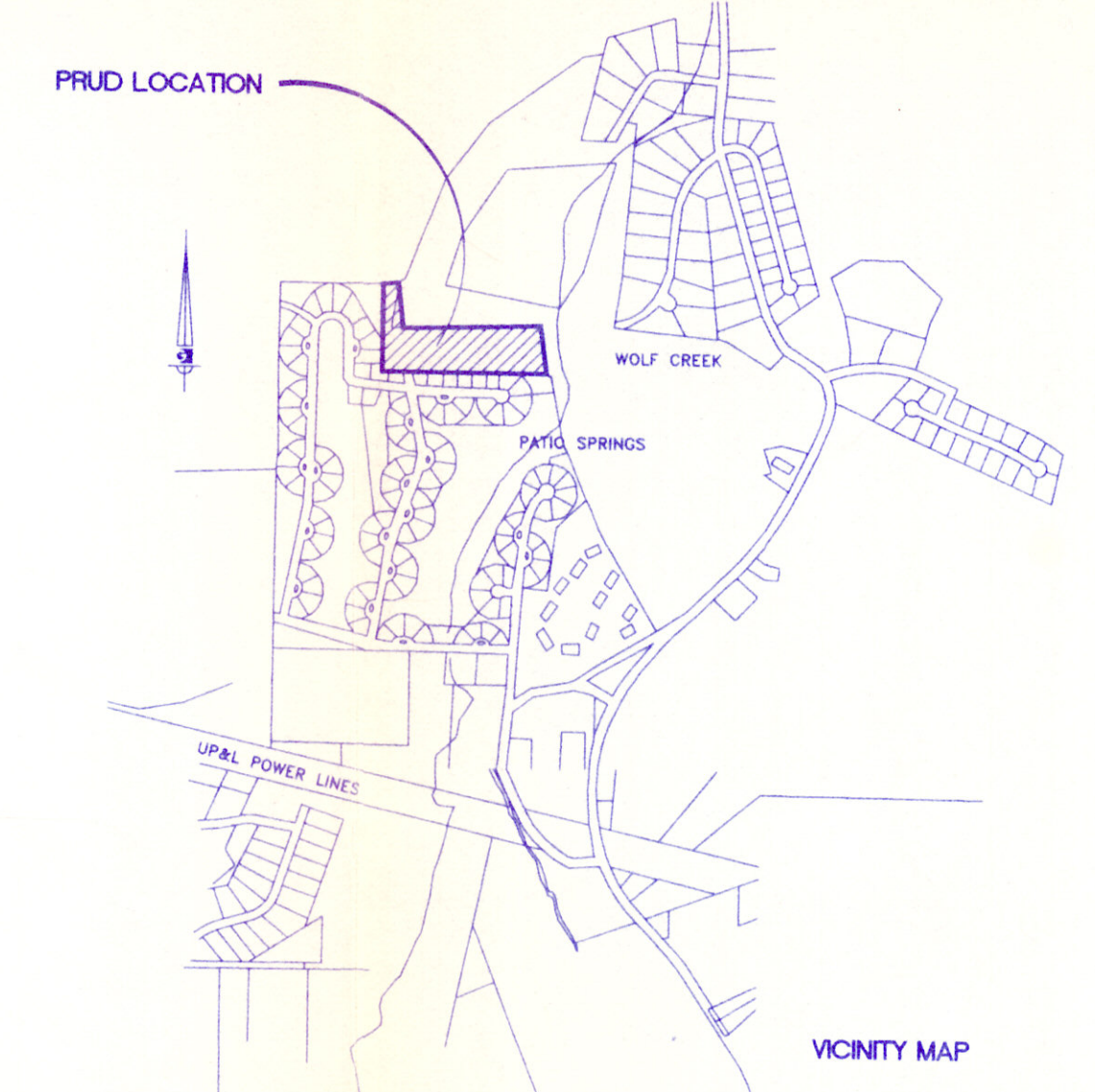
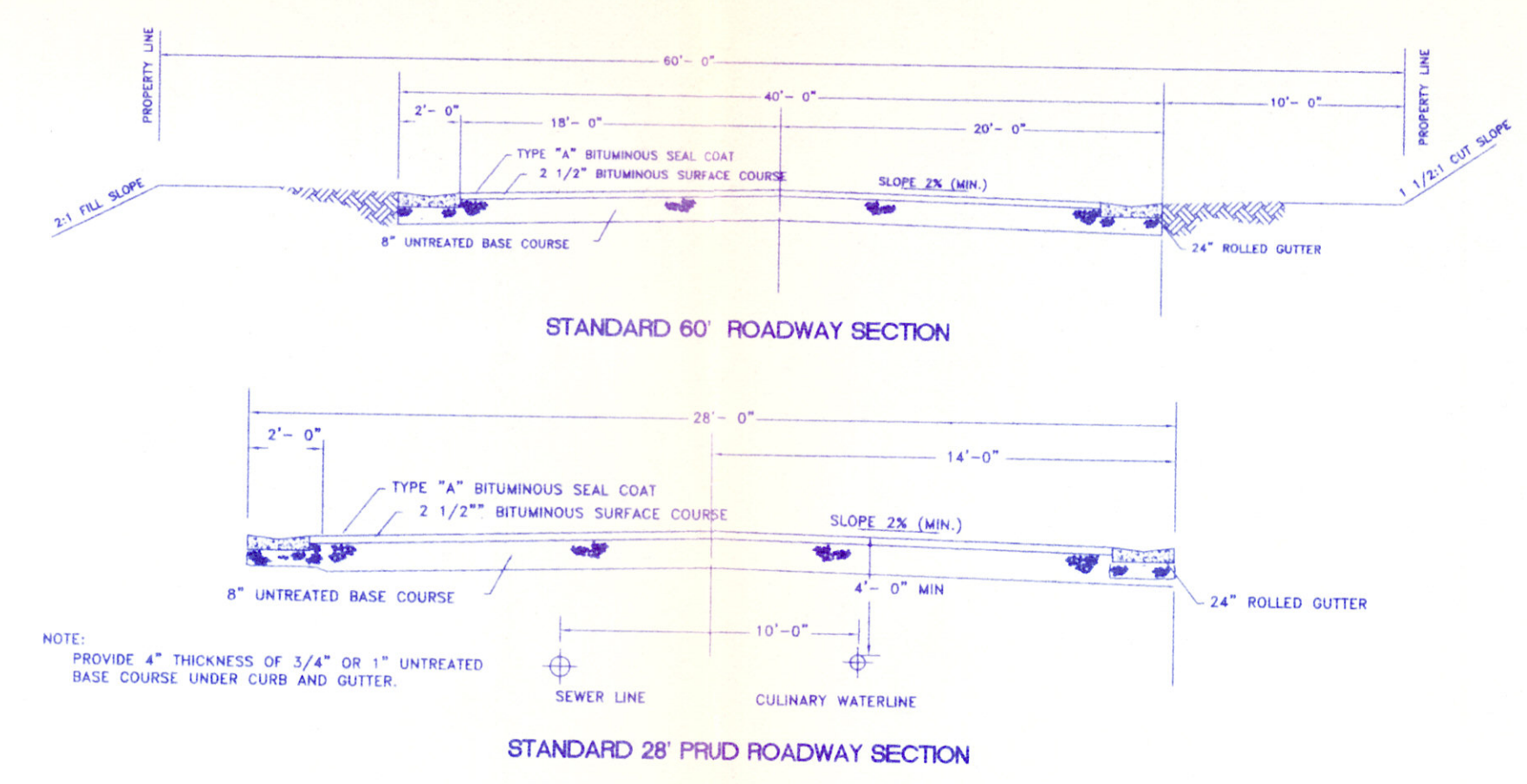
# Intern lots could only support  
 Narrow 48'x56' House - so slow that lane  
 # Vlot Has 10 71' -  
 Deep 56'  
 Slow lots @ 75'x60'  
 or 75'x45'  
 # Side walks



