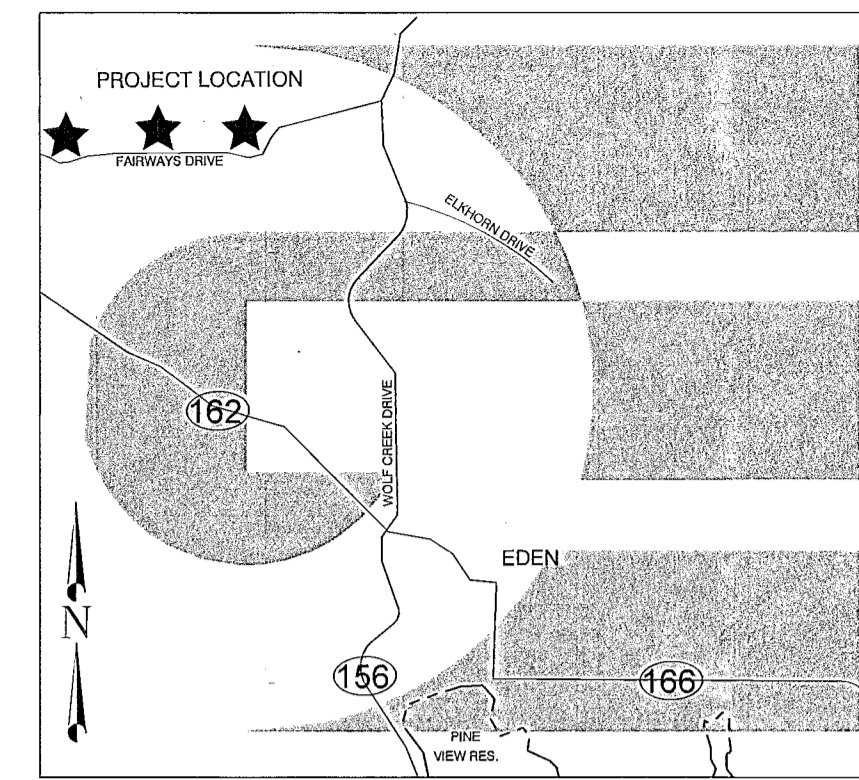


FAIRWAYS DRIVE ROAD DEDICATION

AMENDING: THE FAIRWAYS AT WOLFCREEK PRUD PHASE 1 AMNENDED AND PARKSIDE PRUD PHASE 1 LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 AND NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JANUARY 2022

