

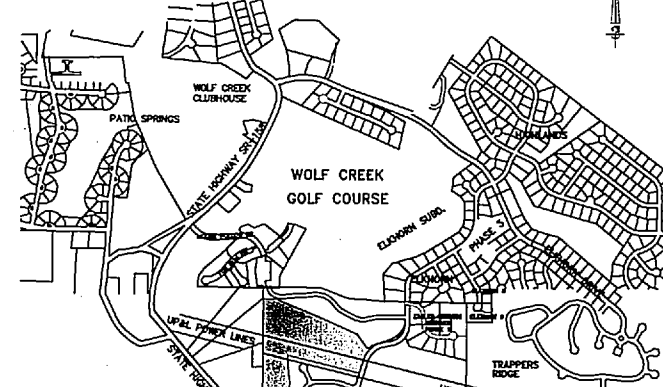
# GOLF COURSE AREA PARCEL 1

PART OF THE NORTHEAST 1/4 OF SECTION 27  
T7N, R1E, SLB & M, U.S. SURVEY

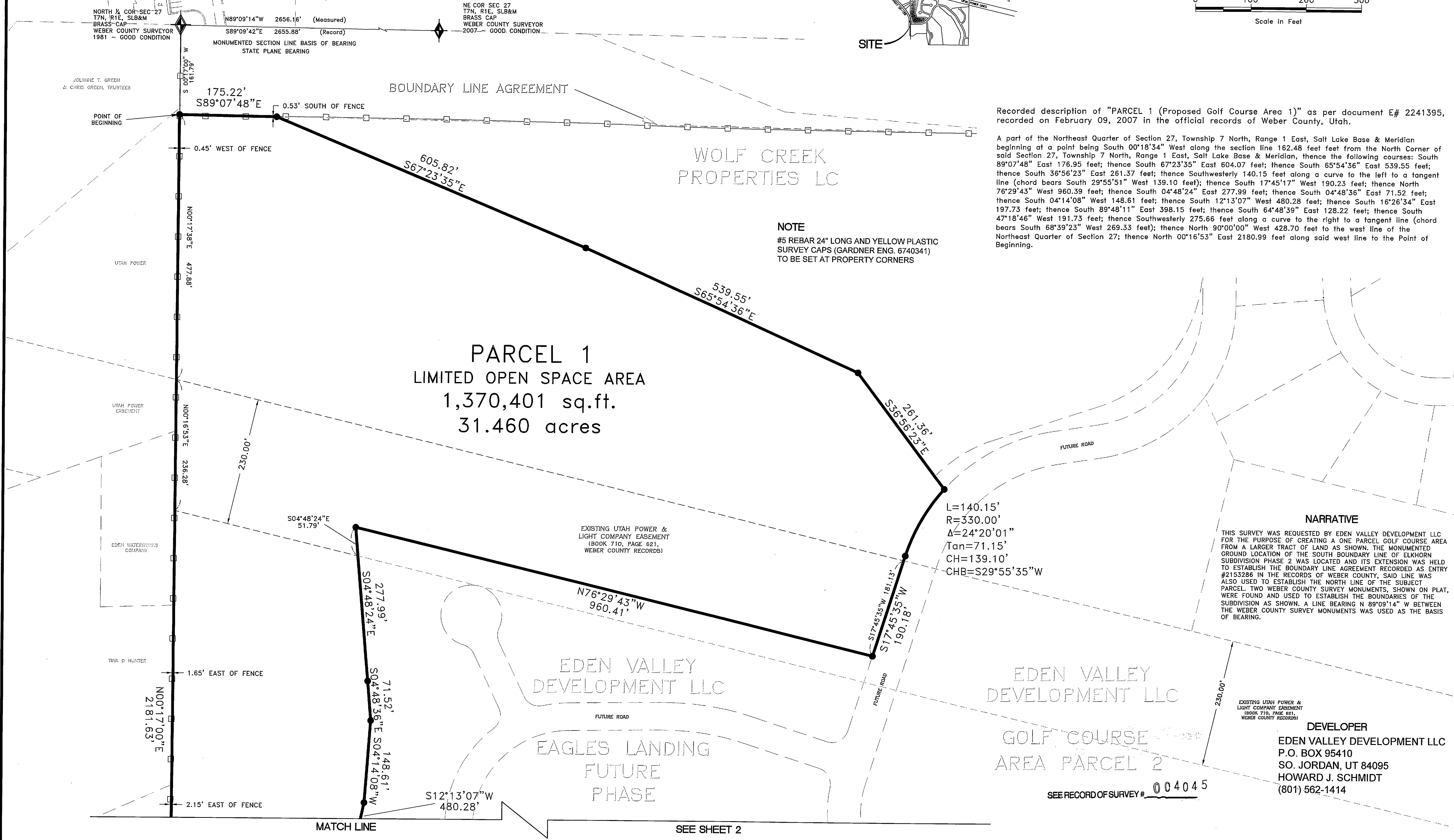
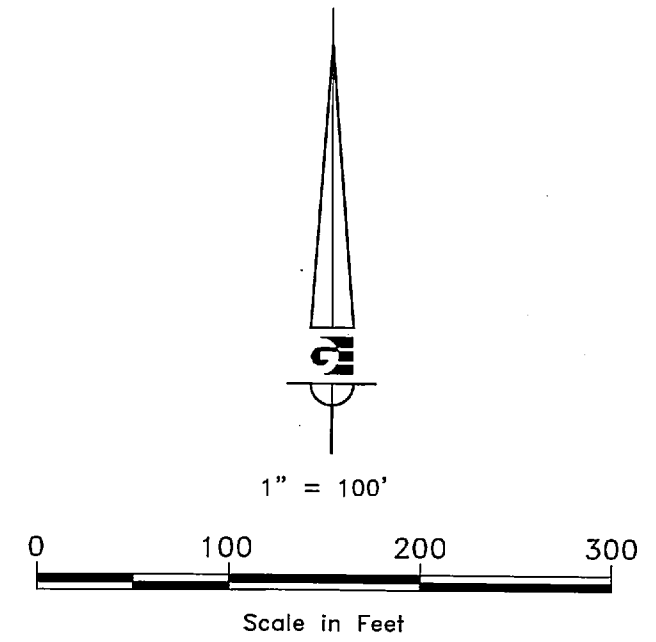
EDEN  
WEBER COUNTY, UTAH

