

THE RETREAT AT WOLF CREEK CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2019

VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST 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 SOUTH LINE OF THE WOLF RIDGE SUBDIVISION PHASE 2 BEING LOCATED NORTH 0°30'27" EAST 372.75 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" EAST 41.51 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE SOUTH LINE OF SAID WOLF RIDGE SUBDIVISION PHASE 2 NORTH 54°21'19" EAST 350.76 FEET; THENCE NORTH 63°54'30" EAST 99.53 FEET; THENCE NORTH 53°51'27" EAST 320.70 FEET; THENCE SOUTH 89°03'44" EAST 307.38 FEET; THENCE SOUTH 51°23'18" EAST 358.69 FEET; THENCE SOUTH 37°20'52" WEST 298.67 FEET; THENCE SOUTH 19°47'46" WEST 90.01 FEET TO THE NORTH EAST CORNER OF WOLF STAR SUBDIVISION PHASE 1 PLAT A; THENCE NORTH 73°25'18" WEST 579.90 FEET ALONG THE NORTHERN BOUNDARY OF SAID WOLF STAR SUBDIVISION; THENCE SOUTH 11°27'07" EAST 222.32 FEET ALONG THE WESTERN BOUNDARY OF SAID WOLF STAR SUBDIVISION; THENCE SOUTH 10°32'53" WEST 114.80 FEET ALONG SAID WOLF STAR BOUNDARY TO THE NORTH RIGHT-OF-WAY LINE OF ELKHORN DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 150.72 FEET HAVING A RADIUS OF 638.78 FEET, A CENTRAL ANGLE OF 13°31'09", AND WHICH CHORD BEARS SOUTH 74°28'19" WEST 150.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT 47.76 FEET HAVING A RADIUS OF 216.56 FEET, A CENTRAL ANGLE OF 12°38'09", AND WHICH CHORD BEARS NORTH 45°21'24" WEST 47.66 FEET; (2) NORTH 51°40'26" WEST 241.90 FEET; (3) ALONG A CURVE TO THE RIGHT 169.83 FEET HAVING A RADIUS OF 383.00 FEET, A CENTRAL ANGLE OF 25°24'21", AND WHICH CHORD BEARS NORTH 38°58'15" WEST 168.44 FEET; (4) NORTH 28°05'30" WEST 5.05 FEET TO THE POINT OF BEGINNING. CONTAINING 10.75 ACRES MORE OR LESS.

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 PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RETREAT AT WOLF CREEK CONDOMINIUMS 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.

SIGNED THIS _____ DAY OF _____, 2019.

PROFESSIONAL LAND SURVEYOR
DATE 8/22/2019
Klint H. Whitney
KHLH
KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

THE RETREAT AT WOLF CREEK LLC, AS OWNER OF THE TRACT OF LAND DESCRIBED HEREON, AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS THE RETREAT AT WOLF CREEK CONDOMINIUMS, HEREBY DEDICATES TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS. THE SAME TO BE USED AS PUBLIC THROUGHFARES; THE RETREAT AT WOLF CREEK LLC FURTHER DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEEES, SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID PROJECT (AND THOSE ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNIT, TO BE MAINTAINED BY THE RETREAT TOWNHOMES ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. THE RETREAT AT WOLF CREEK LLC ALSO GRANTS AND CONVEYS TO THE RIDGE TOWNHOMES 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 RIDGE TOWNHOMES ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE PROJECT.

THE RETREAT AT WOLF CREEK LLC GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL 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. ALSO GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT FOR PROVIDING AND MAINTAINING

RIDGE UTAH DEVELOPMENT CORPORATION GRANTS AND DEDICATES A PERPETUAL RIGHT AND EASEMENT FOR PUBLIC UTILITY PURPOSES OVER, UPON AND UNDER THE PROJECT.

A. STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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 ERRECTED WITHIN SUCH EASEMENTS.

B. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 1.

C. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION AND USE OF SAID LIMITED COMMON AREA IS ASSIGNED TO THE IMMEDIATELY ADJOINING UNIT OWNER.

THE RETREAT AT WOLF CREEK

SIGNED THIS _____ DAY OF _____, 2019.

