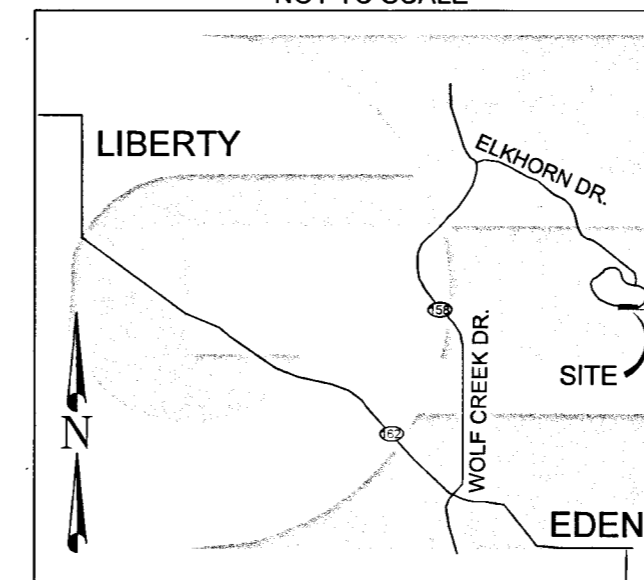


# TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 7B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
AUGUST 2020

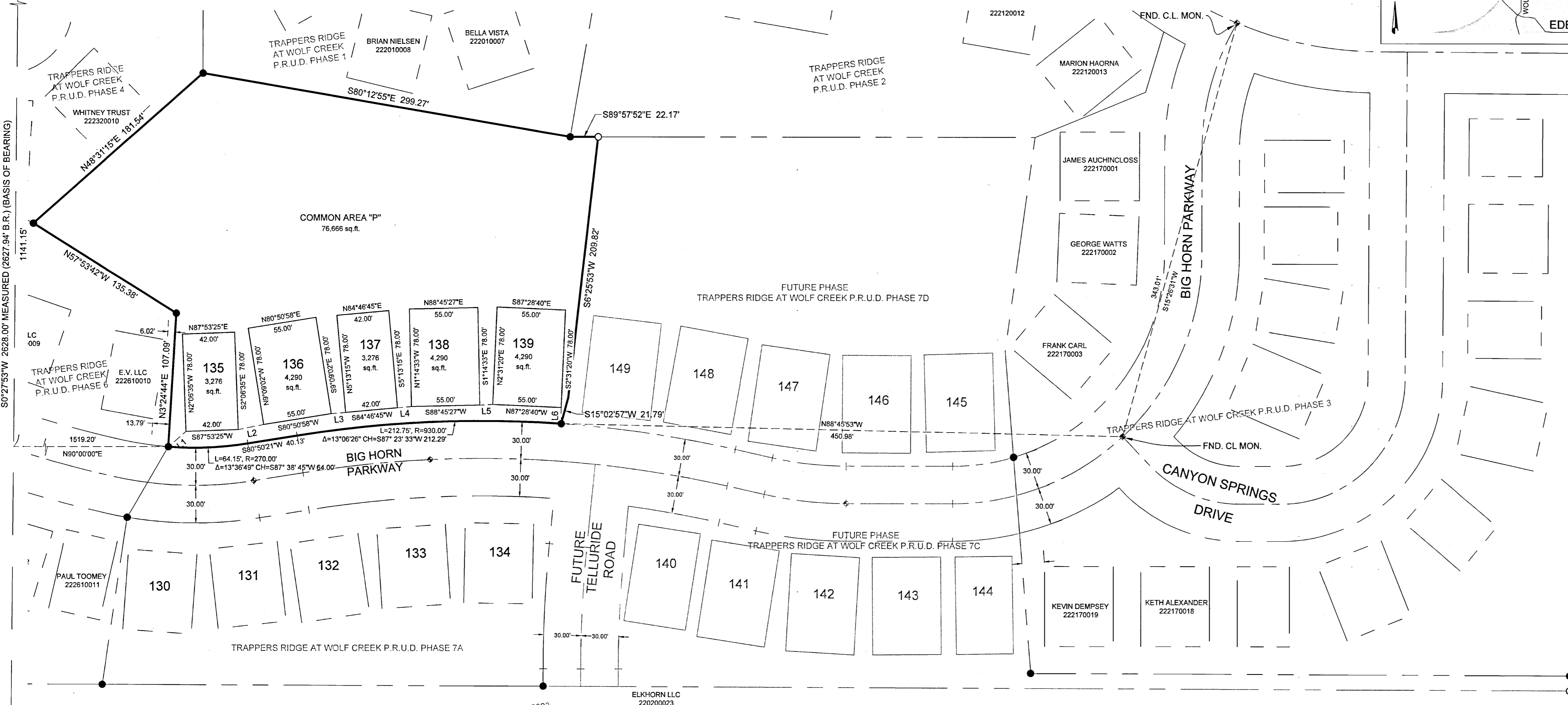
VICINITY MAP  
NOT TO SCALE



BOUNDARY DESCRIPTION

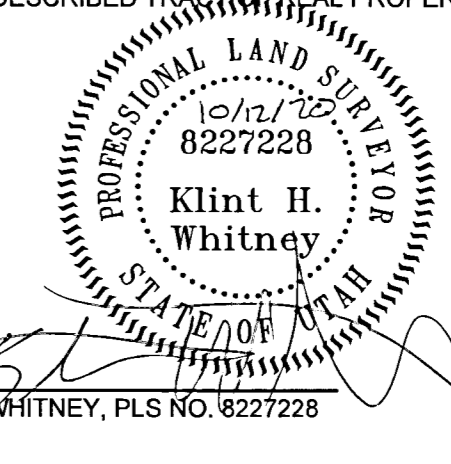
A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BIGHORN PARKWAY, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 6, BEING LOCATED SOUTH 0°27'53" WEST 1141.15 FEET AND NORTH 90°00'00" EAST 1519.20 FEET; RUNNING THENCE ALONG THE BOUNDARIES OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 6, PHASE 4, PHASE 1, AND PHASE 2 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 03°24'44" EAST 107.09 FEET; (2) NORTH 57°53'42" WEST 135.38 FEET; (3) NORTH 48°31'15" EAST 181.54 FEET; (4) SOUTH 80°12'55" EAST 299.27 FEET; (5) SOUTH 89°57'52" EAST 22.17 FEET; THENCE SOUTH 08°23'53" WEST 209.82 FEET; THENCE SOUTH 15°02'57" WEST 21.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BIG HORN PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 930.00 FOOT RADIUS CURVE TO THE LEFT 212.75 FEET, HAVING A CENTRAL ANGLE OF 13°06'26", CHORD BEARS SOUTH 87°23'33" WEST 212.29 FEET; (2) SOUTH 80°50'21" WEST 40.13 FEET; (3) ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT 64.15 FEET, HAVING A CENTRAL ANGLE OF 13°35'49", CHORD BEARS SOUTH 87°38'45" WEST 64.00 FEET TO THE POINT OF BEGINNING. CONTAINING 95,088 SQUARE FEET OR 2.183 ACRES.

FOUND NORTHWEST COR SEC. 26, T7N, R1E, S18&M (3" W.C. BRASS CAP-2007, GOOD COND. FLUSH WITH GROUND) DETAIL "A"



### 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 TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 7B IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL 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.



### OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 7B

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, 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 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 OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS \_\_\_ DAY OF \_\_\_ 2020.

EDEN VILLAGE LLC

BY: RUSS WATTS - MEMBER

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_ day of \_\_\_ 2020, personally appeared before me RUSS WATTS, 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 MEMBER OF EDEN VILLAGE, 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 RUSS WATTS acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A P.R.U.D. ON PROPERTY NO. 220200027 AND 220200029 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY EDEN VILLAGE LLC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON AND THE EXISTING MONUMENTATION FROM PREVIOUS PHASES OF THE TRAPPERS RIDGE DEVELOPMENT AS SHOWN AND NOTED HEREON. WARRANTY DEED RECORDED AS ENTRY NUMBER 2107754 AND DEDICATED PLATS OF PREVIOUS PHASES OF TRAPPERS RIDGE ALONG WITH OTHER DOCUMENT WE USED TO DETERMINE THE BOUNDARY. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°27'53" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

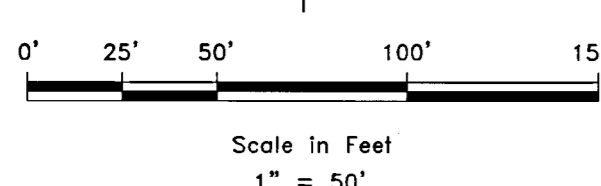
LOT NUMBER	STREET NUMBER	BIG HORN PARKWAY
135	5981 EAST	BIG HORN PARKWAY
136	5983 EAST	BIG HORN PARKWAY
137	5985 EAST	BIG HORN PARKWAY
138	5987 EAST	BIG HORN PARKWAY
139	5989 EAST	BIG HORN PARKWAY

LINE #	LENGTH	BEARING
L1	18.82	N49° 14' 41"E
L2	20.77	N78° 43' 09"E
L3	11.52	N85° 10' 56"E
L4	11.13	N85° 01' 25"E
L5	10.38	N87° 09' 40"E
L6	13.01	S0° 11' 07"E

### NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 480570233P WITH A REVISED DATE OF JUNE 2, 2015.
- SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "IMPORTANT WILDLIFE HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUCS 104-28) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
- SUBDIVISION HAS BEEN APPROVED FOR NIGHTLY RENTALS
- A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILLED WITH WEBER COUNTY ON MAY 18TH 2017.

- ### LEGEND
- WEBER COUNTY MONUMENT AS NOTED
  - CENTERLINE MONUMENT TO BE SET
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT (UNIT) LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EXISTING FENCE LINE
  - FUTURE DEVELOPMENT



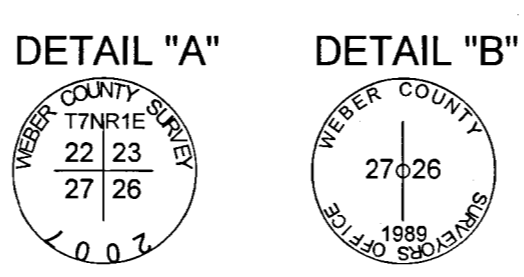
**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_ DAY OF \_\_\_ 2020.  
COUNTY SURVEYOR

**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 \_\_\_ 2020.  
COUNTY ATTORNEY

**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 \_\_\_ DAY OF \_\_\_ 2020.  
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 \_\_\_ 2020.  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: NAME/TITLE

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_ DAY OF \_\_\_ 2020.  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION



DEVELOPER: EDEN VILLAGE LLC, 5200 SOUTH HIGHLAND DRIVE, SALT LAKE CITY, UTAH

**S1**  
**1**

COUNTY RECORDER  
ENTRY NO. \_\_\_ FEE PAID \_\_\_  
FILED FOR AND RECORDED \_\_\_  
AT \_\_\_ IN BOOK \_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_ RECORDED  
FOR \_\_\_  
COUNTY RECORDER  
BY: \_\_\_

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

R.WATTS\_L17ERRISEST/TPRPHASE 7S/URVEY/OW/TPRPHASE 7B REV. 1.DWG