PATIO SPRINGS UNIT NO. 1

**LANDSCAPE PLAN**

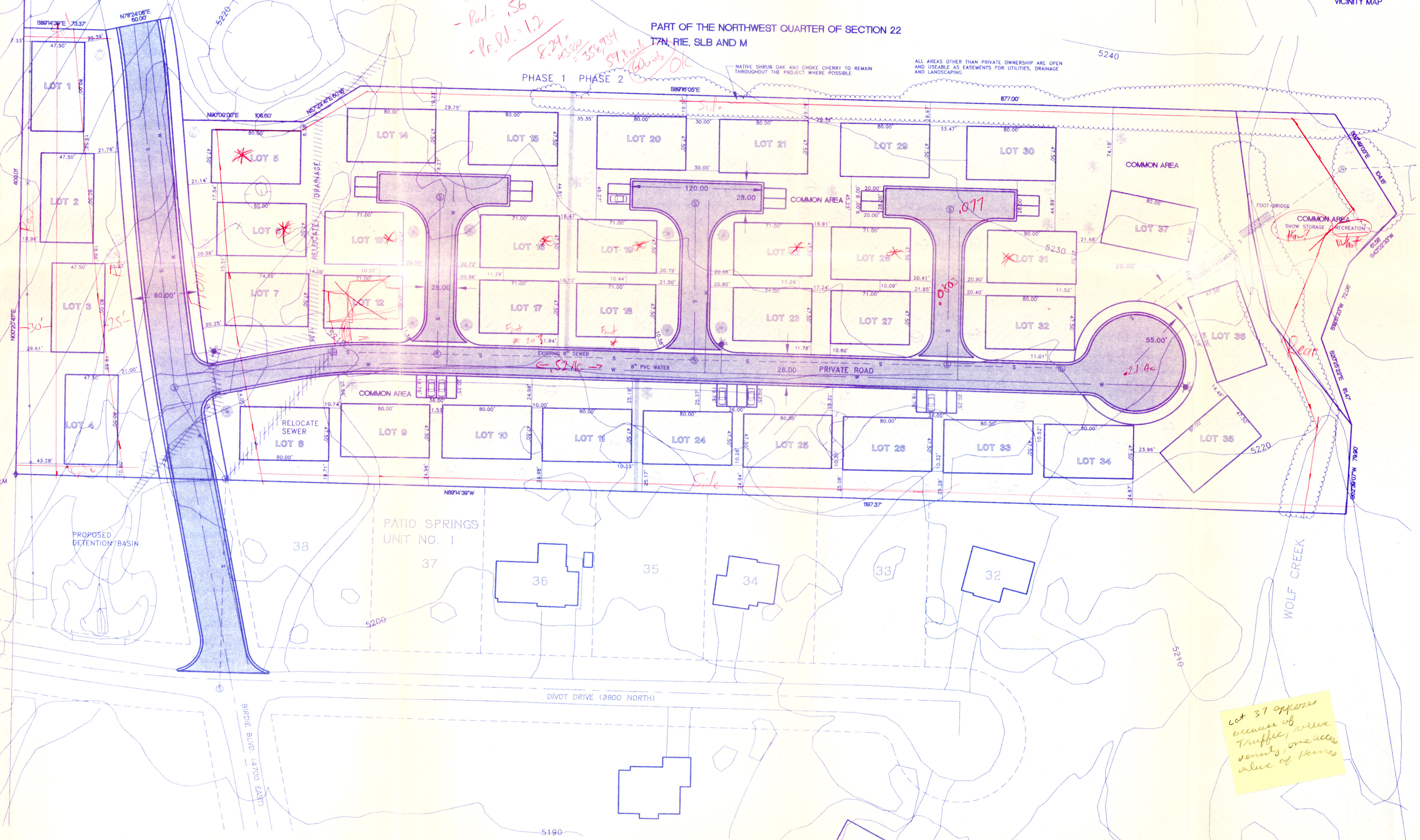
- THUNDERCLOUDS 2-1/2" CALIPER
  - FLOWERING PEAR 2-1/2" CALIPER
  - CRAB SNOWDRIFT 2-1/2" CALIPER
  - CRAB BECHTEL 2-1/2" CALIPER
- NATIVE SHRUB OAK AND CHOKECHERRY
- NOTE: MIXED DWARF VEGETATION AROUND BUILDING PERIMETER EXTENDING 5' OUT BORDERED WITH LANDSCAPE CURBING: BARBERRY, PURPLE FLOWERING SPIRECA, GOLDEN PRIVET, PINUS MUGO PUMILIO OREGON GRAPE, ANNUAL PLANTING (RETAIN NATIVE VEGETATION WHERE POSSIBLE)



14TH FAIRWAY  
WOLF CREEK G.C.

PART OF THE NORTHWEST QUARTER OF SECTION 22  
T7N, R1E, S1B AND M

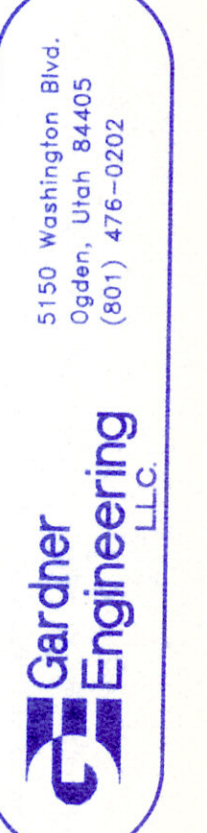
10 AC +/-  
 - Pad = .56  
 - Pr. Rd. = 1.2  
 8.21 +/-  
 35 +/-  
 59 +/-  
 (60 +/-)



SCALE:	1"=50'
DATE:	MAY 97
DESIGN:	KEG
DRAWN:	KEG
CHECKED:	KEG
DWG:	FAIRWAY

REVISIONS	DESCRIPTION	DATE

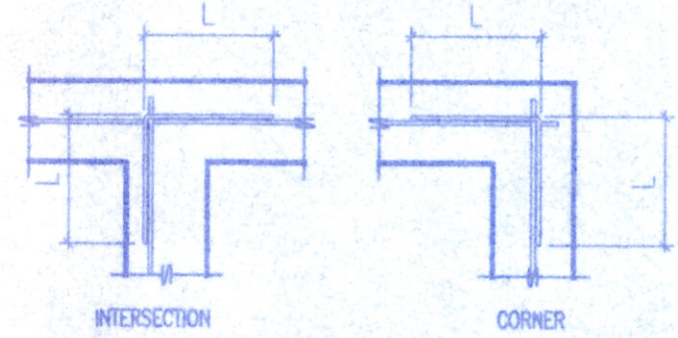
PRELIMINARY PLAT  
 FAIRWAY OAKS AT WOLF CREEK PRUD  
 WEBER COUNTY, UTAH  
 WOLF CREEK ASSOCIATES