PRINTED NAME, TITLE

SIGNATURE

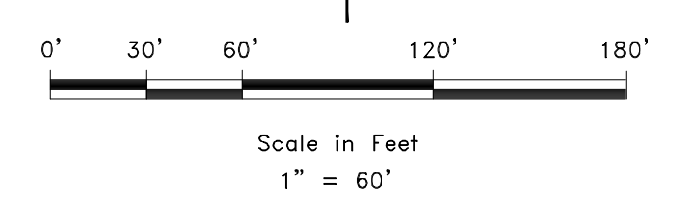
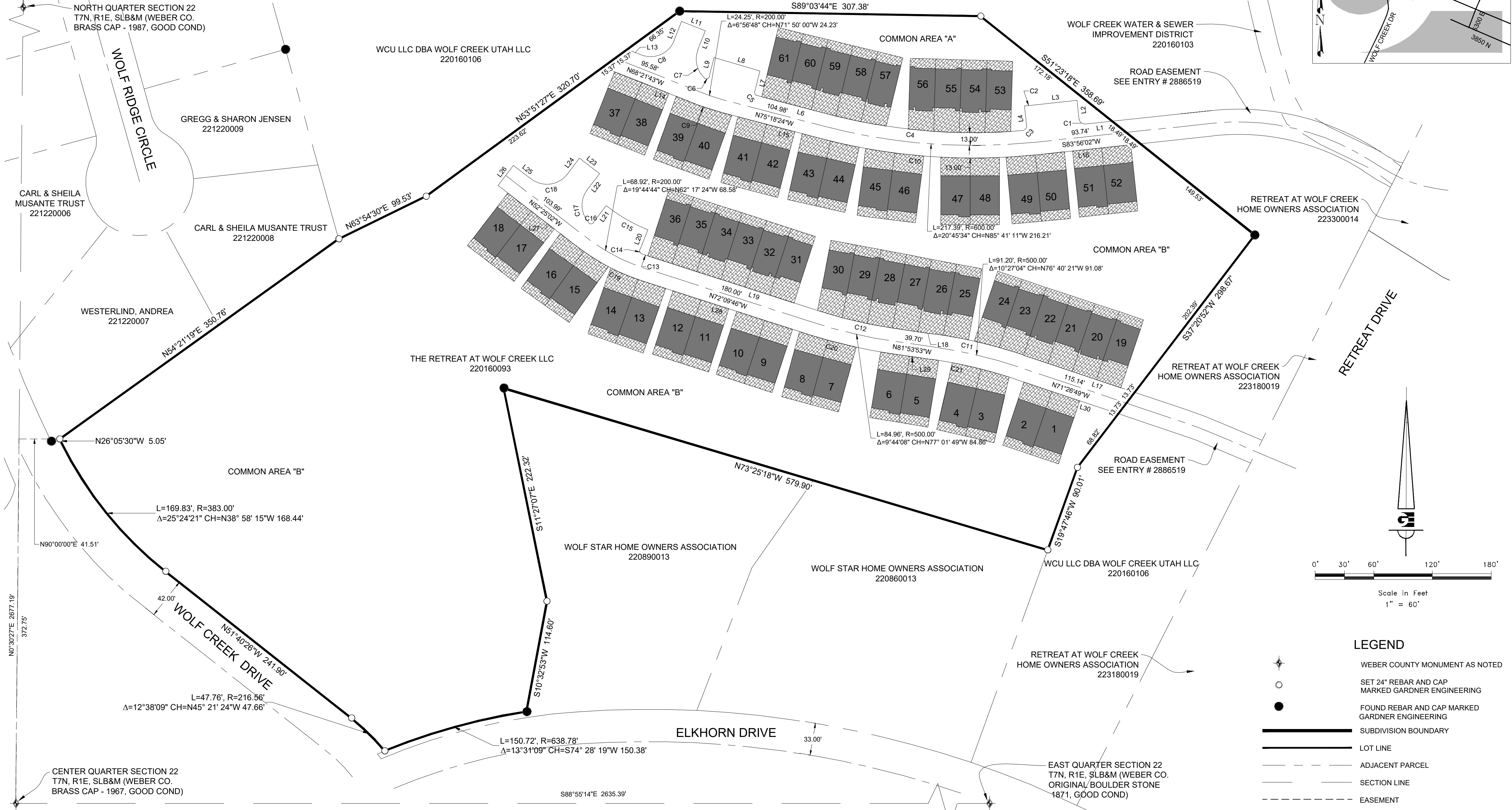
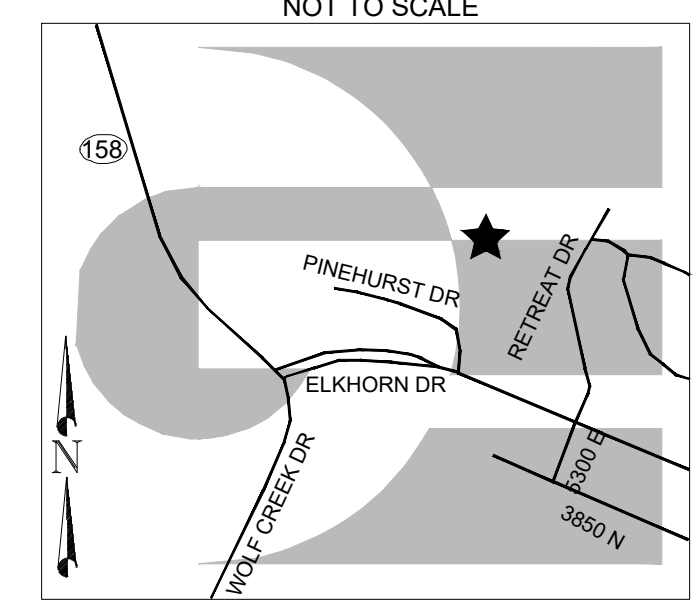
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared before me _____, 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 _____ of _____, 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 _____ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	28.37	S83° 56' 02"W	L12	21.00	S21° 38' 24"W	L22	21.00	S21° 38' 24"W
L2	20.00	N6° 03' 58"W	L13	15.27	N68° 21' 36"W	L23	26.00	N52° 25' 02"W
L3	47.22	S83° 56' 02"W	L14	103.88	N68° 21' 36"W	L24	21.00	S37° 34' 58"W
L4	19.92	S6° 03' 58"E	L15	104.98	N75° 18' 24"W	L25	23.00	N52° 25' 02"W
L6	74.53	N75° 18' 24"W	L16	106.89	S83° 56' 02"W	L26	26.00	S37° 34' 58"W
L7	22.00	N14° 41' 36"E	L17	119.56	N71° 26' 49"W	L27	103.99	N52° 25' 02"W
L8	49.02	N73° 38' 14"W	L18	39.70	N81° 53' 53"W	L28	180.00	N72° 09' 46"W
L9	20.19	S14° 41' 36"W	L19	180.00	N72° 09' 46"W	L29	39.70	N81° 53' 53"W
L10	20.90	N21° 38' 24"E	L20	21.94	N22° 06' 11"E	L30	110.72	N71° 26' 49"W
L11	26.00	N68° 21' 36"W	L21	21.70	S37° 34' 58"W			

