

WOLF CREEK RESORT MASTER OPEN SPACE PLAN

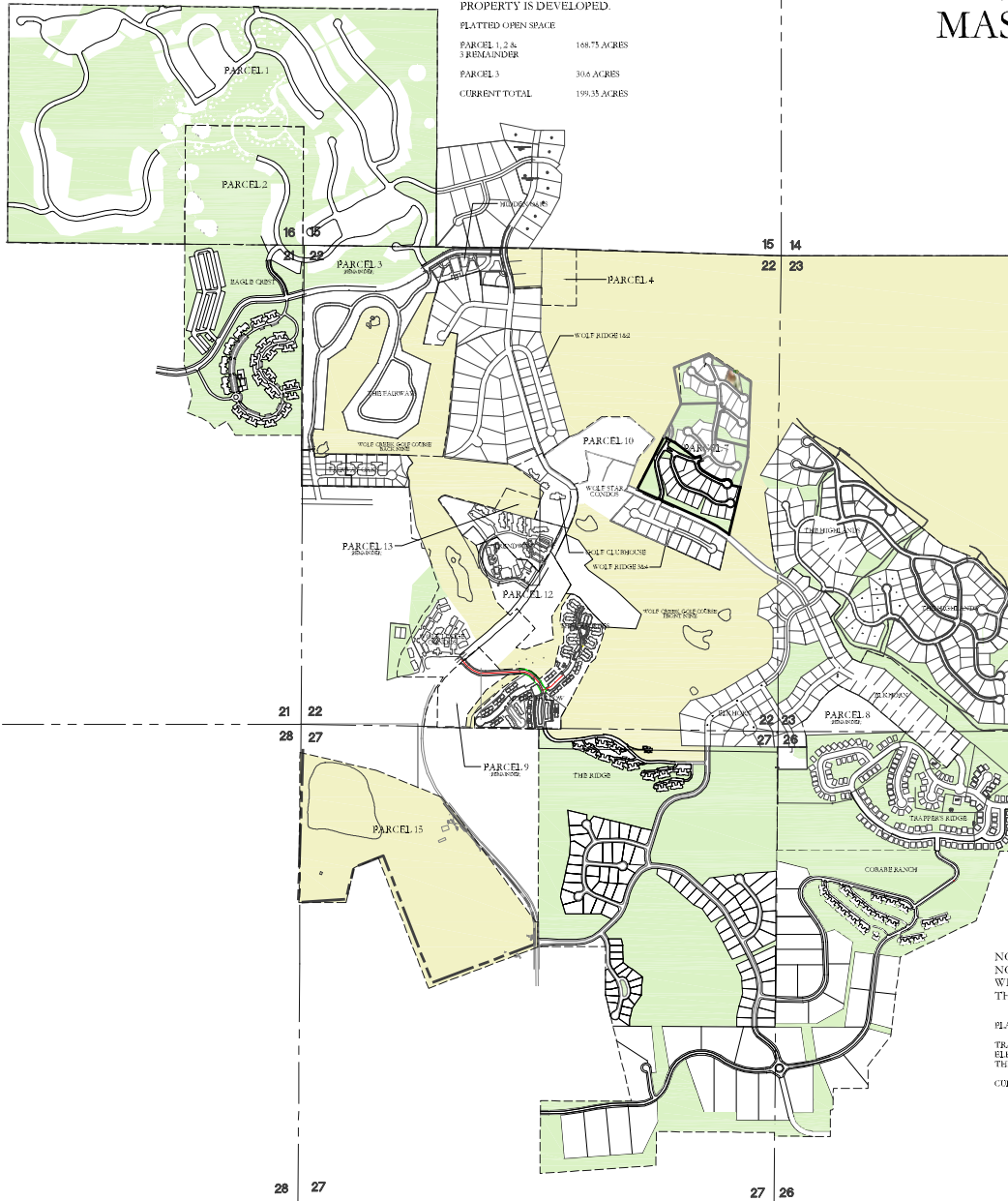
LOCATED IN SECTIONS 15,16,21,22,23,24,25,26, & 27
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT
LAKE BASE & MERIDIAN WEBER COUNTY, UTAH

BASED ON THE APPROVED ZONING
AGREEMENT FOR WOLF CREEK RESORT
ENTRY # 1883524, BOOK 2276 PAGE 990
DATED OCTOBER 22, 2002

	DEDICATED OPEN SPACE 889 ACRES
	PLATTED OPEN SPACE/COMMON AREA 1,140 ACRES
	RECREATIONAL OPEN SPACE 251 ACRES
	REQUIRED OPEN SPACE 2,006.19 ACRES
	TOTAL OPEN SPACE PROVIDED 2,280 ACRES