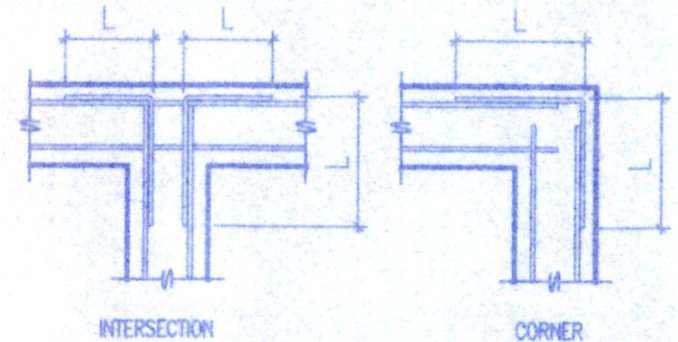


**General Notes :**

1. ALL FINISH WORK TO COMPLY TO BEST PRACTICES OF LOCAL TRADE
2. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR
3. COORDINATE ALL FIXTURES, DOORS, AND FINISH WORK W/ OWNER
4. SAFETY GLASS W/ IN 24" ARC OF DOOR EDGE, W/ IN 18" OF FLOOR, & IN TUB ENCLOSURES W/ IN 60" OF FLOOR
5. WINDOWS MUST MEET EGRESS REQ.
6. UNFINISHED WALL OVER 6'-0" TO BE BRIDGED
7. USABLE SPACE UNDER STAIRS TO BE LINED WITH 5/8" TYPE X GYP.
8. 22" X 30" ATTIC ACCESS TO BE FIRE RATED & SELF-CLOSING
9. DRYER DUCT MAXIMUM LENGTH IS 14'-0" W/ 2, 90° BENDS
10. DOOR BETWEEN HOUSE AND GARAGE TO BE 20 MIN. LABELED DOOR W/ CLOSER
11. FIRE BLOCK WALLS & FURRED SPACES AT CEILINGS & AT 10'-0" VERT. & HORZ.
12. INSTALL BACK FLOW PREVENTION ON ALL HOSE BIBS & LAWN SPRINKLERS
13. VENT TERMINATIONS SHALL BE 10" AWAY OR 3'-0" ABOVE SWAMP COOLER
14. ALL FOOTINGS TO BE A MIN. OF 3" BELOW GRADE