CURVE TABLE						CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	7.85	5.00	90.00	N51° 03' 58"W	7.07	C12	82.75	487.00	9.74	N77° 01' 49"W	82.65
C2	6.78	562.00	0.69	S84° 16' 46"W	6.78	C13	8.84	187.00	2.71	N70° 48' 30"W	8.84
C3	7.96	5.00	91.16	S39° 30' 49"W	7.14	C14	4.79	3.00	91.56	N23° 40' 32"W	4.30
C4	200.80	587.00	19.60	N85° 06' 23"W	199.82	C15	49.47	163.77	17.31	N59° 54' 17"W	49.28
C5	4.71	3.00	90.00	N30° 18' 24"W	4.24	C16	5.20	3.00	99.29	S87° 13' 33"W	4.57
C6	6.16	3.00	117.73	S73° 33' 38"W	5.14	C17	36.63	26.00	80.71	N2° 46' 27"W	33.67
C7	31.41	26.00	69.21	N12° 57' 58"W	29.53	C18	40.84	26.00	90.00	S82° 34' 58"W	36.77
C8	40.84	26.00	90.00	S66° 38' 24"W	36.77	C19	73.41	213.00	19.75	N62° 17' 24"W	73.04
C9	25.82	213.00	6.95	N71° 50' 00"W	25.81	C20	87.17	513.00	9.74	N77° 01' 49"W	87.06
C10	222.10	613.00	20.76	N85° 41' 11"W	220.89	C21	88.83	487.00	10.45	N76° 40' 21"W	88.71
C11	93.57	513.00	10.45	N76° 40' 21"W	93.44						

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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS _____ DAY OF _____, 2019.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2019.

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 _____, 2019.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A P.R.U.D SUBDIVISION PLAT AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN L. LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 WHICH BEARS NORTH 00°30'27" EAST 2677.19 FEET, WEBER COUNTY, UTAH NORTH NAD 83, STATE PLANE GRID BEARING. DEDICATED PLATS FROM WOLF STAR, WOLF CREEK, WOLF RIDGE, AND FOUND REBAR AS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY. WARRANTY DEED RECORDED AS ENTRY NUMBER 2968271 ALONG WITH DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE OWNERSHIP.

DEVELOPER: KYLE ASHWORTH
90 SOUTH 400 WEST
SALT LAKE CITY, UT 84101
801-382-9340

S1
10

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

R10271 - BRENNA MINE RETREAT TOWNHOMES SURVEY - RETREAT TOWNHOMES 21_10.DWG

THE RETREAT AT WOLF CREEK CONDOMINIUMS

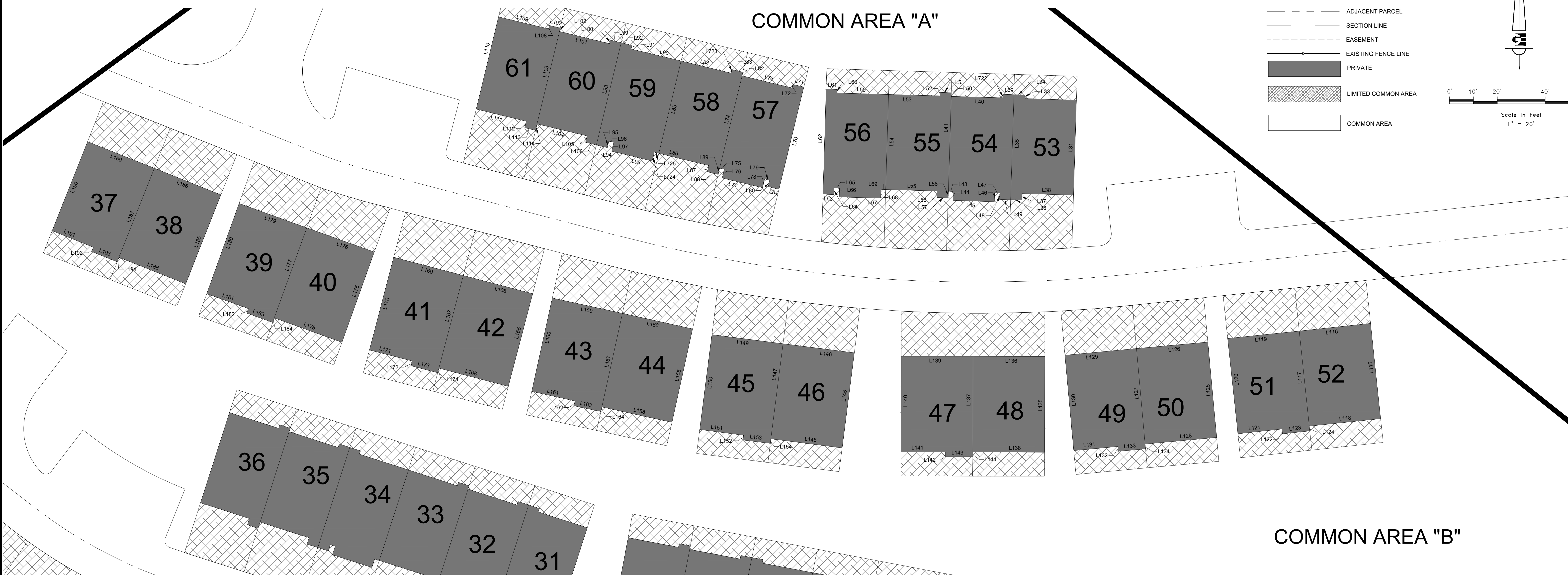
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2019

