

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST 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 BEING LOCATED NORTH 89°14'39" WEST 720.14 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND SOUTH 00°00'00" EAST 169.10 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG THE BOUNDARY OF WORLDMARK, THE CLUB AT WOLF CREEK VILLAGE PHASE 2 AND ITS EXTENSION THE FOLLOWING SIX (6) COURSES: (1) SOUTH 31°09'07" WEST 100.51 FEET; (2) SOUTH 80°15'11" WEST 11.10 FEET; (3) SOUTH 37°07'38" WEST 35.42 FEET; (4) SOUTH 34°21'09" EAST 40.68 FEET; (5) SOUTH 41°59'09" EAST 181.60 FEET; (6) SOUTH 35°35'51" EAST 125.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 41.28 FEET, HAVING A RADIUS OF 290.50 FEET, A CENTRAL ANGLE OF 08°08'31", AND WHICH CHORD BEARS SOUTH 46°09'26" WEST 41.25 FEET; THENCE NORTH 35°35'46" WEST 126.31 FEET: THENCE NORTH 41°36'00" WEST 80.66 FEET: THENCE SOUTH 47°52'44" WEST 164.12 FEET: THENCE NORTH 30°39'12" WEST 187.57 FEET; THENCE NORTH 36°28'57" WEST 292.66 FEET; THENCE NORTH 33°05'24" WEST 54.54 FEET; THENCE NORTH 31°31'49" EAST 59.27 FEET; THENCE NORTH 86°10'25" EAST 27.12 FEET; THENCE SOUTH 83°45'54" EAST 269.07 FEET; THENCE SOUTH 49°10'16" EAST 157.48 FEET TO THE POINT OF BEGINNING. CONTAINING 126,790 SQ.FT. OR 2.91 AC, MORE OR LESS.

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 POINTE AT WOLF CREEK IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALI 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 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 DAY OF

OWNER'S DEDICATION

THE POINT AT WOLF CREEK, LLC, (THE POINTE) AS OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS THE POINTE AT WOLF CREEK, HEREBY DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEES, SUCCESSORS AND ASSIGNS, RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID PROJECT (AND THOSE ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS SUCCESSORS OF ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNIT, TO BE MAINTAINED BY THE THE POINT AT WOLF CREEK OWNERS ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, THE POINTE ALSO GRANTS AND CONVEYS TO THE POINTE AT WOLF CREEK OWNERS 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 THE POINT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE PROJECT.

THE POINTE AT WOLF CREEK, LLC, GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMEN' 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. THE POINTE AT WOLF CREEK, LLC, GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT 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.

A. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 3.

B. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION.

THE POINTE AT WOLF CREEK, LLC SIGNED THIS ____ DAY OF ____ JOHN L. LEWIS, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF WEBER

COMMISSION NUMBER

day of _2021, personally appeared before me <u>JOHN L. LEWIS</u>, 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 MANAGING MEMBER of THE POINTE AT WOLF CREEK, 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 <u>JOHN</u> L. LEWIS acknowledged to me that said *Corporation executed the same.

MY COMMISSION EXPIRES

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 SURVEYOR DOES NOT RELIEVE THE LICENSED

ASSOCIATED THEREWITH. SIGNED THIS____DAY OF ______, 2021.

COUNTY SURVEYOR

RECORD OF SURVEY #

APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS____DAY OF ____

GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF ______, 2021.