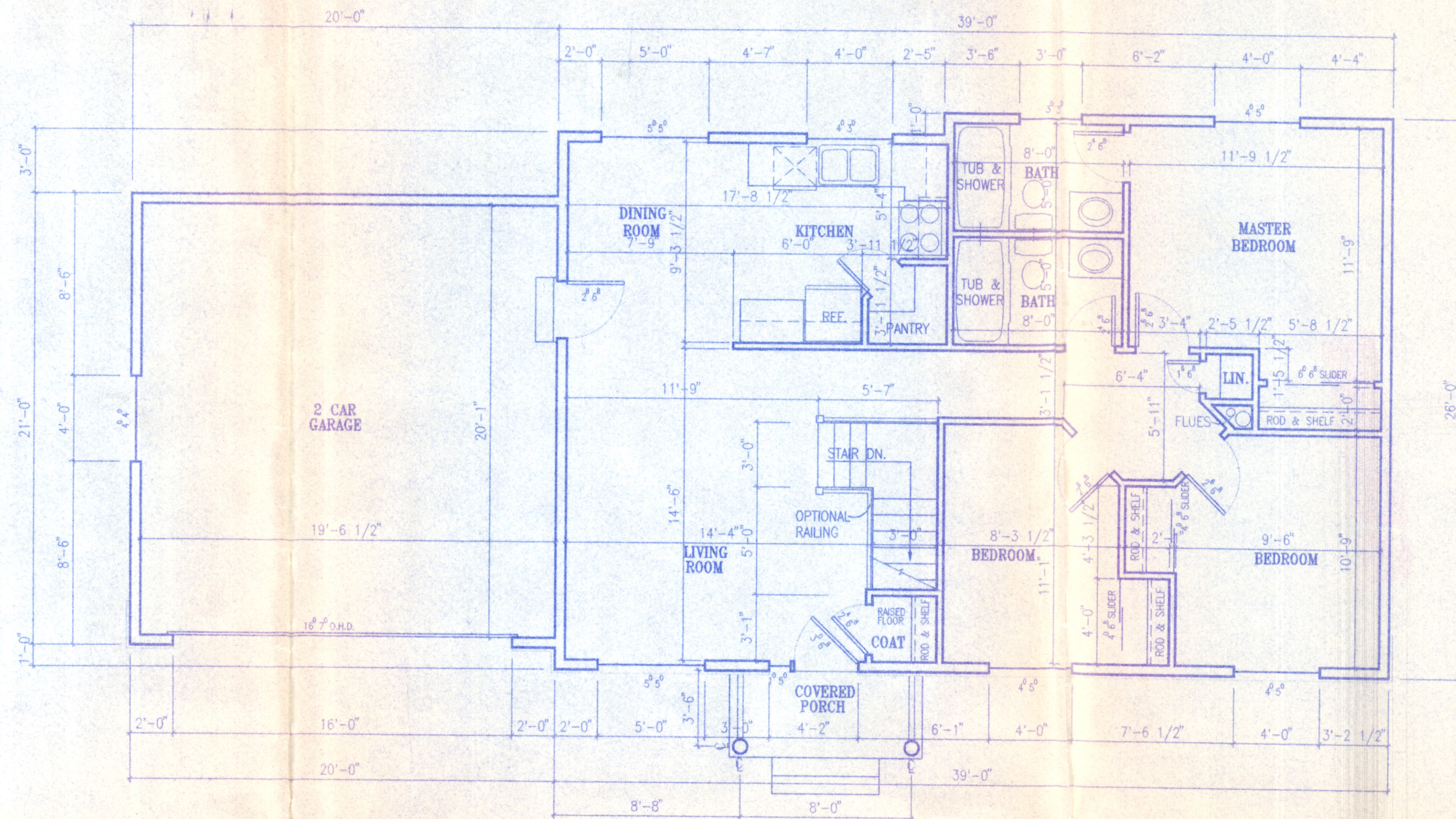
SINGLE REINFORCING



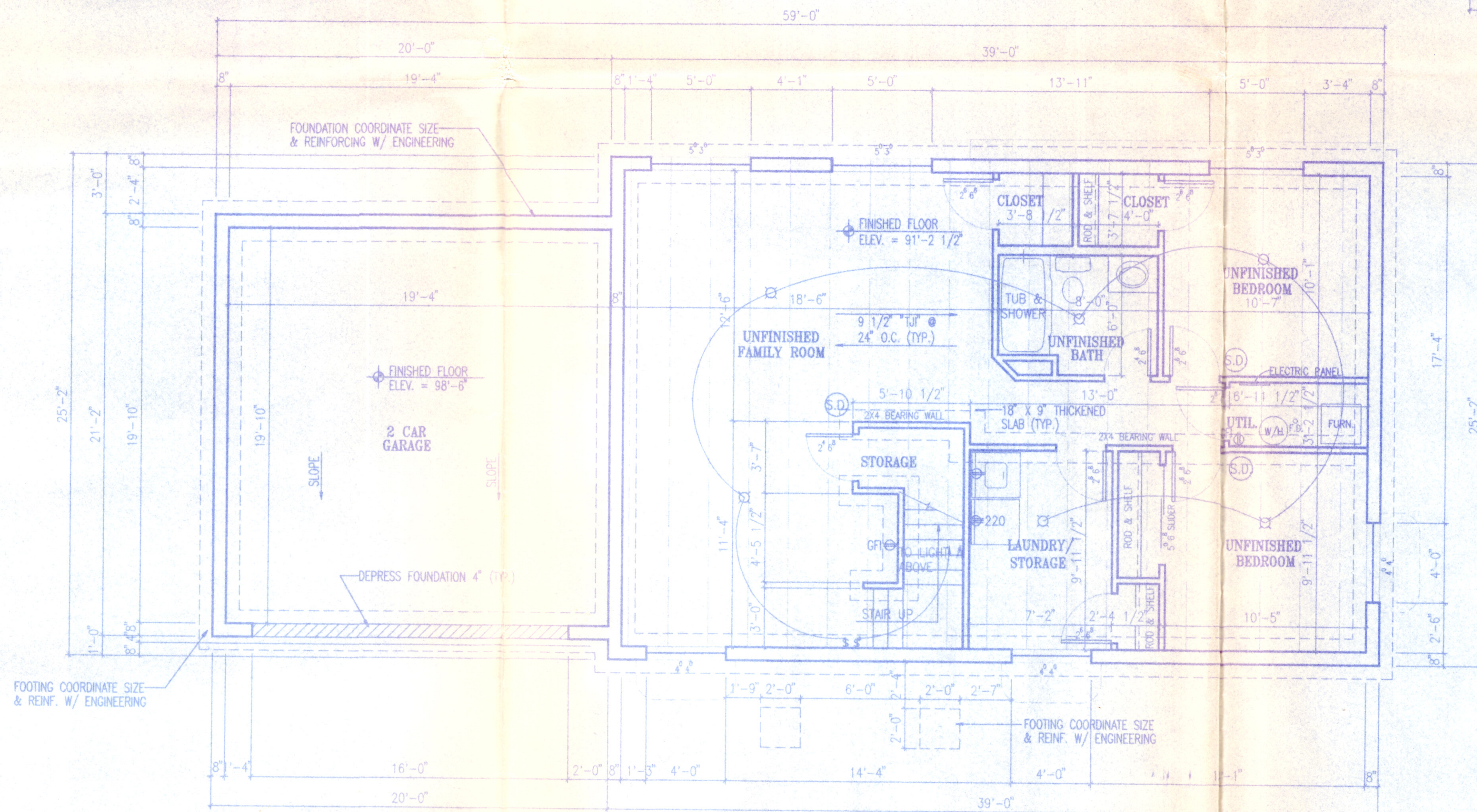
DOUBLE REINFORCING

L = 36 BAR DIAMETERS FOR CONCRETE  
L = 40 BAR DIAMETERS FOR MASONRY

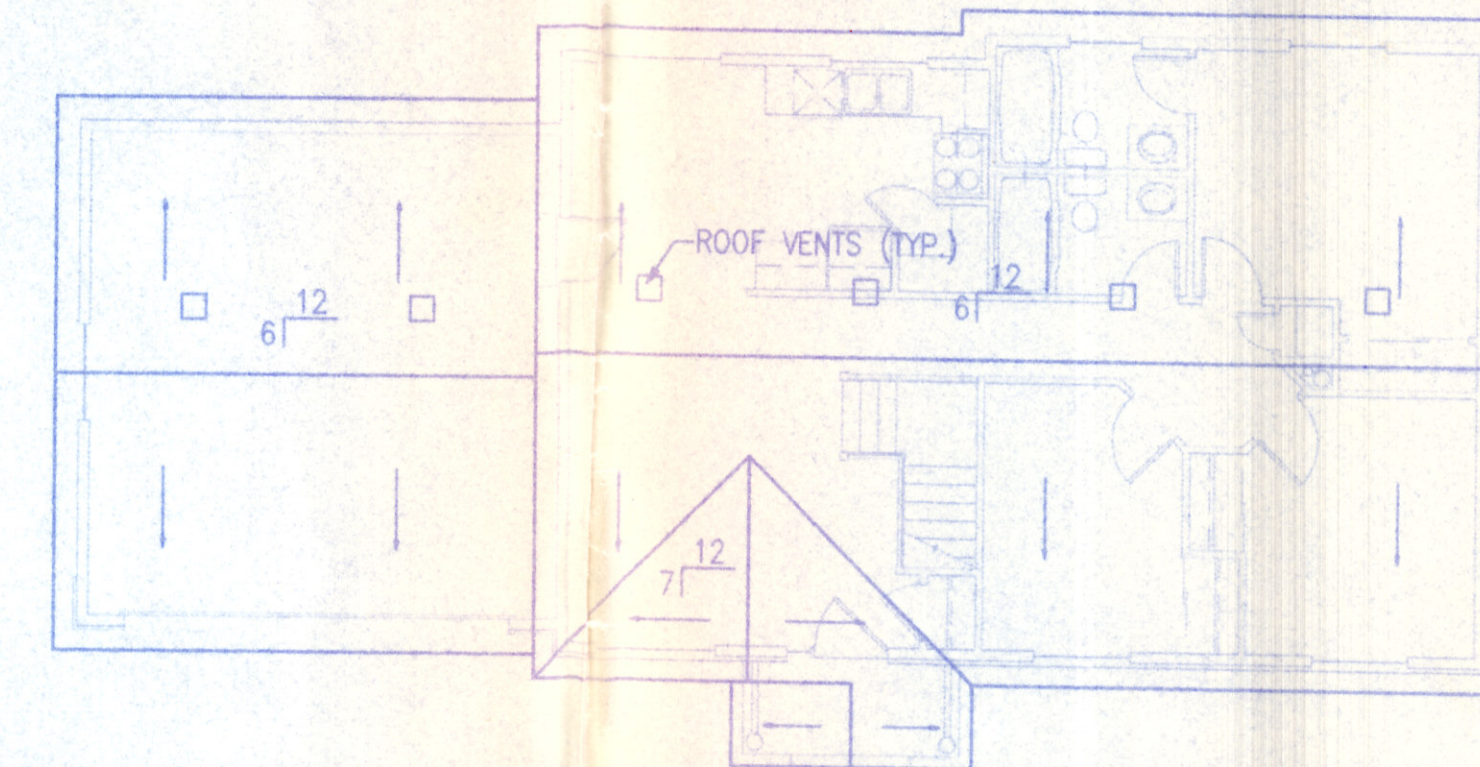
TYPICAL CORNER REINFORCING DETAILS  
CONCRETE AND MASONRY WALLS



**FLOOR PLAN** 996 SQ. FT.  
SCALE: 1/4" = 1'-0"