COMMON AREA "A"

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
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- LIMITED COMMON AREA
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Scale in Feet
1" = 20'



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE								
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L31	39.67	N1° 43' 15"E	L52	1.50	S1° 43' 15"W	L72	1.50	N13° 36' 28"E	L92	4.67	S76° 23' 32"E	L112	2.75	N13° 36' 28"E	L132	2.00	S5° 16' 04"E	L152	2.00	S7° 17' 12"W	L172	2.00	S14° 41' 36"W	L187	40.00	N21° 38' 24"E			
L32	21.50	N88° 16' 45"W	L53	21.50	N88° 16' 45"W	L73	21.50	S76° 23' 32"E	L93	43.92	N13° 36' 28"E	L113	4.67	N76° 23' 32"W	L133	11.50	N84° 43' 56"E	L153	11.50	S82° 42' 48"E	L173	11.50	S75° 18' 24"E	L188	30.00	S68° 21' 36"E			
L33	1.50	N1° 43' 15"E	L54	39.67	S1° 43' 15"W	L74	39.67	N13° 36' 28"E	L94	4.67	N76° 23' 32"W	L114	2.75	S13° 36' 28"W	L134	2.00	N5° 16' 04"W	L154	2.00	N7° 17' 12"E	L174	2.00	N14° 41' 36"E	L189	30.00	N68° 21' 36"W			
L34	4.67	N88° 16' 45"W	L55	21.50	S88° 16' 45"E	L75	2.00	N76° 23' 32"W	L95	2.75	S13° 36' 28"W	L115	40.00	N6° 03' 58"W	L135	40.00	N0° 09' 35"E	L155	40.00	N12° 25' 22"E	L175	40.00	N19° 45' 18"E	L190	40.00	S21° 38' 24"W			
L35	43.92	S1° 43' 15"W	L56	2.75	S1° 43' 15"W	L76	3.75	N13° 36' 28"E	L96	2.17	N76° 23' 32"W	L116	30.00	S83° 56' 02"W	L136	30.00	N89° 50' 25"W	L156	30.00	N77° 34' 38"W	L176	30.00	N70° 14' 42"W	L191	18.50	S68° 21' 36"E			
L36	4.67	S88° 16' 45"E	L57	4.67	S88° 16' 45"E	L77	17.33	N76° 23' 32"W	L97	3.75	N13° 36' 28"E	L117	40.00	N6° 03' 58"W	L137	40.00	N0° 09' 35"E	L157	40.00	N12° 25' 22"E	L177	40.00	N19° 45' 18"E	L192	2.00	S21° 38' 24"W			
L37	2.75	N1° 43' 15"E	L58	2.75	N1° 43' 15"E	L78	3.75	S13° 36' 28"W	L98	17.33	N76° 23' 32"W	L118	30.00	N83° 56' 02"E	L138	30.00	S89° 50' 25"E	L158	30.00	S77° 34' 38"E	L178	30.00	S70° 14' 42"E	L193	11.50	S68° 21' 36"E			
L38	21.50	S88° 16' 45"E	L59	21.50	S88° 16' 45"E	L79	2.17	N76° 23' 32"W	L99	4.67	S76° 23' 32"E	L119	30.00	S83° 56' 02"W	L139	30.00	N89° 50' 25"W	L159	30.00	N77° 34' 38"W	L179	30.00	N70° 14' 42"W	L194	2.00	N21° 38' 24"E			
L39	4.67	S88° 16' 45"E	L60	1.50	S1° 43' 15"W	L80	2.75	N13° 36' 28"E	L100	1.50	N13° 36' 28"E	L120	40.00	S6° 03' 58"E	L140	40.00	S0° 09' 35"W	L160	40.00	S12° 25' 22"W	L180	40.00	S19° 45' 18"W	L722	1.50	N1° 43' 15"E			