MARCH 2008  
SHEET 1 OF 2

## VICINITY MAP



SITE



Recorded description of "PARCEL 1 (Proposed Golf Course Area 1)" as per document E# 2241395, recorded on February 09, 2007 in the official records of Weber County, Utah.

A part of the Northeast Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian beginning at a point being South 00°18'34" West along the section line 152.48 feet from the North Corner of said Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian, thence the following courses: South 89°07'48" East 176.95 feet; thence South 67°23'35" East 604.07 feet; thence South 65°54'36" East 539.55 feet; thence South 38°56'23" East 261.37 feet; thence Southwesterly 140.15 feet along a curve to the left to a tangent line (chord bears South 29°55'51" West 139.10 feet); thence South 17°45'17" West 190.23 feet; thence North 76°29'43" West 960.39 feet; thence South 04°48'24" East 277.99 feet; thence South 04°48'36" East 71.52 feet; thence South 04°14'08" West 148.61 feet; thence South 12°13'07" West 480.28 feet; thence South 16°28'34" East 197.73 feet; thence South 89°48'11" East 398.15 feet; thence South 64°48'39" East 128.22 feet; thence South 47°18'46" West 191.73 feet; thence Southwesterly 275.66 feet along a curve to the right to a tangent line (chord bears South 68°39'23" West 269.33 feet); thence North 90°00'00" West 428.70 feet to the west line of the Northeast Quarter of Section 27; thence North 00°16'53" East 2180.99 feet along said west line to the Point of Beginning.