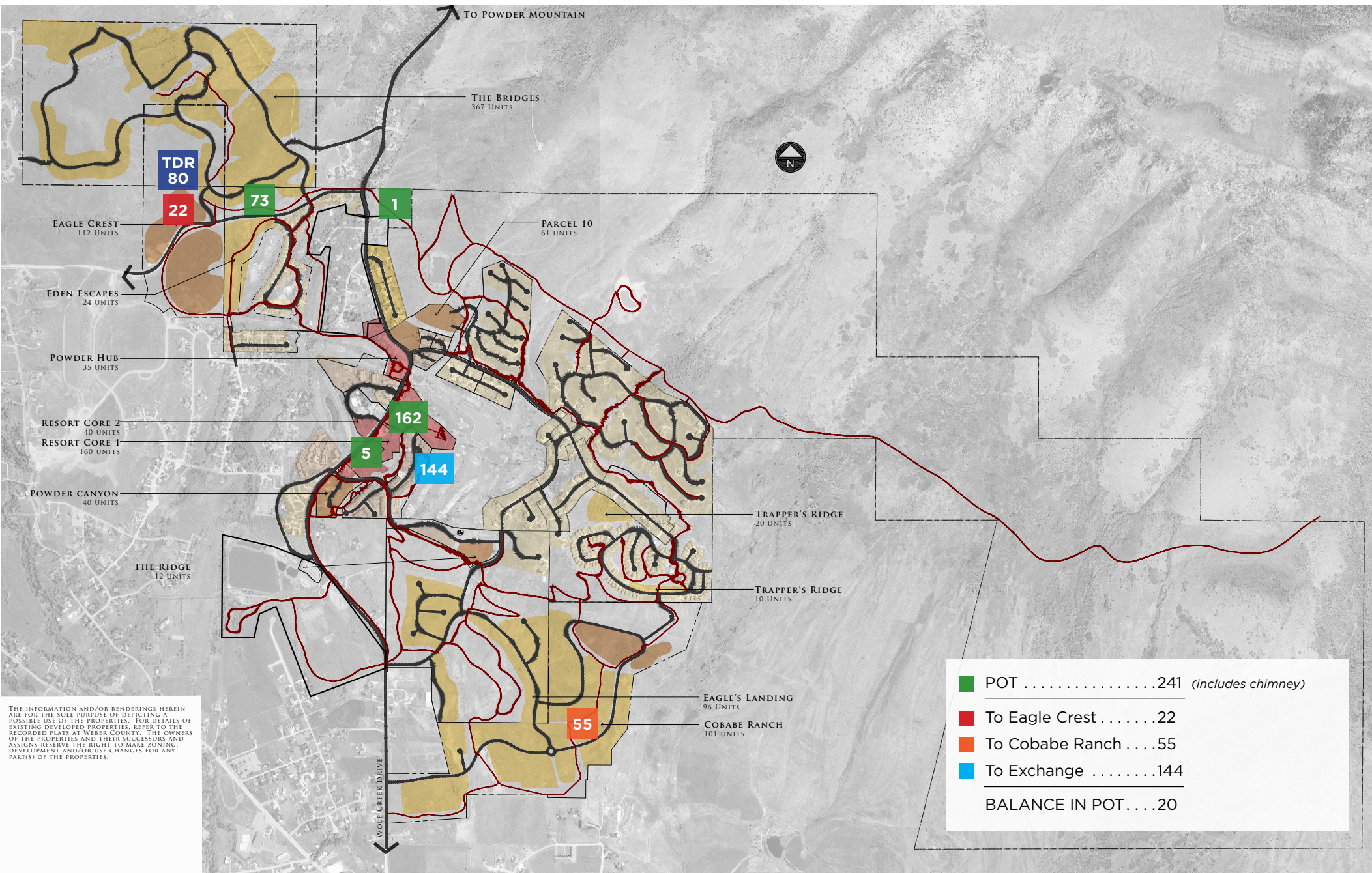
NOTE:
NOT LESS THAN 165 ACRES OF OPEN SPACE WITHIN
PARCELS 1, 2, AND 3 TO BE DESIGNATED AS THE
PROPERTY IS DEVELOPED.

PLATTED OPEN SPACE	
PARCEL 1, 2 & 3 REMAINDER	168.75 ACRES
PARCEL 3	304 ACRES
CURRENT TOTAL	199.35 ACRES



NOTE:
NOT LESS THAN 25 ACRES OF OPEN SPACE
WITHIN PARCEL 8 TO BE DESIGNATED AS
THE PROPERTY IS DEVELOPED.