**FOOTING FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**ROOF LINE**  
SCALE: 1/8" = 1'-0"

ALL BEAMS, HEADERS AND STRUCTURE TO BE DESIGNED AND CALCULATED BY LICENCED STRUCTURAL ENGINEER

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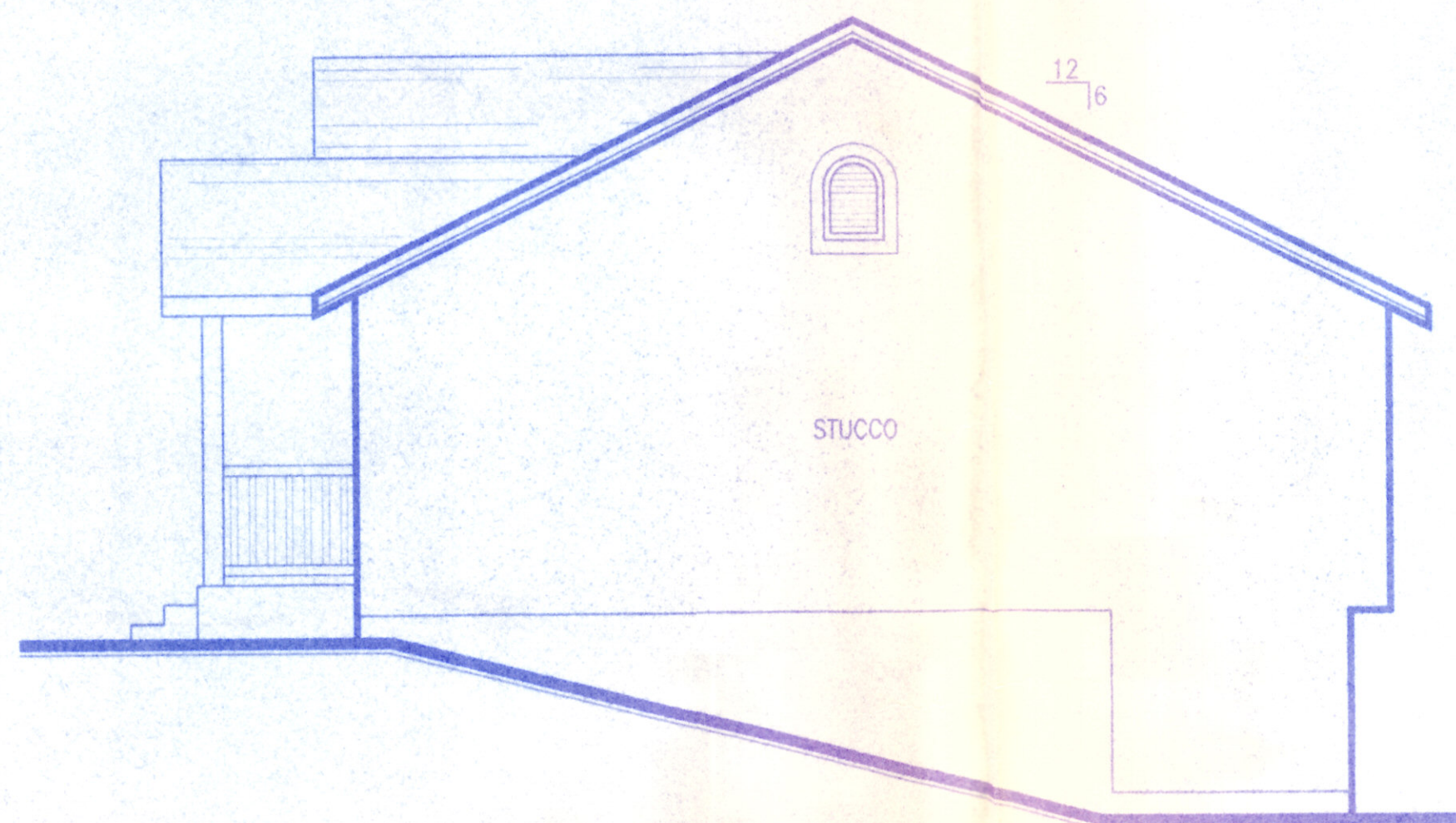
JOHN LEWIS  
LOT 11 FAIRWAY OAKS EDEN, UT.  
3-22-99