VICINITY MAP

NOT TO SCALE



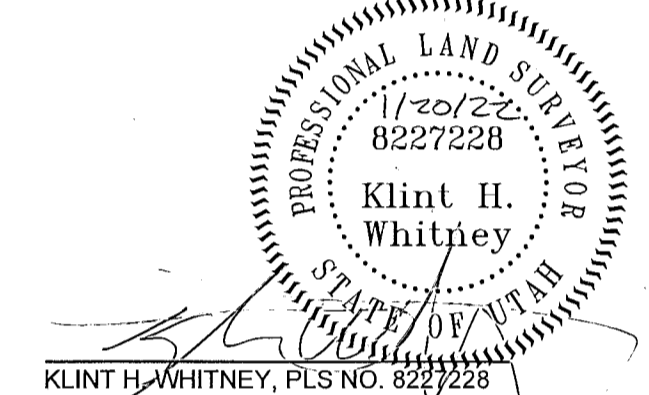
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21 AND A PART OF THE NORTHWEST 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 ON THE NORTHERLY RIGHT-OF-WAY LINE OF FAIRWAYS DRIVE BEING LOCATED NORTH 89°28'18" WEST 8.00 FEET ALONG NORTH SECTION LINE OF SAID SECTION 21 AND SOUTH 0°00'00" EAST 1279.95 FEET; RUNNING THENCE SOUTH 89°28'18" EAST 231.43 FEET; THENCE ALONG THE ARC OF A 2580.00 FOOT RADIUS CURVE TO THE RIGHT 504.39 FEET, HAVING A CENTRAL ANGLE OF 11°12'05", CHORD BEARS SOUTH 83°52'16" EAST 503.59 FEET; THENCE SOUTH 78°18'13" EAST 386.24 FEET; THENCE ALONG THE ARC OF A 510.00 FOOT RADIUS CURVE TO THE LEFT 864.22 FEET, HAVING A CENTRAL ANGLE OF 74°37'18", CHORD BEARS NORTH 64°28'39" EAST 818.26 FEET; THENCE NORTH 27°06'31" EAST 414.10 FEET; THENCE ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE TO THE RIGHT 372.33 FEET, HAVING A CENTRAL ANGLE OF 62°44'38", CHORD BEARS NORTH 58°28'50" EAST 354.00 FEET; THENCE NORTH 89°51'09" EAST 286.68 FEET; THENCE ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE LEFT 201.43 FEET, HAVING A CENTRAL ANGLE OF 32°03'31", CHORD BEARS NORTH 73°49'23" EAST 198.81 FEET; THENCE ALONG THE ARC OF A 780.00 FOOT RADIUS CURVE TO THE RIGHT 466.89 FEET, HAVING A CENTRAL ANGLE OF 34°17'45", CHORD BEARS NORTH 74°56'31" EAST 459.95 FEET; THENCE SOUTH 87°54'37" EAST 408.86 FEET; THENCE ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE LEFT 302.33 FEET, HAVING A CENTRAL ANGLE OF 30°55'57", CHORD BEARS NORTH 78°37'25" EAST 298.67 FEET; THENCE NORTH 61°09'26" EAST 542.93 FEET; THENCE ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT 201.59 FEET, HAVING A CENTRAL ANGLE OF 29°37'53", CHORD BEARS NORTH 75°59'23" EAST 199.45 FEET; THENCE SOUTH 0°47'09" WEST 30.07 FEET TO THE NORTH BOUNDARY OF HIDDEN OAKS AT WOLF CREEK; THENCE ALONG SAID NORTH BOUNDARY LINE OF HIDDEN OAKS AT WOLF CREEK FOLLOWING (2) TWO COURSES; (1) ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE LEFT 169.09 FEET, HAVING A CENTRAL ANGLE OF 31°15'07", CHORD BEARS SOUTH 73°53'39" WEST 167.00 FEET; (2) SOUTH 58°16'02" WEST 217.75 FEET; THENCE SOUTH 58°16'01" WEST 292.88 FEET; THENCE ALONG THE ARC OF A 640.00 FOOT RADIUS CURVE TO THE RIGHT 377.80 FEET, HAVING A CENTRAL ANGLE OF 33°49'21" WITH A CHORD BEARING SOUTH 75°10'42" WEST 372.34 FEET TO THE NORTHERLY BOUNDARY LINE OF EDEN ESCAPE PLAT A; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF EDEN ESCAPE PLAT A FOLLOWING (2) COURSES; (1) NORTH 87°54'41" WEST 302.48 FEET; (2) ALONG THE ARC OF A 1460.00 FOOT RADIUS CURVE TO THE LEFT 520.84 FEET, HAVING A CENTRAL ANGLE OF 20°28'23" WITH A CHORD BEARING SOUTH 81°52'13" WEST 518.08 FEET; THENCE ALONG THE ARC OF A 440.93 FOOT RADIUS CURVE TO THE RIGHT 244.95 FEET, HAVING A CENTRAL ANGLE OF 31°49'51" WITH A CHORD BEARING SOUTH 73°55'12" WEST 241.82 FEET; THENCE SOUTH 89°51'09" WEST 286.68 FEET; THENCE ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT 284.72 FEET, HAVING A CENTRAL ANGLE OF 62°44'38", CHORD BEARS SOUTH 58°28'50" WEST 270.71 FEET; THENCE SOUTH 27°06'31" WEST 414.10 FEET; THENCE ALONG THE ARC OF A 590.00 FOOT RADIUS CURVE TO THE RIGHT 768.41 FEET, HAVING A CENTRAL ANGLE OF 74°37'16", CHORD BEARS SOUTH 64°25'09" WEST 715.24 FEET; THENCE NORTH 78°16'13" WEST 366.24 FEET; THENCE ALONG THE ARC OF A 2500.00 FOOT RADIUS CURVE TO THE LEFT 488.75 FEET, HAVING A CENTRAL ANGLE OF 11°12'05", CHORD BEARS NORTH 83°52'16" WEST 487.97 FEET; THENCE NORTH 89°28'18" WEST 231.24 FEET; THENCE NORTH 0°23'31" EAST 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 440,473 SQUARE FEET OR 10.11 ACRES.