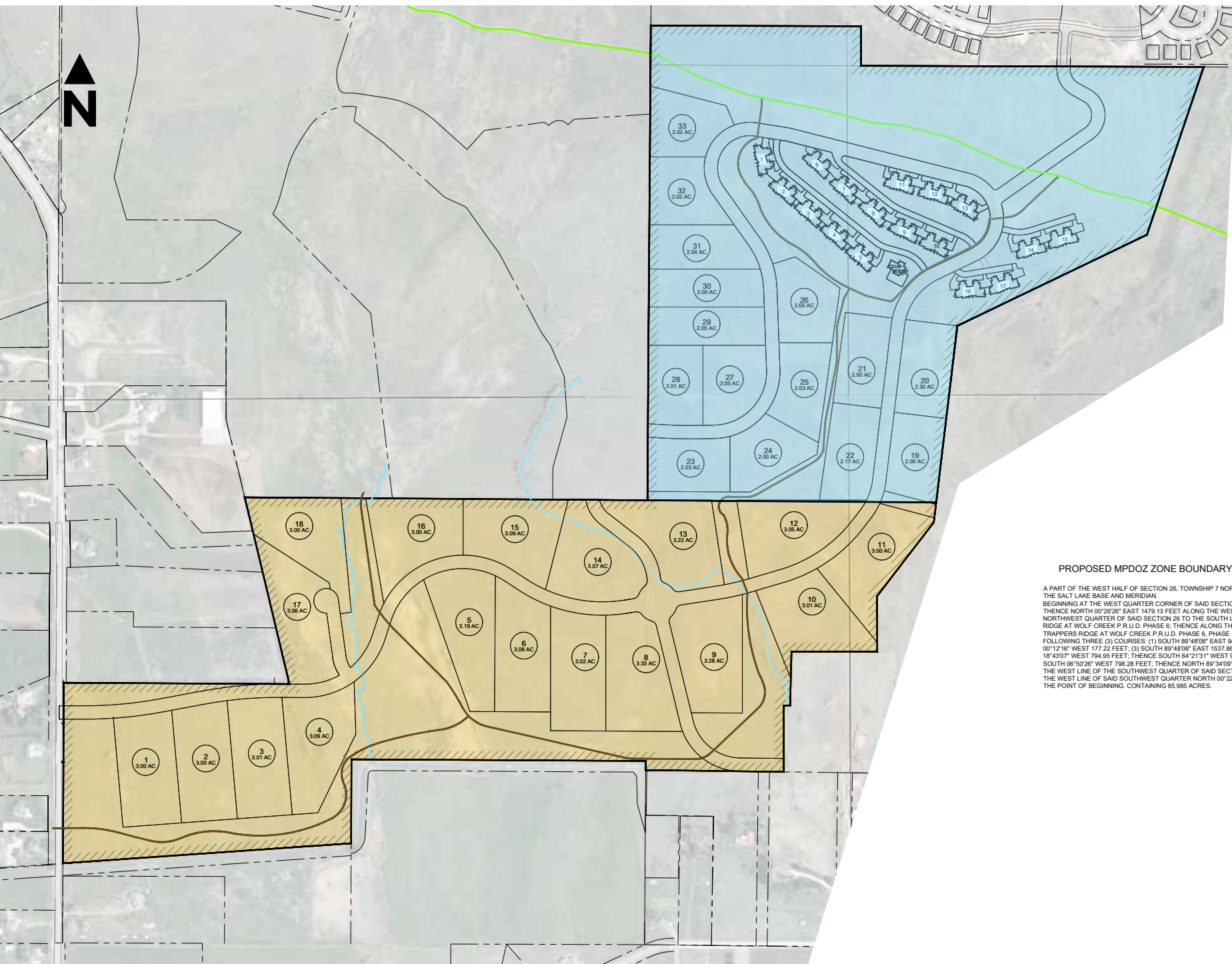
PLATTED OPEN SPACE	
TRAPPERS RIDGE	38.1 ACRES
ELKHORN	12.0 ACRES
THE HIGHLANDS	150.9 ACRES
CURRENT TOTAL	50.35 ACRES







THE EXCHANGE AT WOLF CREEK CONCEPT



- MPDOZ ZONE - 85.98 ACRES
ROAD ROW 7.82 ACRES
OPEN SPACE - 43.03 ACRES
SINGLE FAMILY - 15
MULTI FAMILY - 68
- AV-3 ZONE - 90.68 ACRES
ROAD ROW 8.86 ACRES
OPEN SPACE - 26.34 ACRES
SINGLE FAMILY - 18

PROPOSED MPDOZ ZONE BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 00°26'26" EAST 1479.13 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO THE SOUTH LINE OF THE TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 6; THENCE ALONG THE SOUTH LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 6, PHASE 7A, AND PHASE 3 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°48'08" EAST 942.48 FEET; (2) SOUTH 00°12'16" WEST 177.22 FEET; (3) SOUTH 88°48'08" EAST 1537.86 FEET; THENCE SOUTH 18°43'07" WEST 794.95 FEET; THENCE SOUTH 64°21'31" WEST 942.83 FEET; THENCE SOUTH 06°50'26" WEST 798.28 FEET; THENCE NORTH 89°34'09" WEST 1295.09 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°22'02" EAST 650.49 FEET TO THE POINT OF BEGINNING, CONTAINING 85.985 ACRES.



COBABE RANCH ARCHITECTURAL CONCEPT



EAGLE CREST AGREEMENT TERMS

- No Storage or Commercial Zoning
- No Nightly Rentals
- Pushed Density Away from Existing Homes
- No Thru Traffic with Eagle Ridge
- Fully Night Sky Compliant
- Move Higher Density to North Side of Fairways Drive
- 18 (4-Plex) Town Home Buildings
- 10 (12-Plex) Condominium Buildings



A scenic landscape photograph of a valley. In the foreground, there are yellow wildflowers. The middle ground shows a small town with a lake. The background features rolling green hills and mountains under a blue sky with light clouds.

Wolf Creek

R E S O R T

EDEN • UTAH