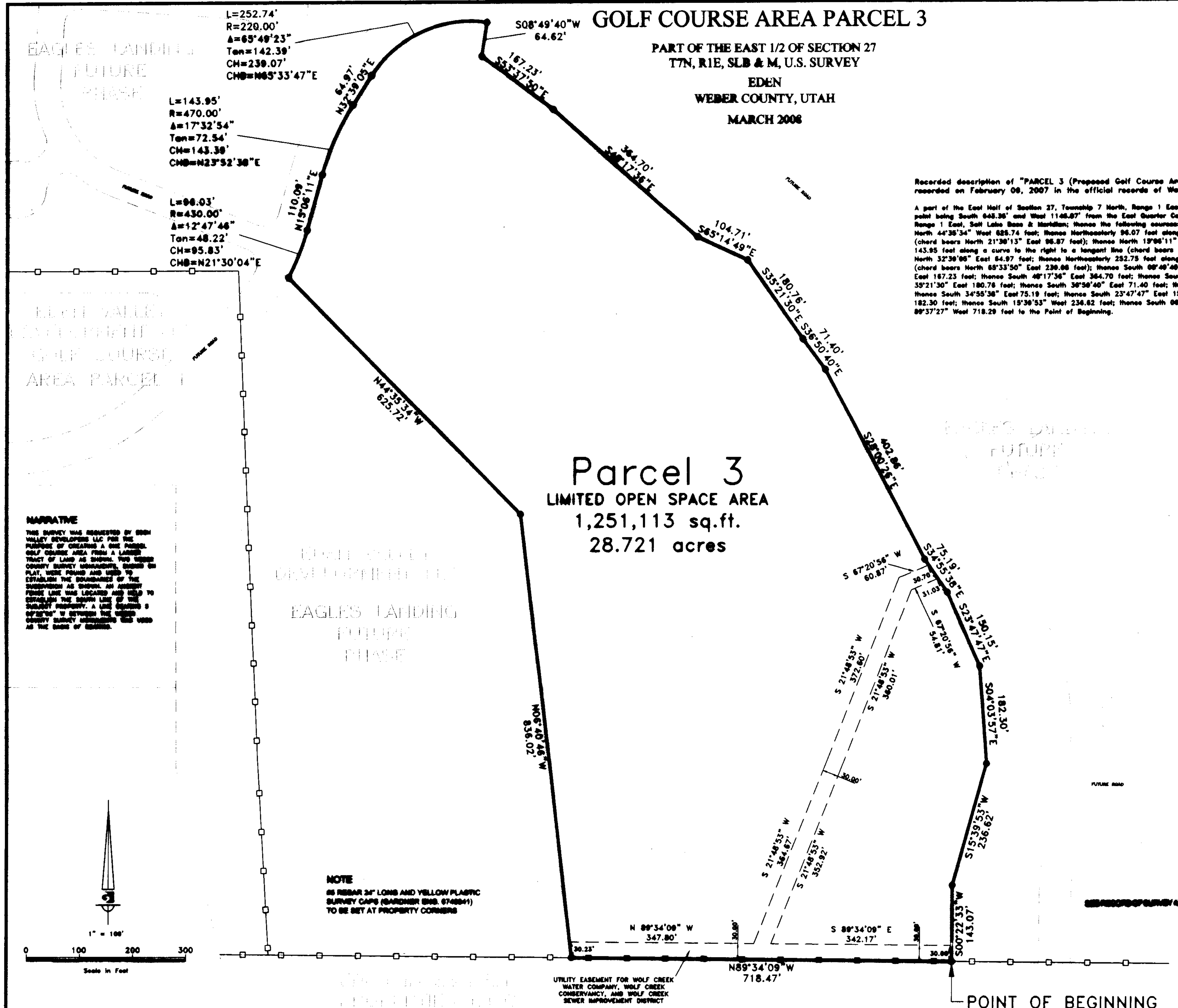
GOLF COURSE AREA PARCEL 3

PART OF THE EAST 1/2 OF SECTION 27
T7N, R1E, SLB & M, U.S. SURVEY
EDEN
WEBER COUNTY, UTAH
MARCH 2008



Recorded description of "PARCEL 3 (Proposed Golf Course Area 3)" as per document E# 2241306, recorded on February 08, 2007 in the official records of Weber County, Utah.