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 DEDICATED INTO STREETS, HEREAFTER TO BE KNOWN AS FAIRWAYS DRIVE ROAD DEDICATION 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 PERMIT 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.

SIGNED THIS 20th DAY OF January, 2022.



RECEIVED
JAN 21 2022
BY: [Signature]

OWNER'S DEDICATION

FAIRWAYS DRIVE ROAD DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART THE SAME INTO STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT FAIRWAYS DRIVE ROAD DEDICATION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL PORTIONS OF SAID TRACT OF LAND AS DESCRIBED, THE SAME TO BE USED AS PUBLIC THOROUGHFARES.

SIGNED THIS ___ DAY OF ___ 2022.
MOUNTAIN DREAMS, LLC, A UTAH LIMITED LIABILITY COMPANY: _____
PRINTED NAME / TITLE _____ SIGNATURE _____

SIGNED THIS ___ DAY OF ___ 2022.
MATTHEW WATSON & KATHRYN WATSON, HUSBAND AND WIFE AS JOINT TENANTS
MATTHEW WATSON _____ KATHRYN WATSON _____
PRINTED NAME / TITLE _____ SIGNATURE _____

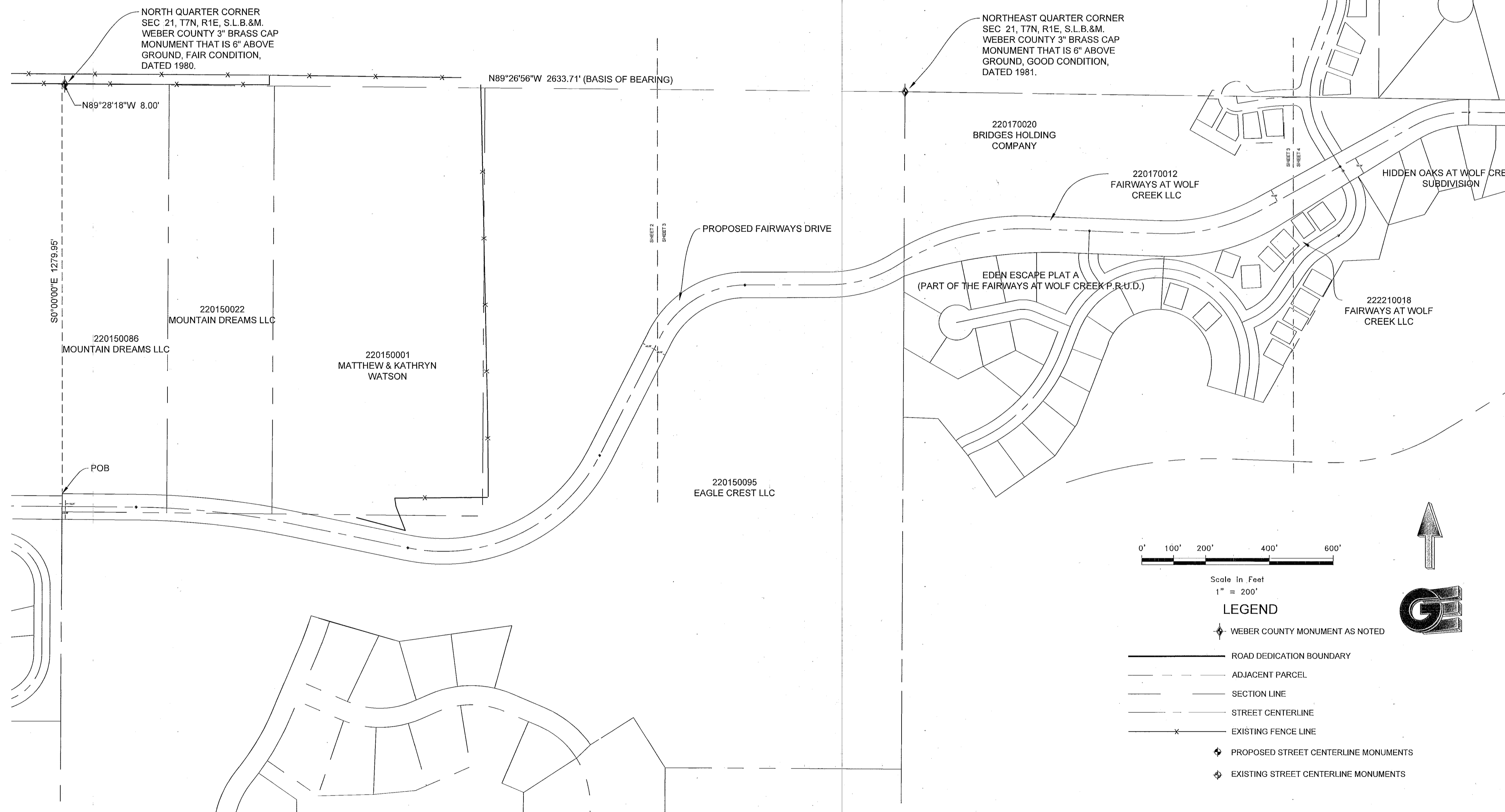
SIGNED THIS ___ DAY OF ___ 2022.
EAGLE CREST LLC: _____
PRINTED NAME / TITLE _____ SIGNATURE _____