NOTE  
#5 REBAR 24" LONG AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. 6740341) TO BE SET AT PROPERTY CORNERS

PARCEL 1  
LIMITED OPEN SPACE AREA  
1,370,401 sq.ft.  
31.460 acres

### NARRATIVE

THIS SURVEY WAS REQUESTED BY EDEN VALLEY DEVELOPMENT LLC FOR THE PURPOSE OF CREATING A ONE PARCEL GOLF COURSE AREA FROM A LARGER TRACT OF LAND AS SHOWN. THE MONUMENTED GROUND LOCATION OF THE SOUTH BOUNDARY LINE OF ELKHORN SUBDIVISION PHASE 2 WAS LOCATED AND ITS EXTENSION WAS HELD TO ESTABLISH THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #2153286 IN THE RECORDS OF WEBER COUNTY. SAID LINE WAS ALSO USED TO ESTABLISH THE NORTH LINE OF THE SUBJECT PARCEL. TWO WEBER COUNTY SURVEY MONUMENTS, SHOWN ON PLAT, WERE FOUND AND USED TO ESTABLISH THE BOUNDARIES OF THE SUBDIVISION AS SHOWN. A LINE BEARING N 89°09'14" W BETWEEN THE WEBER COUNTY SURVEY MONUMENTS WAS USED AS THE BASIS OF BEARING.

### DEVELOPER

EDEN VALLEY DEVELOPMENT LLC  
P.O. BOX 95410  
SO. JORDAN, UT 84095  
HOWARD J. SCHMIDT  
(801) 562-1414

## SURVEYOR'S CERTIFICATE

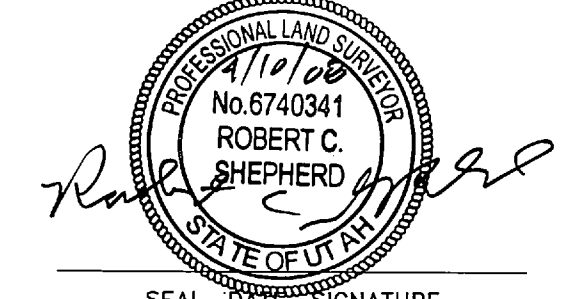
I, ROBERT C. SHEPHERD, DO HEREBY CERTIFY THAT I AM REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6740341 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 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 UNITS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING REGULATIONS OF WEBER COUNTY.

## BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian beginning at a point on the intersection of the west line of the northeast quarter of said Section 27, and the extension of the south line of Elkhorn Subdivision Phase 2, said line being also a boundary line agreement recorded as entry #2153286 in the records of Weber County; said point being S 00°17'00" W along the section line 161.79 feet from the north quarter corner of said Section 27, T7N, R1E, SLB&M; thence the following courses:

S 89°07'48" E	175.22 FEET	along said extension of the south line of Elkhorn Subdivision Phase 2, and the boundary line agreement recorded as entry #2153286 in the records of Weber County; thence
S 67°23'35" E	605.82 FEET	thence
S 65°54'36" E	539.55 FEET	thence
S 38°56'23" E	261.36 FEET	to a non-tangent curve to the left; thence
Southwesterly	140.15 FEET	along said curve (Radius=330.0' Delta=24°20'01" Tangent=71.15' Chord=139.10' Chord Bearing=S29°55'35"W); to a tangent line; thence
S 17°45'35" W	190.18 FEET	thence
N 76°29'43" W	960.41 FEET	thence
S 04°48'24" E	277.99 FEET	thence
S 04°48'36" E	71.52 FEET	thence
S 04°14'08" W	148.61 FEET	thence
S 12°13'07" W	480.28 FEET	thence
S 16°28'34" E	197.73 FEET	thence
S 89°48'11" E	398.15 FEET	thence
S 64°48'39" E	128.22 FEET	thence
S 47°18'46" W	191.73 FEET	to a tangent curve to the right; thence
Westerly	275.66 FEET	along said curve (Radius=370.0' Delta=42°41'14" Tangent=144.58' Chord=269.33' Chord Bearing=S68°39'23"W); to a tangent line; thence
WEST	428.67 FEET	to a point on the west line of the northeast quarter of said Section 27; thence
N 00°17'00" E	2,181.63 FEET	along said west line of the northeast quarter; to the point of beginning.