MAIN FLOOR PLAN + BASEMENT/  
FOOTING FOUNDATION PLAN

DRAWN WITH  
AUTOCAD

C. D. S. 621-1493  
CAD DESIGN SPECIALISTS  
2554 MONROE BLVD. OGDEN, UT. 84401

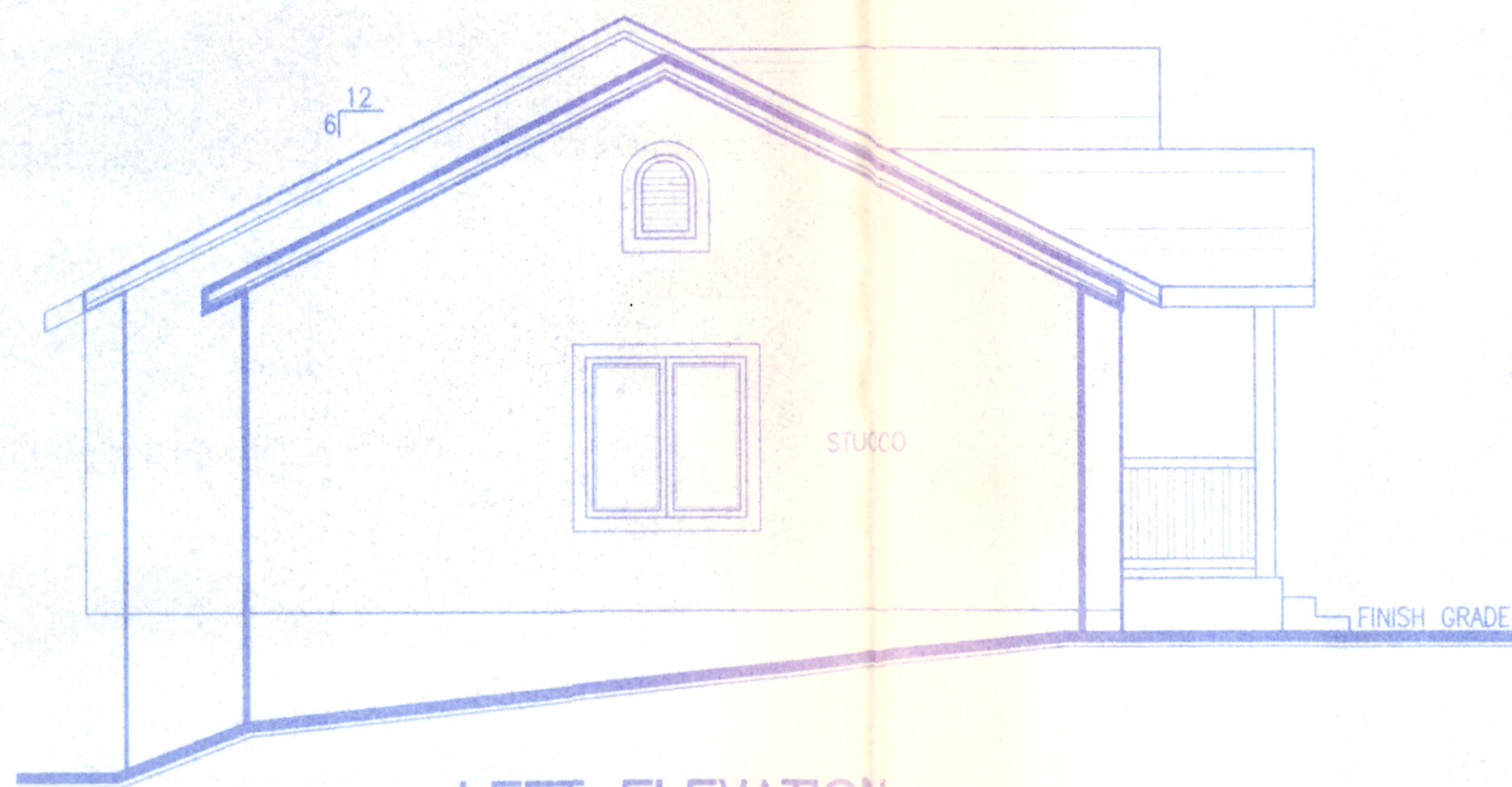




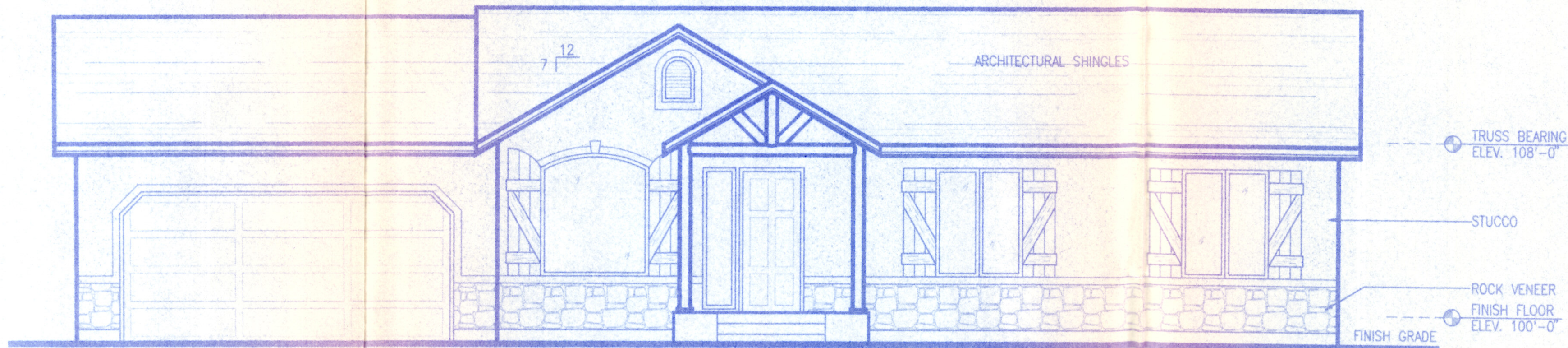
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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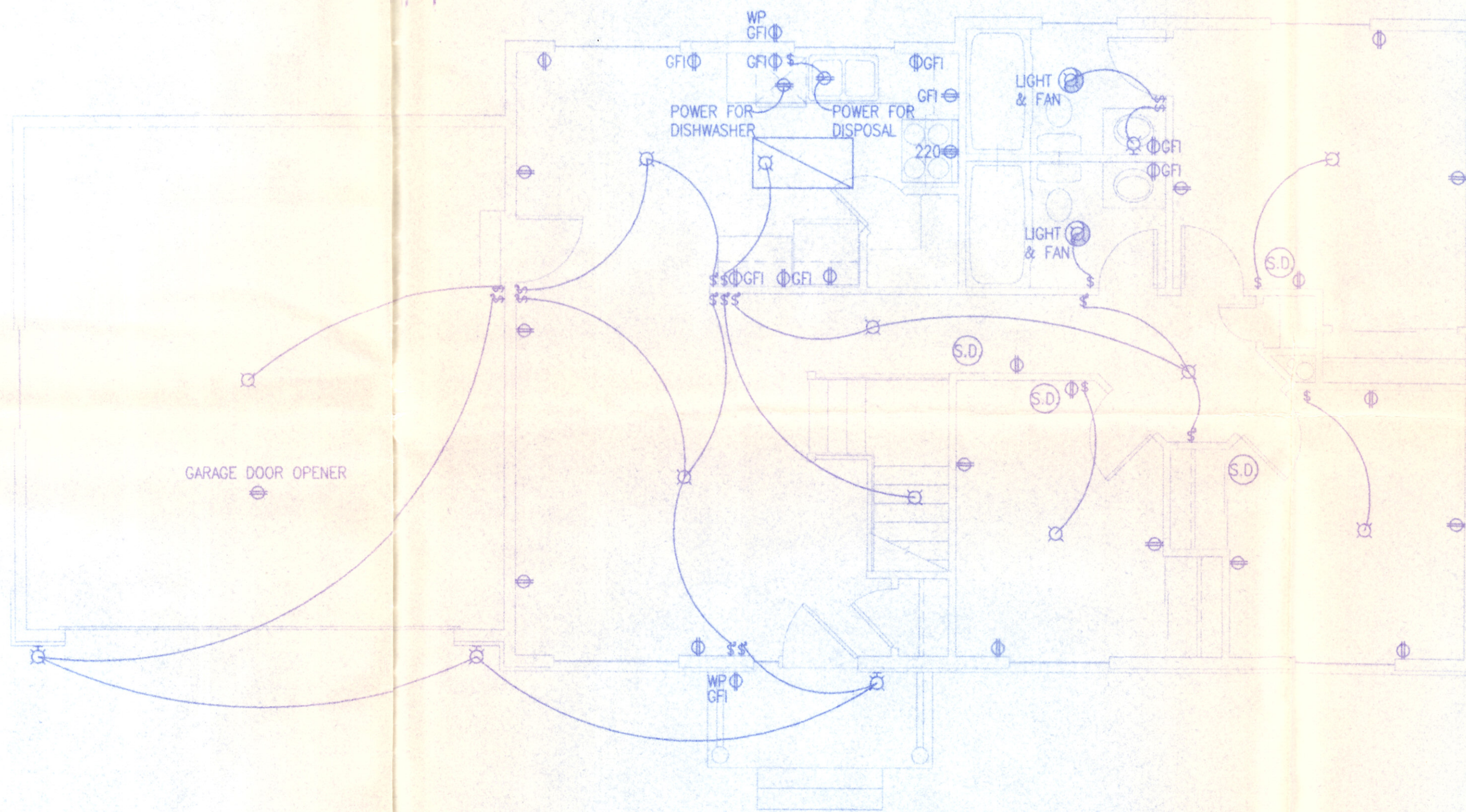
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**JOHN LEWIS**  
FARWAY OAKS EDEN, UT.  
3-22-99

ELEVATIONS

**C. D. S.** 621-1493  
CAD DESIGN SPECIALISTS  
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DRAWN WITH  
AUTOCAD