COUNTY ENGINEER

IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS____DAY OF ______, 2021. CHAIRMAN, WEBER COUNTY COMMISSION

NAME/TITLE

CHAIRMAN, WEBER COUNTY PLANNING

COMMISSION

SIGNED THIS___DAY OF___

BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

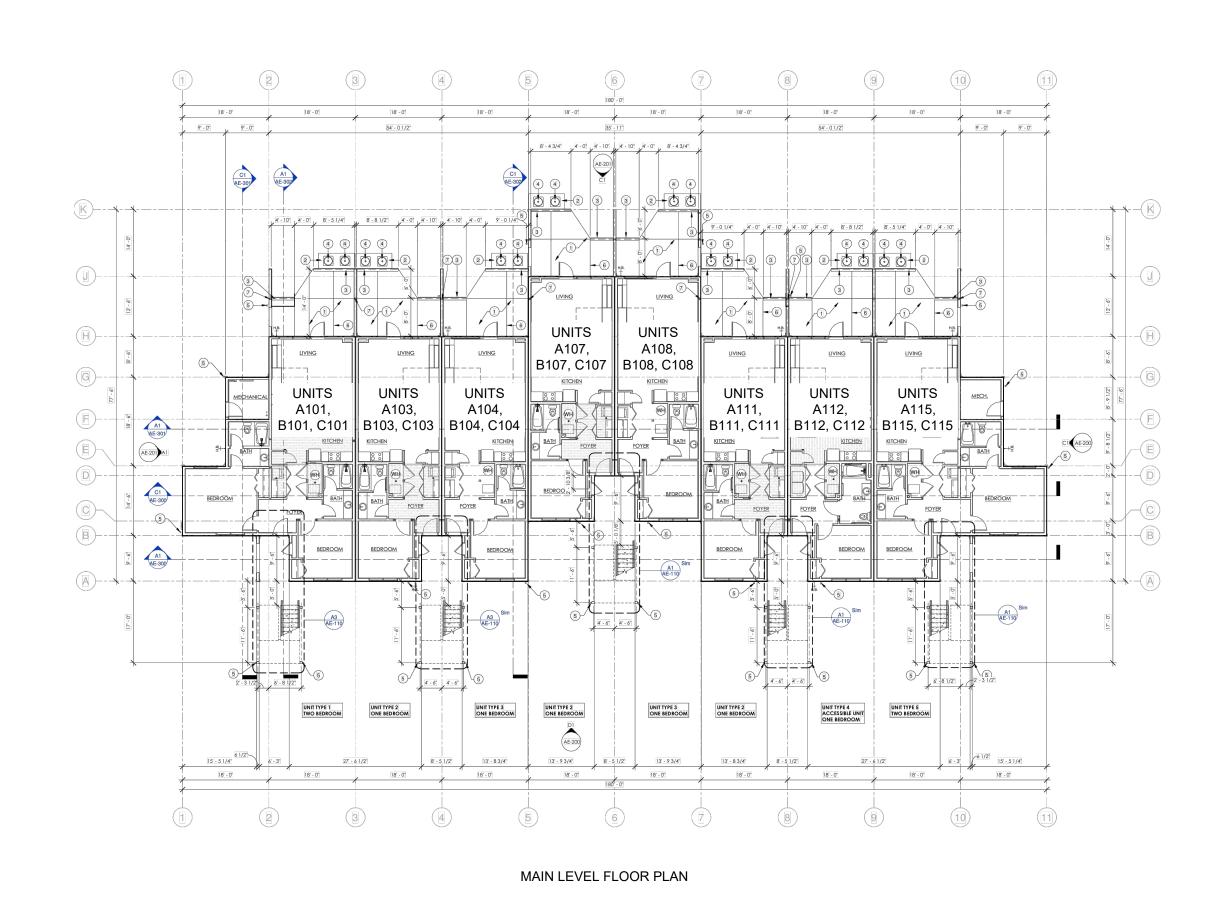