A part of the East Half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian beginning at a point being South 645.36' and West 1146.87' from the East Quarter Corner of said Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian; thence the following courses: North 06°40'46" West 837.46 feet; thence North 44°35'34" West 625.74 feet; thence Northeasterly 96.07 feet along a curve to the left to a tangent line (chord bears North 21°30'13" East 95.87 feet); thence North 15°06'11" East 110.09 feet; thence Northeasterly 143.95 feet along a curve to the right to a tangent line (chord bears North 23°52'38" East 143.39 feet); thence North 32°38'06" East 64.97 feet; thence Northeasterly 252.75 feet along a curve to the right to a tangent line (chord bears North 65°33'50" East 230.08 feet); thence South 08°49'40" West 64.67 feet; thence South 53°37'50" East 167.23 feet; thence South 46°17'36" East 364.70 feet; thence South 65°14'49" East 104.71 feet; thence South 35°21'30" East 180.76 feet; thence South 36°50'40" East 71.40 feet; thence South 28°00'26" East 402.86 feet; thence South 34°55'38" East 75.19 feet; thence South 23°47'47" East 150.15 feet; thence South 04°03'57" East 182.30 feet; thence South 15°39'53" West 236.62 feet; thence South 00°22'33" West 143.81 feet; thence North 89°37'27" West 718.29 feet to the Point of Beginning.

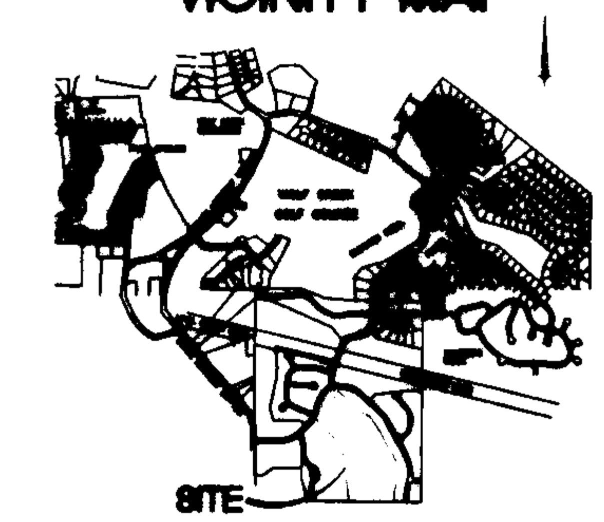
NARRATIVE

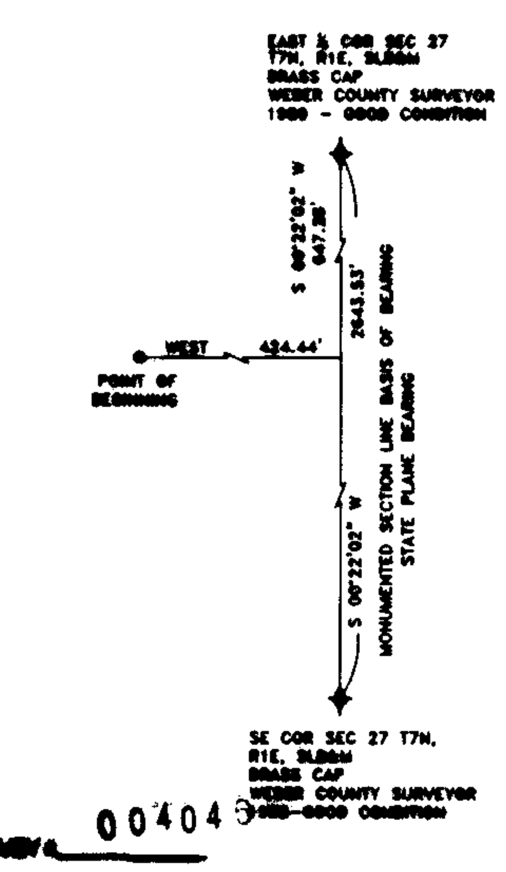
THIS SURVEY WAS REQUESTED BY EDEN VALLEY DEVELOPERS LLC FOR THE PURPOSE OF CREATING A ONE PARCEL GOLF COURSE AREA FROM A LARGER TRACT OF LAND AS SHOWN. TWO WEBER COUNTY SURVEY MONUMENTS, SHOWN ON PLAT, WERE FOUND AND USED TO ESTABLISH THE BOUNDARIES OF THE SUBDIVISION AS SHOWN. AN ANCIENT FENCE LINE WAS LOCATED AND HELD TO ESTABLISH THE SOUTH LINE OF THE SUBJECT PROPERTY. A LINE BEARING S 00°22'02" W BETWEEN THE WEBER COUNTY SURVEY MONUMENTS WAS USED AS THE BASIS OF BEARING.