L40	21.50	S88° 16' 45"E	L61	4.67	S88° 16' 45"E	L81	4.67	N76° 23' 32"W	L101	21.50	S76° 23' 32"E	L121	18.50	N83° 56' 02"E	L141	18.50	S89° 50' 25"E	L161	18.50	S77° 34' 38"E	L181	18.50	S70° 14' 42"E	L723	1.50	S13° 36' 28"W			
L41	39.67	N1° 43' 15"E	L62	43.92	N1° 43' 15"E	L82	1.50	N13° 36' 28"E	L102	1.50	S13° 36' 28"W	L122	2.00	S6° 03' 58"E	L142	2.00	S0° 09' 35"W	L162	2.00	S12° 25' 22"W	L182	2.00	S19° 45' 18"W	L724	3.75	S13° 36' 28"W			
L43	2.00	N88° 16' 45"W	L63	4.67	N88° 16' 45"W	L83	4.67	N76° 23' 32"W	L103	39.67	N13° 36' 28"E	L123	11.50	N83° 56' 02"E	L143	11.50	S89° 50' 25"E	L163	11.50	S77° 34' 38"E	L183	11.50	S70° 14' 42"E	L725	2.00	N76° 23' 32"W			
L44	3.75	N1° 43' 15"E	L64	2.75	S1° 43' 15"W	L84	21.50	N76° 23' 32"W	L104	21.50	N76° 23' 32"W	L124	2.00	N6° 03' 58"W	L144	2.00	N0° 09' 35"E	L164	2.00	N12° 25' 22"E	L184	2.00	N19° 45' 18"E						
L45	17.33	N88° 16' 45"W	L65	2.17	N88° 16' 45"W	L85	39.67	S13° 36' 28"W	L105	2.75	N13° 36' 28"E	L125	40.00	N5° 16' 04"W	L145	40.00	N7° 17' 12"E	L165	40.00	N14° 41' 36"E	L185	40.00	N21° 38' 24"E						
L46	3.75	S1° 43' 15"W	L66	3.75	N1° 43' 15"E	L86	21.50	S76° 23' 32"E	L106	4.67	N76° 23' 32"W	L126	30.00	S84° 43' 56"W	L146	30.00	N82° 42' 48"W	L166	30.00	N75° 18' 24"W	L186	30.00	N68° 21' 36"W						
L47	2.17	N88° 16' 45"W	L67	17.33	N88° 16' 45"W	L87	2.75	S13° 36' 28"W	L107	4.67	S76° 23' 32"E	L127	40.00	N5° 16' 04"W	L147	40.00	N7° 17' 12"E	L167	40.00	N14° 41' 36"E									
L48	2.75	N1° 43' 15"E	L68	3.75	S1° 43' 15"W	L88	4.67	S76° 23' 32"E	L108	1.50	N13° 36' 28"E	L128	30.00	N84° 43' 56"E	L148	30.00	S82° 42' 48"E	L168	30.00	S75° 18' 24"E									
L49	4.67	N88° 16' 45"W	L69	2.00	N88° 16' 45"W	L89	2.75	N13° 36' 28"E	L109	21.50	S76° 23' 32"E	L129	30.00	S84° 43' 56"W	L149	30.00	N82° 42' 48"W	L169	30.00	N75° 18' 24"W									
L50	1.50	N1° 43' 15"E	L70	43.92	S13° 36' 28"W	L90	21.50	S76° 23' 32"E	L110	39.67	N13° 36' 28"E	L130	40.00	S5° 16' 04"E	L150	40.00	S7° 17' 12"W	L170	40.00	S14° 41' 36"W									
L51	4.67	N88° 16' 45"W	L71	4.67	S76° 23' 32"E	L91	1.50	S13° 36' 28"W	L111	21.50	N76° 23' 32"W	L131	18.50	N84° 43' 56"E	L151	18.50	S82° 42' 48"E	L171	18.50	S75° 18' 24"E									