SIGNED THIS____DAY OF ______ 2021 DIRECTOR WEBER-MORGAN HEALTH DEPT

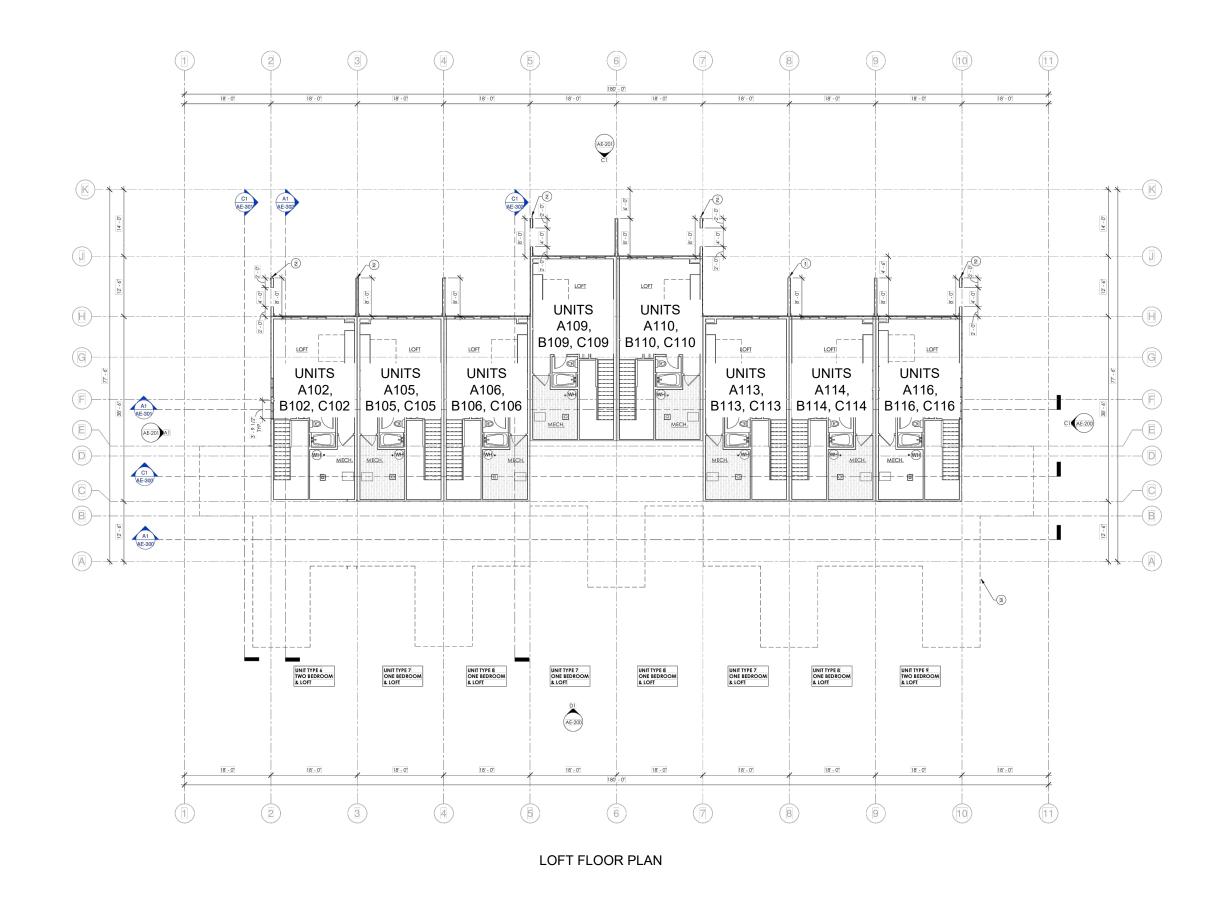
THE PURPOSE OF THIS SURVEY WAS TO CREATE UNITS ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22. TOWNSHIP 7 NORTH. RANGE 1 EAST. OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'39" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

