

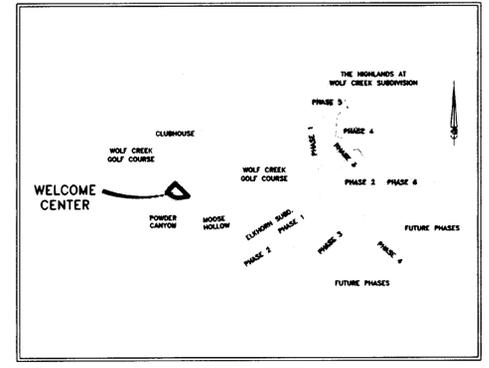
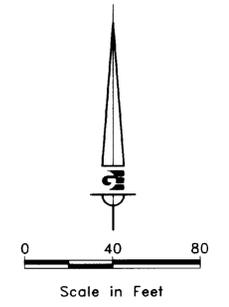
WELCOME CENTER SUBDIVISION

A PART OF THE SOUTHWEST 1/4 OF SECTION 22,
T7N, R1E, SALT LAKE BASE & MERIDIAN,
WEBER COUNTY, UTAH

MAY 2008

R= 818.61'
L= 15.37'
D= T04'32"
T= 7.68'
CH DIR= N 55°24'24" E
CH= 15.37'

R= 220.00'
L= 198.49'
D= 51°41'42"
T= 106.58'
CH DIR= N 67°39'51" W
CH= 191.83'



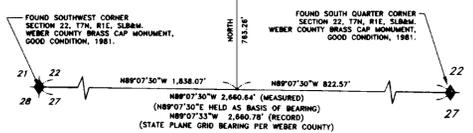
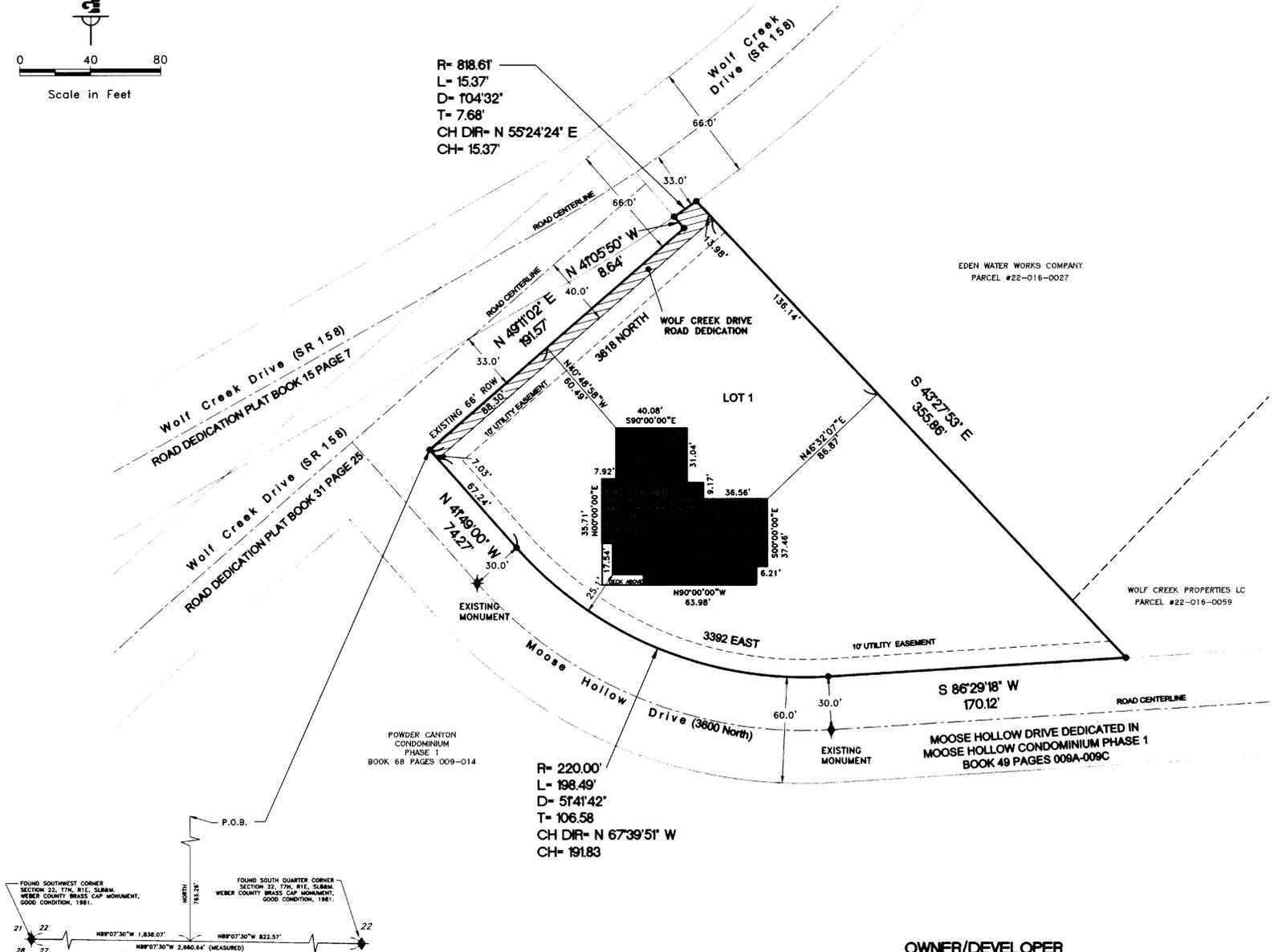
VICINITY MAP

NARRATIVE:

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WAS REQUESTED BY WOLF CREEK PROPERTIES LC FOR THE PURPOSE OF ESTABLISHING AND SUBDIVIDING THE LOCATION OF THE BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN, FROM A LARGER PARCEL OF LAND. WEBER COUNTY SECTION CORNER MONUMENTS WERE FOUND, AS SHOWN ON PLAT, AND USED TO ESTABLISH THE SUBJECT PROPERTY. SURVEYS IN THE AREA PERFORMED BY GARDNER ENGINEERING AND HANSEN & ASSOCIATES WERE LOCATED ON THE GROUND AND USED TO DETERMINE THE BOUNDARY LINES OF THE SUBJECT PROPERTY. THE RIGHT OF WAY LINE OF WOLF CREEK DRIVE WAS ESTABLISHED BY HOLDING THE EXTENSION OF THE RIGHT OF WAY LINE AS SHOWN ON THE POWDER CANYON CONDOMINIUM PROJECT, PHASE 1 CONDOMINIUM PLAT AS DIRECTED BY THE WEBER COUNTY SURVEYORS OFFICE. A LINE BEARING N89°07'30"W BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 22, T7N, R1E, S&M, U.S. SURVEY WAS USED AS THE BASIS OF BEARING.

NOTES:

- BUILDING SHOWN AS CONSTRUCTED.
- ALL TIE LINES SHOWN FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- #5 REBAR 24" LONG AND YELLOW PLASTIC SURVEY CAPS TO BE SET AT EXTERIOR BOUNDARY CORNERS.



OWNER/DEVELOPER

WOLF CREEK PROPERTIES, L.C.
ATTN: ERIC HOUSEHOLDER
3923 WOLF CREEK DRIVE
EDEN, UTAH 84310
(801) 781-4119



004079

SURVEYOR'S CERTIFICATE

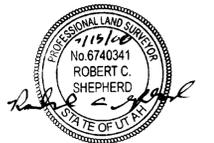
I, ROBERT C. SHEPHERD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6740341 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING OF THE STATE OF UTAH ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. MONUMENTS WILL BE PLACED AS REPRESENTED ON THE PLAT. EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WOLF CREEK DRIVE (UTAH STATE ROUTE 158) AND THE NORTH RIGHT RIGHT OF WAY LINE OF MOOSE HOLLOW DRIVE (3600 NORTH), SAID POINT BEING N 89°07'30" W 822.57' ALONG THE SOUTH SECTION LINE AND NORTH 763.26' FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE THE FOLLOWING TWO COURSES ALONG THE BOUNDARY LINE OF SAID WOLF CREEK DRIVE, AS SHOWN ON DEDICATION PLAT AS RECORDED IN BOOK 31 ON PAGE 25 OF WEBER COUNTY RECORDS;

N 49°11'02" E	191.57 FEET	AND
N 41°05'50" W	8.64 FEET	TO A POINT ON THE SOUTH BOUNDARY OF SAID WOLF CREEK DRIVE AS SHOWN ON DEDICATION PLAT AS RECORDED IN BOOK 15 ON PAGE 7 OF WEBER COUNTY RECORDS; THENCE
NORTHEASTERLY	15.37 FEET	ALONG A CURVE OF SAID BOUNDARY (RADIUS=818.61' DELTA=1°04'32" TANGENT=7.68' CHORD=15.37' CHORD BEARING=N55°24'24"E); TO THE SOUTH BOUNDARY LINE OF THAT PROPERTY DESCRIBED IN THAT WARRANTYDEED RECORDED AS ENTRY NO 1079678 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE
S 43°27'53" E	355.86 FEET	ALONG SAID SOUTH BOUNDARY LINE AND ITS SOUTHEASTERLY EXTENSION; TO THE NORTHERLY RIGHT OF WAY LINE OF MOOSE HOLLOW DRIVE (3600 NORTH) AS RECORDED ON THE MOOSE HOLLOW CONDOMINIUM PHASE 1 PLAT; THENCE ALONG SAID MOOSE HOLLOW DRIVE THE FOLLOWING THREE COURSES:
S 86°29'18" W	170.12 FEET	TO A TANGENT CURVE TO THE RIGHT; THENCE
WESTERLY	198.49 FEET	ALONG SAID CURVE (RADIUS=220.00' DELTA=51°41'42" TANGENT=106.58' CHORD=191.83' CHORD BEARING=N67°39'51"W); TO A TANGENT LINE; THENCE
N 41°49'00" W	74.27 FEET	TO THE POINT OF BEGINNING.

CONTAINS: 54,233 SQ. FT. / 1.245 ACRES



7/15/2008
DATE

SIGNATURE SEAL

OWNER'S SUBDIVISION DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT **WELCOME CENTER SUBDIVISION**, AND DO HEREBY:

- ROADWAY DEDICATION
DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS A ROAD DEDICATION ALONG WOLF CREEK DRIVE, THE SAME TO BE USED AS A PUBLIC THOROUGHFARE.
- PUBLIC UTILITY EASEMENT
GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND STORM WATER EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND STORM DRAINAGE FACILITIES, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

WOLF CREEK PROPERTIES, L.C.,
a Utah limited liability company

Date: _____
By: _____
Name: Steven Roberts
Managing Member

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____, 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 _____, 2008

SIGNATURE

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 LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 2008

SIGNATURE

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 _____, 2008

SIGNATURE

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

THIS ____ DAY OF _____, 2008

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: _____

ATTEST: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } SS

ON THIS ____ DAY OF _____, 2008,
PERSONALLY APPEARED BEFORE ME STEVEN ROBERTS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF WOLF CREEK PROPERTIES, L.C., AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID L.C., AND HE ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED THE SAME.

STAMP NOTARY PUBLIC

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

COUNTY RECORDER
By: _____
DEPUTY



5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801)476-0202