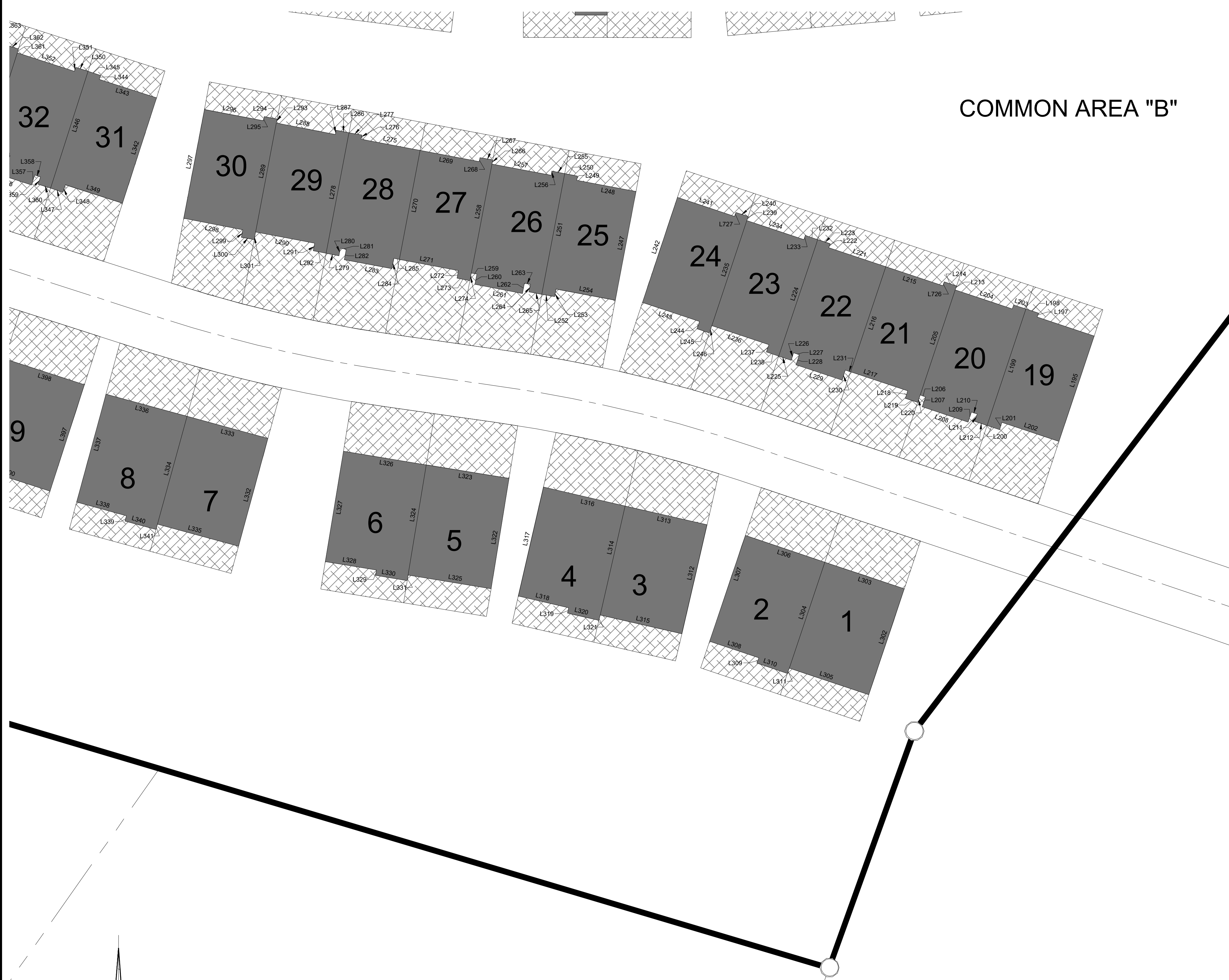
P:\0271 - BRENNY MERE RETREAT TOWNHOMES\REVISED\RETREAT TOWNHOMES\21_10.DWG

DEVELOPER: KYLE ASHWORTH 90 SOUTH 400 WEST SALT LAKE CITY, UT 84101 801-382-9340	S2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	10	
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

THE RETREAT AT WOLF CREEK CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2019

COMMON AREA "B"



LINE #	LENGTH	BEARING
L195	39.67	N18° 26' 30"E
L196	21.50	N71° 33' 30"W
L197	1.50	N18° 26' 30"E
L198	4.67	N71° 33' 30"W
L199	43.92	S18° 26' 30"W
L200	4.67	S71° 33' 30"E
L201	2.75	N18° 26' 30"E
L202	21.50	S71° 33' 30"E
L203	4.67	S71° 33' 30"E
L204	21.50	S71° 33' 30"E
L205	39.67	N18° 26' 30"E
L206	2.00	N71° 33' 30"W
L207	3.75	N18° 26' 30"E
L208	17.33	N71° 33' 30"W
L209	3.75	S18° 26' 30"W
L210	2.17	N71° 33' 30"W
L211	2.75	N18° 26' 30"E
L212	4.67	N71° 33' 30"W
L213	1.50	N18° 26' 30"E
L214	4.67	N71° 33' 30"W

LINE #	LENGTH	BEARING
L215	21.50	N71° 33' 30"W
L216	39.67	S18° 26' 30"W
L217	21.50	S71° 33' 30"E
L218	2.75	S18° 26' 30"W
L219	4.67	S71° 33' 30"E
L220	2.75	N18° 26' 30"E
L221	21.50	S71° 33' 30"E
L222	1.50	S18° 26' 30"W
L223	4.67	S71° 33' 30"E
L224	43.92	N18° 26' 30"E
L225	4.67	N71° 33' 30"W
L226	2.75	S18° 26' 30"W
L227	2.17	N71° 33' 30"W
L228	3.75	N18° 26' 30"E
L229	17.33	N71° 33' 30"W
L230	3.75	S18° 26' 30"W
L231	2.00	N71° 33' 30"W
L232	4.67	S71° 33' 30"E
L233	1.50	N18° 26' 30"E
L234	21.50	S71° 33' 30"E