SIGNED THIS ___ DAY OF ___ 2022.
PARKSIDE PRUD PHASE 1 HOME OWNERS ASSOCIATION: _____
PRINTED NAME / TITLE _____ SIGNATURE _____

SIGNED THIS ___ DAY OF ___ 2022.
FAIRWAYS AT WOLF CREEK, LLC A UTAH LIMITED LIABILITY COMPANY: _____
PRINTED NAME / TITLE _____ SIGNATURE _____

SIGNED THIS ___ DAY OF ___ 2022.
THE BRIDGES HOLDING COMPANY LLC: _____
PRINTED NAME / TITLE _____ SIGNATURE _____

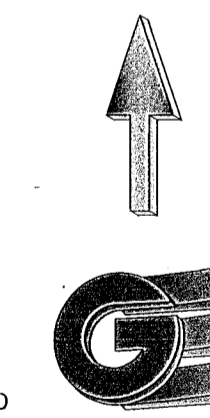
SIGNED THIS ___ DAY OF ___ 2022.
WEBER COUNTY: _____
PRINTED NAME / TITLE _____ SIGNATURE _____



Scale In Feet
1" = 200'

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- ROAD DEDICATION BOUNDARY
- - - ADJACENT PARCEL
- SECTION LINE
- STREET CENTERLINE
- EXISTING FENCE LINE
- ◆ PROPOSED STREET CENTERLINE MONUMENTS
- ◆ EXISTING STREET CENTERLINE MONUMENTS



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEDICATE PUBLIC ROADWAY ALONG THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES. 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 NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°28'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. DEDICATED PLATS RECORDED AS ENTRY NUMBERS: 2879691, 1974388, 2071218, 2941342, ALONG WITH WARRANTY DEEDS OF ADJOINING PROPERTIES RECORDED AS ENTRY NUMBERS: 2880231, 2138213, 2974307, 2345374 AND 2345373 WERE ALSO USED TO ESTABLISH THE BOUNDARY.

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 ___ 2022.

WEBER 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 ___ 2022.

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 ___ 2022.

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 ___ 2022.

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 ___ 2022.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ___ DAY OF ___ 2022.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p> <p>5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>	<p>S1 5</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL _____</p> <p>RECORDS, PAGE _____ RECORDED _____</p> <p>FOR _____</p> <p>COUNTY RECORDER</p> <p>BY: _____</p>
	<p>8227228</p> <p>KLINT H. WHITNEY</p>	