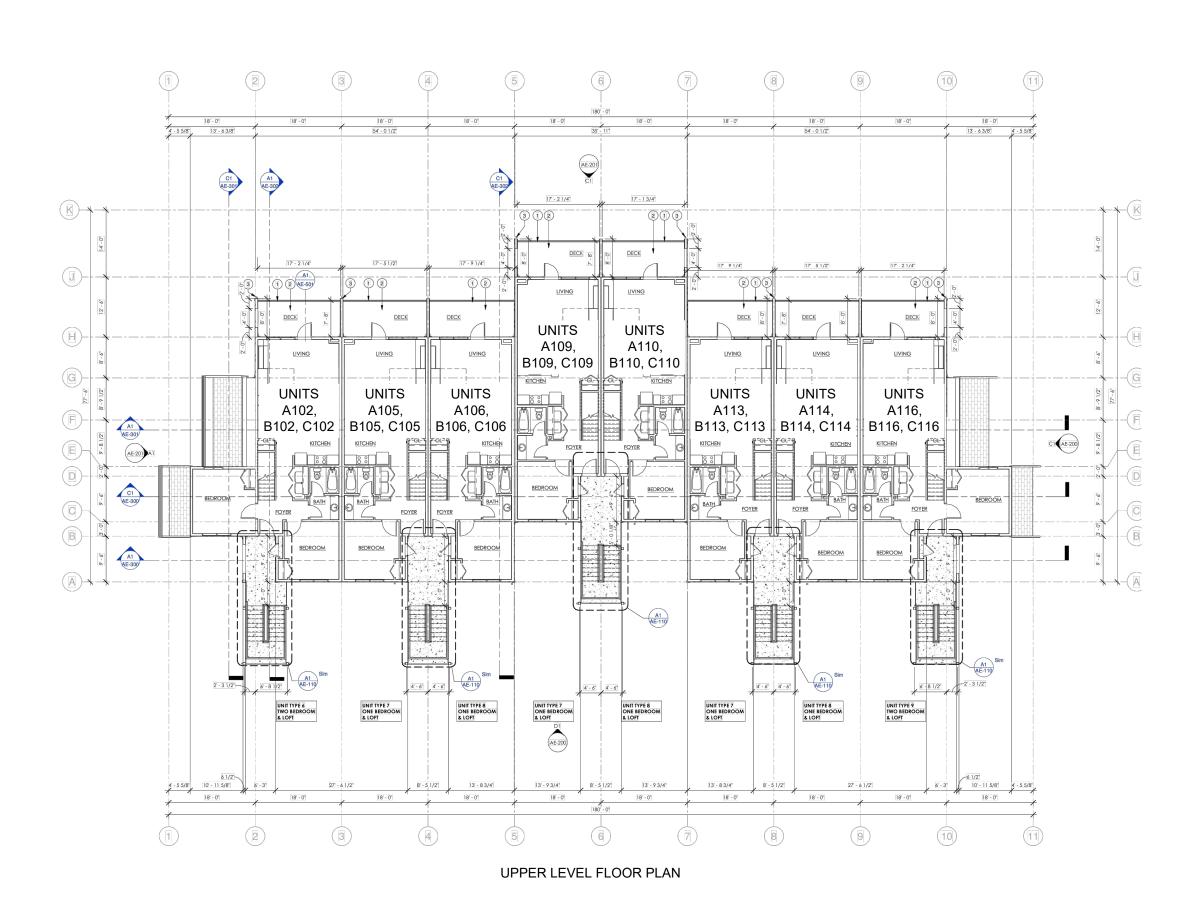


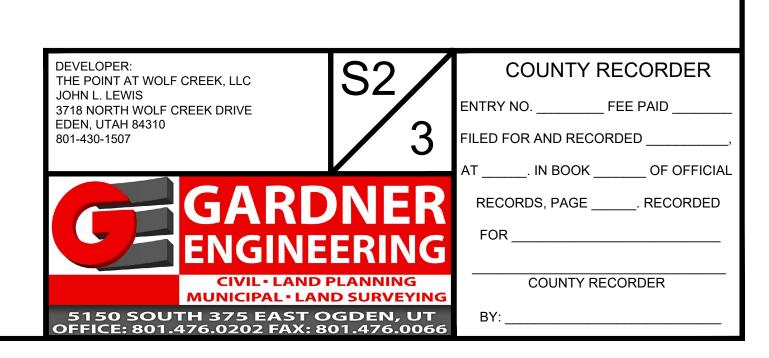
THE POINTE AT WOLF CREEK

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2021









/IS HOMES\1902-THE POINT\SURVEY\DWG\THE POINT - SUB PLAT.D