LINE #	LENGTH	BEARING
L235	39.67	N18° 26' 30"E
L236	21.50	N71° 33' 30"W
L237	2.75	N18° 26' 30"E
L238	4.67	N71° 33' 30"W
L239	1.50	S18° 26' 30"W
L240	4.67	S71° 33' 30"E
L241	21.50	S71° 33' 30"E
L242	39.67	N18° 26' 30"E
L243	21.50	N71° 33' 30"W
L244	2.75	N18° 26' 30"E
L245	4.67	N71° 33' 30"W
L246	2.75	S18° 26' 30"W
L247	39.67	N10° 45' 14"E
L248	21.50	N79° 14' 46"W
L249	1.50	N10° 45' 14"E
L250	4.67	N79° 14' 46"W
L251	43.92	S10° 45' 14"W
L252	4.67	S79° 14' 46"E
L253	2.75	N10° 45' 14"E
L254	21.50	S79° 14' 46"E

LINE #	LENGTH	BEARING
L255	4.67	S79° 14' 46"E
L256	1.50	N10° 45' 14"E
L257	21.50	S79° 14' 46"E
L258	39.67	N10° 45' 14"E
L259	2.00	N79° 14' 46"W
L260	3.75	N10° 45' 14"E
L261	17.33	N79° 14' 46"W
L262	3.75	S10° 45' 14"W
L263	2.17	N79° 14' 46"W
L264	2.75	N10° 45' 14"E
L265	4.67	N79° 14' 46"W
L266	1.50	N10° 45' 14"E
L267	4.67	N79° 14' 46"W
L268	1.50	S10° 45' 14"W
L269	21.50	N79° 14' 46"W
L270	39.67	S10° 45' 14"W
L271	21.50	S79° 14' 46"E
L272	2.75	S10° 45' 14"W
L273	4.67	S79° 14' 46"E
L274	2.75	N10° 45' 14"E

LINE #	LENGTH	BEARING
L275	21.50	S79° 14' 46"E
L276	1.50	S10° 45' 14"W
L277	4.67	S79° 14' 46"E
L278	43.92	N10° 45' 14"E
L279	4.67	N79° 14' 46"W
L280	2.75	S10° 45' 14"W
L281	2.17	N79° 14' 46"W
L282	3.75	N10° 45' 14"E
L283	17.33	N79° 14' 46"W
L284	3.75	S10° 45' 14"W
L285	2.00	N79° 14' 46"W
L286	4.67	S79° 14' 46"E
L287	1.50	N10° 45' 14"E
L288	21.50	S79° 14' 46"E
L289	39.67	N10° 45' 14"E
L290	21.50	N79° 14' 46"W
L291	2.75	N10° 45' 14"E
L292	4.67	N79° 14' 46"W
L293	1.50	S10° 45' 14"W
L294	4.67	S79° 14' 46"E

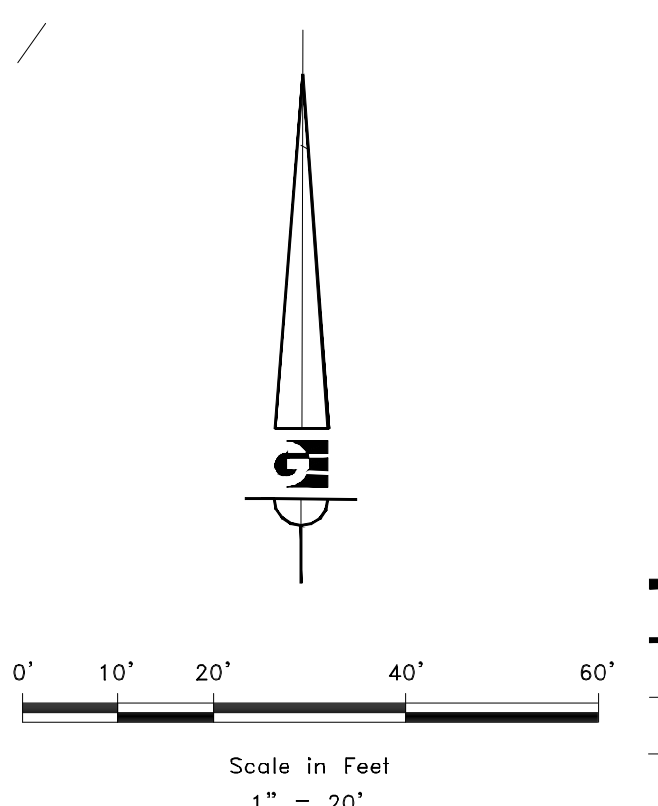
LINE #	LENGTH	BEARING
L295	1.50	N10° 45' 14"E
L296	21.50	S79° 14' 46"E
L297	39.67	N10° 45' 14"E
L298	21.50	N79° 14' 46"W
L299	2.75	N10° 45' 14"E
L300	4.67	N79° 14' 46"W
L301	2.75	S10° 45' 14"W
L302	40.00	N18° 33' 11"E
L303	30.00	N71° 26' 49"W
L304	40.00	N18° 33' 11"E
L305	30.00	S71° 26' 49"E
L306	30.00	N71° 26' 49"W
L307	40.00	S18° 33' 11"W
L308	18.50	S71° 26' 49"E
L309	2.00	S18° 33' 11"W
L310	11.50	S71° 26' 49"E
L311	2.00	N18° 33' 11"E
L312	40.00	N12° 57' 57"E
L313	30.00	N77° 02' 03"W
L314	40.00	N12° 57' 57"E