**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

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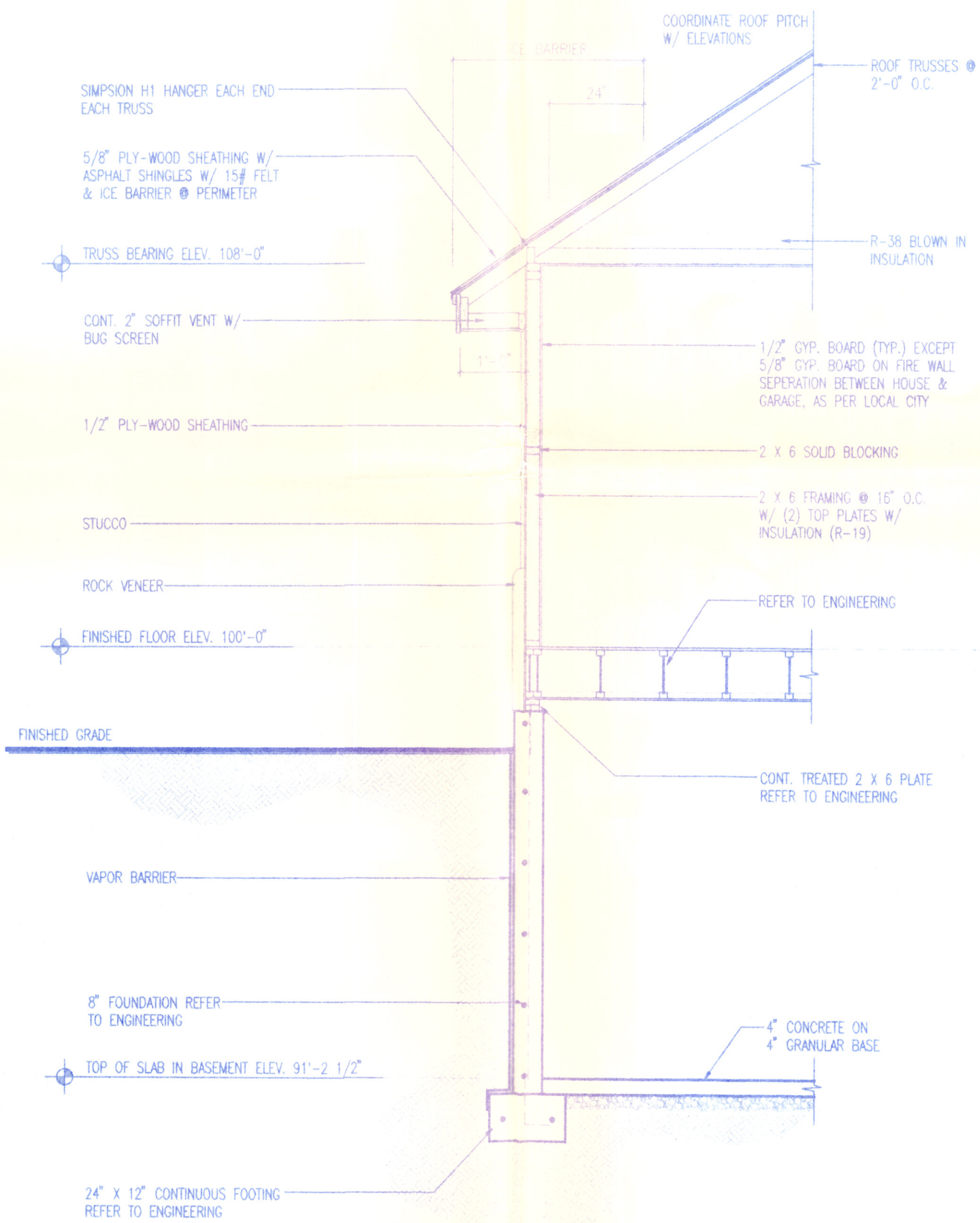
**JOHN LEWIS**  
FAIRWAY OAKS EDEN, UT.  
3-22-98