CONTAINS: 1,375,978 SQ. FT. 31.588 ACRES



### OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a parcel(s) as shown hereon and name said tract GOLF COURSE AREA PARCEL 1, and do hereby:

- (a) Limited Open Space Areas: grant and dedicate to Weber County a perpetual Limited Open Space Right and Easement on and over all those parts or portions of said tract of land designated hereon as Limited Open Space Areas to Weber County or the governing authority that the Limited Open Space Areas remain open and undeveloped except for approved golf course purposes and uses accessory to a golf course or such other uses as may be approved by Weber County from time to time pursuant to its ordinances. The foregoing grant and dedication shall not be construed as a grant or dedication of the Limited Open Space Areas for public use and, subject to the foregoing limitations regarding open space, all such Limited Open Space Areas are hereby reserved for private ownership and such limited use by the undersigned and its successor and assigns;
- (b) Roadway Dedication: dedicate to public use all those parts or portions of Roadway Dedication as a part of Wolf Creek Drive, the same to be used as a public thoroughfare.

WOLF CREEK PROPERTIES, LC, a Utah limited liability company  
Date: 4/10/08

EDEN VALLEY DEVELOPMENT, LLC, a Utah limited liability company  
Date: 4/10/08

By: *Robert Lynn Thomas*  
Name: Robert Lynn Thomas  
Its: Authorized Representative

By: *Howard J. Schmidt*  
Name: Howard J. Schmidt  
Its: Authorized Representative

Prepared By: *Gardner Engineering*

COUNTY RECORDER  
ENTRY NO. 2328155 FEE PAID \$160.00 FILED FOR RECORD AND RECORDED 15 APR 2008 AT 9:59 AM IN BOOK 1807 OFFICIAL RECORDS, PAGE 201 RECORDED FOR WOLF CREEK PROPERTIES ERNEST D. ROWLEY COUNTY RECORDER  
By: *Ernest D. Rowley*  
DEPUTY

WEBER COUNTY PLANNING COMMISSION APPROVAL  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS 17th DAY OF April 2008  
*[Signature]*  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 \_\_\_ 200\_\_  
WEBER COUNTY ATTORNEY

WEBER COUNTY SURVEYOR  
I HEREBY CERTIFY THAT THE WEBER COUNTY ENGINEER'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 BELIEVE THE LICENSED SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS 12th DAY OF April 2008  
*[Signature]*  
WEBER 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 16th DAY OF APRIL 2008  
*[Signature]*  
WEBER 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 \_\_\_ 200\_\_  
*[Signature]*  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:  
SIGNED THIS 16th DAY OF April 2008  
TITLE: Admin. Assist. BY: *Fatima Terreluis*

ACKNOWLEDGMENT  
STATE OF UTAH } SS  
COUNTY OF WEBER }  
ON THIS 11th DAY OF April 2008, PERSONALLY APPEARED BEFORE ME, ROBERT LYNN THOMAS, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE AUTHORIZED REPRESENTATIVE OF WOLF CREEK PROPERTIES, LC, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LC AND THAT HE ACKNOWLEDGED TO ME THAT SAID LC EXECUTED THE SAME.  
*[Signature]*  
NOTARY PUBLIC  
11/24/2011

ACKNOWLEDGMENT  
STATE OF UTAH } SS  
COUNTY OF WEBER }  
ON THIS 11th DAY OF April 2008, PERSONALLY APPEARED BEFORE ME, HOWARD J. SCHMIDT, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE AUTHORIZED REPRESENTATIVE OF EDEN VALLEY DEVELOPMENT, LLC, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC AND THAT HE ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.  
*[Signature]*  
NOTARY PUBLIC  
11/24/08