NOTE

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

VICINITY MAP





004040

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 ACT. 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 REGULATIONS OF WEBER COUNTY.

BOUNDARY DESCRIPTION

A part of the East Half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian, beginning at a point on an ancient fence line, said point being S 00°22'02" W 647.38' and West 424.44' from the East Quarter Corner of said Section 27; thence

N 89°34'09" W	718.47 FEET	along said ancient fence line; thence
N 06°40'46" W	836.02 FEET	thence
N 44°35'34" W	625.72 FEET	to a non-tangent curve to the left; thence
Northerly	96.03 FEET	along said curve (Radius=430.00' Delta=12°47'46" Tangent=48.22'
		Chord=95.83' Chord Bearing=N21°30'04"E); to a tangent line;
		thence
N 15°06'11" E	110.09 FEET	to a tangent curve to the right; thence
Northeasterly	143.95 FEET	along said curve (Radius=470.00' Delta=17°32'54" Tangent=72.54'
		Chord=143.38' Chord Bearing=N23°52'38"E); to a tangent line;
		thence
N 32°38'05" E	64.97 FEET	to a tangent curve to the right; thence
Northeasterly	252.74 FEET	along said curve (Radius=220.00' Delta=65°49'23"
		Tangent=142.39' Chord=239.07' Chord Bearing=N65°33'47"E); to
		a non-tangent line; thence
S 08°49'40" W	64.62 FEET	thence
S 53°37'50" E	167.23 FEET	thence
S 46°17'36" E	364.70 FEET	thence
S 65°14'49" E	104.71 FEET	thence
S 35°21'30" E	180.76 FEET	thence
S 36°50'40" E	71.40 FEET	thence
S 28°00'26" E	402.86 FEET	thence
S 34°55'38" E	75.19 FEET	thence
S 23°47'47" E	150.15 FEET	thence
S 04°03'57" E	182.30 FEET	thence
S 15°39'53" W	236.62 FEET	thence
S 00°22'33" W	143.07 FEET	to the point of beginning.

CONTAINS: 1,251,113 SQ. FT. 28.721 ACRES

RECEIVED
APR 18 2008
WEBER CO SURVEYOR

4/11/08
No. 6740341
ROBERT C. SHEPHERD

SEAL, DATE, SIGNATURE

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 3, 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) Public Utility, Drainage and Canal Maintenance Easement:

grant and dedicate a perpetual right and easement over, upon and under the lands designated on this plat as reserved for public utility the same to be used for the installation, maintenance and operation of public utility service lines or for the perpetual preservation of water channels in their natural state, whichever is applicable, as may be authorized by the governing authority, with no buildings or structures being erected within such easements as shown on this plat; provided that no such lines, facilities or canals shall be installed that interfere with the use of the tract for golf course purposes and uses accessory to a golf course.

WOLF CREEK PROPERTIES, LC,
a Utah limited liability company

Date: 4/11/08

By: [signature]
Name: Robert Lynn Thomas
Its: Authorized Representative

EDEN VALLEY DEVELOPMENT, LLC,
a Utah limited liability company

Date: 4/11/08

By: [signature]
Name: Howard J. Schmidt
Its: Authorized Representative

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

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 SURVEYOR'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 RELIEVE THE LICENSED SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 16TH DAY OF APRIL 2008.

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

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__.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

SIGNED THIS 16 DAY OF April 2008.

TITLE: Admin. Asst. BY: Fátima Fernelius

ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF WEBER }

ON THIS 11 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.

11/24/2011

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF WEBER }

ON THIS 11 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.

11/24/2011

NOTARY PUBLIC

Prepared By:

Gardner Engineering
5875 SOUTH ADAMS AVE.
OGDEN, UT 84405
(801)476-0202

COUNTY RECORDER

ENTRY NO. _______ FEE PAID
______ FILED FOR RECORD AND
RECORDED ____________, AT
_______ IN BOOK ____OF OFFICIAL
RECORDS, PAGE ___, RECORDED
FOR ________________

COUNTY RECORDER

BY: ________________

DEPUTY

R:\0110\001-07\01\Wolf Creek Boundaries Plat.dwg