**ELECTRICAL PLAN**

**C. D. S.** 621-1493  
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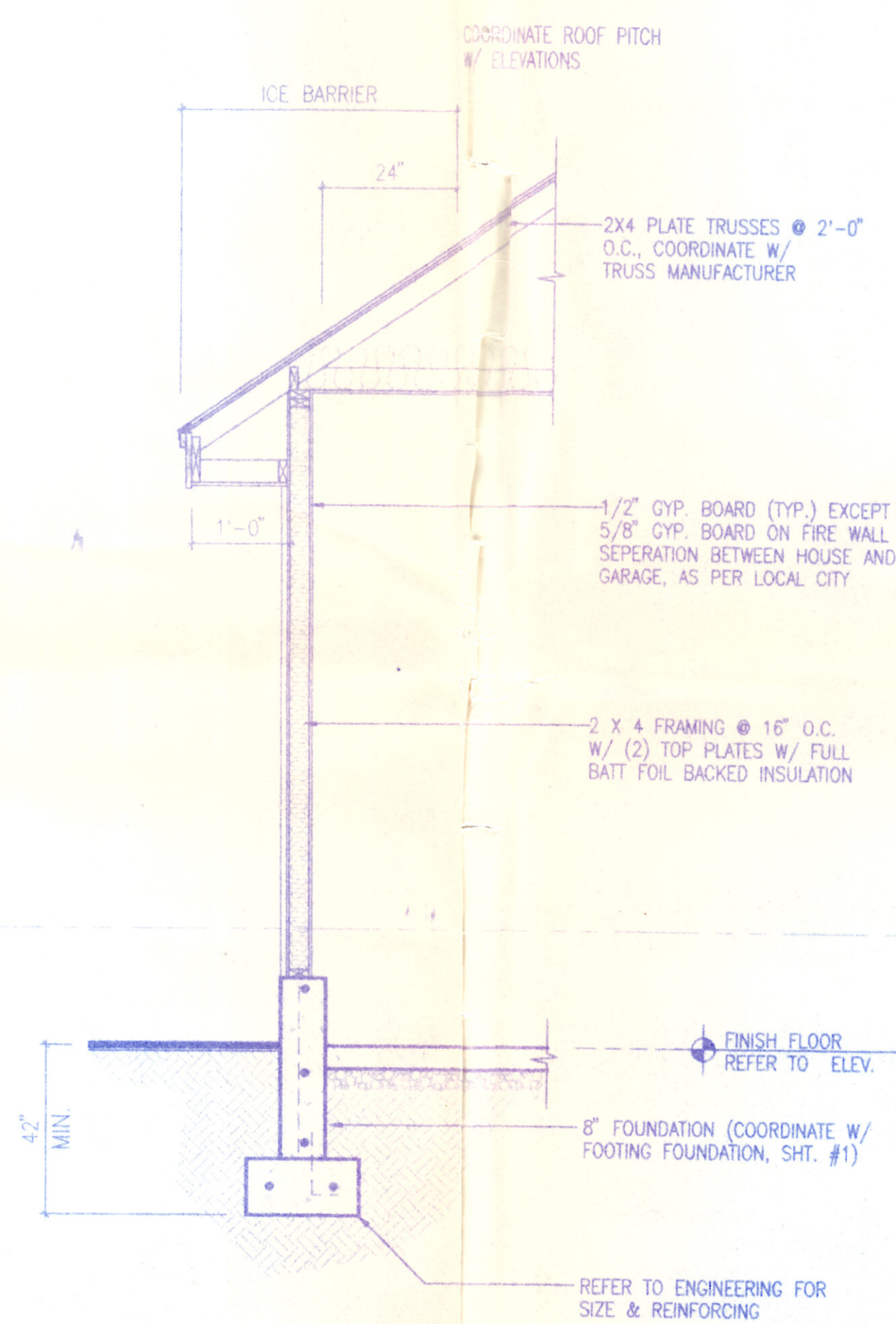


REQUIRED VENTILATION  
 4 SQ. FT. FOR UPPER VENTILATION  
 4 SQ. FT. FOR LOWER VENTILATION

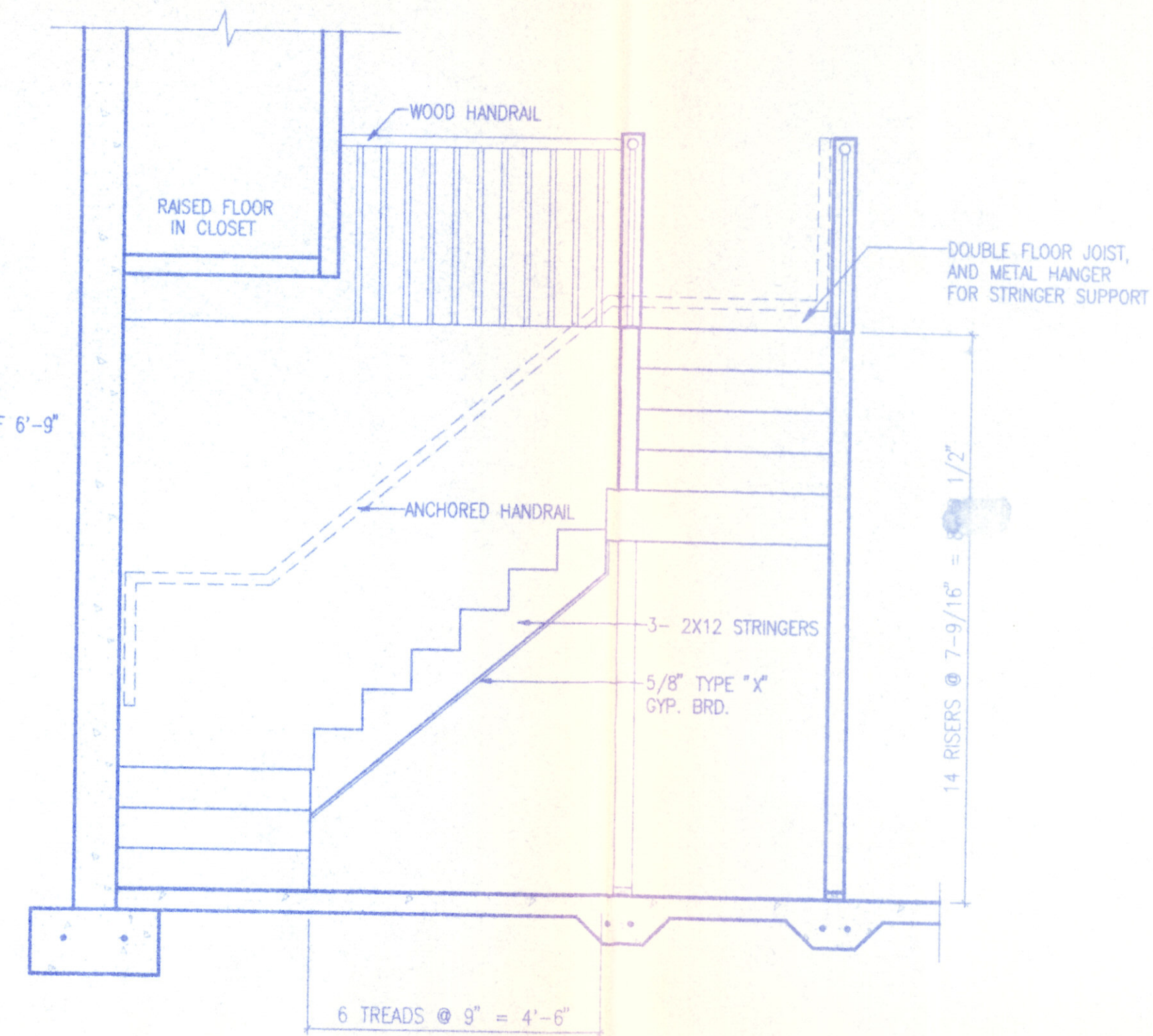


**TYP. WALL SECTION**  
 SCALE: 1/2" = 1'-0"

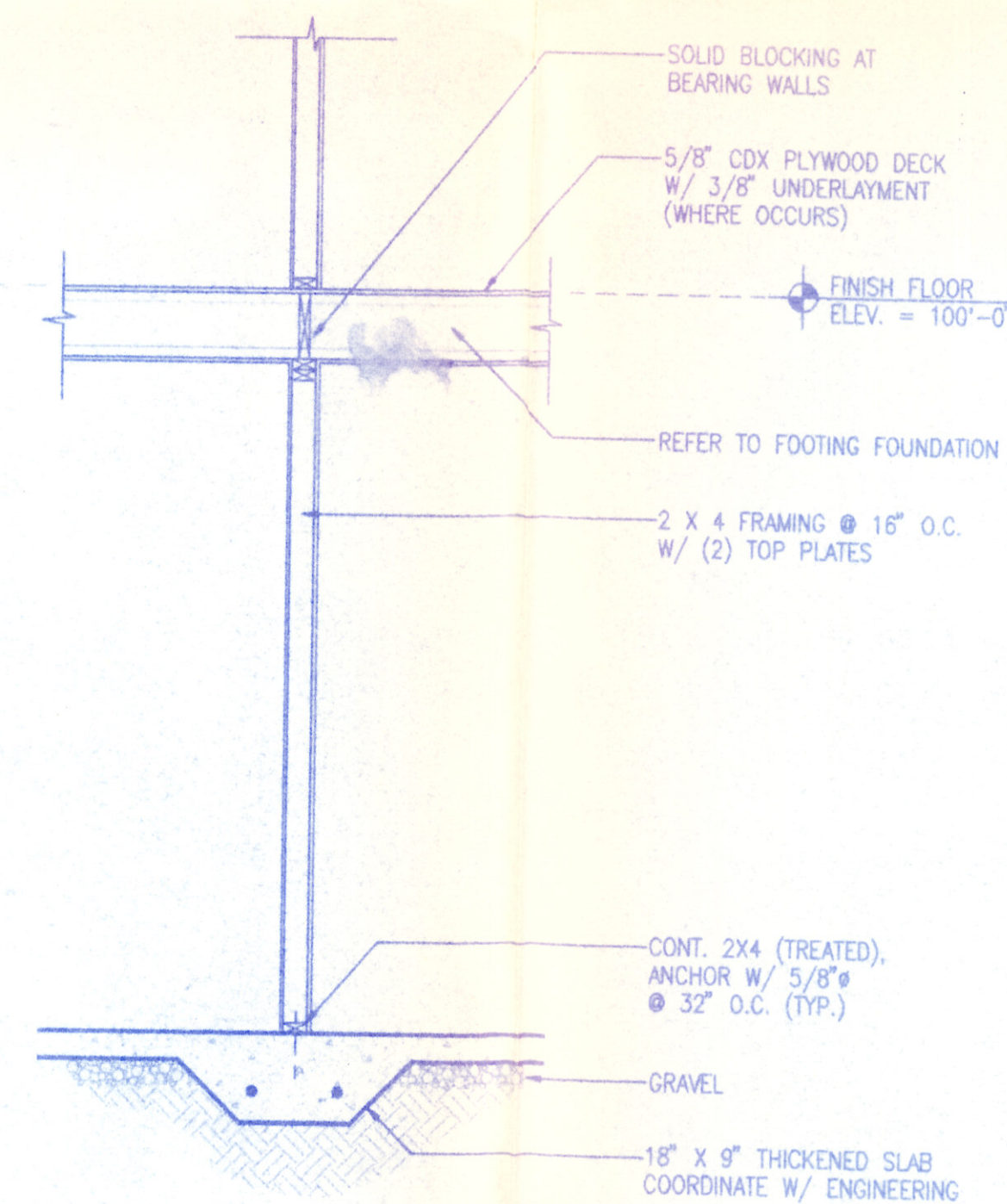
ALL HEAD CLEARANCE TO BE A MIN. OF 6'-9"



**GARAGE WALL SECTION**  
 SCALE: 1/2" = 1'-0"



**TYP. STAIR SECTION**  
 SCALE: 1/2" = 1'-0"



**BEARING WALL SECTION**  
 SCALE: 1/2" = 1'-0"

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 3-22-99

SECTIONS

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