LINE #	LENGTH	BEARING
L315	30.00	S77° 02' 03"E
L316	30.00	N77° 02' 03"W
L317	40.00	N12° 57' 57"E
L318	18.50	S77° 02' 03"E
L319	2.00	S12° 57' 57"W
L320	11.50	S77° 02' 03"E
L321	2.00	N12° 57' 57"E
L322	40.00	N9° 18' 35"E
L323	30.00	N80° 41' 25"W

LINE #	LENGTH	BEARING
L324	40.00	N9° 18' 35"E
L325	30.00	S80° 41' 25"E
L326	30.00	N80° 41' 25"W
L327	40.00	S9° 18' 35"W
L328	18.50	S80° 41' 25"E
L329	2.00	S9° 18' 35"W
L330	11.50	S80° 41' 25"E
L331	2.00	N9° 18' 35"E
L332	40.00	N15° 15' 59"E

LINE #	LENGTH	BEARING
L333	30.00	N74° 44' 01"W
L334	40.00	N15° 15' 59"E
L335	30.00	S74° 44' 01"E
L336	30.00	N74° 44' 01"W
L337	40.00	S15° 15' 59"W
L338	18.50	S74° 44' 01"E
L339	2.00	S15° 15' 59"W
L340	11.50	S74° 44' 01"E
L341	2.00	N15° 15' 59"E

LINE #	LENGTH	BEARING
L726	1.50	S18° 26' 30"W
L727	1.50	N18° 26' 30"E



LEGEND	
	WEBER COUNTY MONUMENT AS NOTED
	SET 24\"/>
	FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
	SUBDIVISION BOUNDARY
	LOT LINE
	ADJACENT PARCEL
	SECTION LINE
	EASEMENT
	EXISTING FENCE LINE
	PRIVATE
	LIMITED COMMON AREA
	COMMON AREA

DEVELOPER: KYLE ASHWORTH 90 SOUTH 400 WEST SALT LAKE CITY, UT 84101 801-382-9340	S3 10	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

R:\0271 - BRENNY MIE RETREAT TOWNHOMES\REVISED\RETREAT TOWNHOMES_31_19.DWG

THE RETREAT AT WOLF CREEK CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2019



LINE #	LENGTH	BEARING
L342	39.67	N17° 50' 14"E
L343	21.50	N72° 09' 46"W
L344	1.50	N17° 50' 14"E
L345	4.67	N72° 09' 46"W
L346	43.92	S17° 50' 14"W
L347	4.67	S72° 09' 46"E
L348	2.75	N17° 50' 14"E
L349	21.50	S72° 09' 46"E
L350	4.67	S72° 09' 46"E
L351	1.50	N17° 50' 14"E
L352	21.50	S72° 09' 46"E
L353	39.67	N17° 50' 14"E
L354	2.00	N72° 09' 46"W
L355	3.75	N17° 50' 14"E
L356	17.33	N72° 09' 46"W
L357	3.75	S17° 50' 14"W
L358	2.17	N72° 09' 46"W
L359	2.75	N17° 50' 14"E
L360	4.67	N72° 09' 46"W
L361	1.50	N17° 50' 14"E

LINE #	LENGTH	BEARING
L362	4.67	N72° 09' 46"W
L363	1.50	S17° 50' 14"W
L364	21.50	N72° 09' 46"W
L365	39.67	S17° 50' 14"W
L366	21.50	S72° 09' 46"E
L367	2.75	S17° 50' 14"W
L368	4.67	S72° 09' 46"E
L369	2.75	N17° 50' 14"E
L370	21.50	S72° 09' 46"E
L371	1.50	S17° 50' 14"W
L372	4.67	S72° 09' 46"E
L373	43.92	N17° 50' 14"E
L374	4.67	N72° 09' 46"W
L375	2.75	S17° 50' 14"W
L376	2.17	N72° 09' 46"W
L377	3.75	N17° 50' 14"E
L378	17.33	N72° 09' 46"W
L379	3.75	S17° 50' 14"W
L380	2.00	N72° 09' 46"W
L381	4.67	S72° 09' 46"E

LINE #	LENGTH	BEARING
L382	1.50	N17° 50' 14"E
L383	21.50	S72° 09' 46"E
L384	39.67	N17° 50' 14"E
L385	21.50	N72° 09' 46"W
L386	2.75	N17° 50' 14"E
L387	4.67	N72° 09' 46"W
L388	1.50	S17° 50' 14"W
L389	4.67	S72° 09' 46"E
L390	1.50	N17° 50' 14"E
L391	21.50	S72° 09' 46"E
L392	39.67	N17° 50' 14"E
L393	21.50	N72° 09' 46"W
L394	2.75	N17° 50' 14"E
L395	4.67	N72° 09' 46"W
L396	2.75	S17° 50' 14"W
L397	40.00	N17° 58' 50"E
L398	30.00	N72° 01' 10"W
L399	40.00	N17° 58' 50"E
L400	30.00	S72° 01' 10"E
L401	30.00	N72° 01' 10"W

LINE #	LENGTH	BEARING
L402	40.00	S17° 58' 50"W
L403	18.50	S72° 01' 10"E
L404	2.00	S17° 58' 50"W
L405	11.50	S72° 01' 10"E
L406	2.00	N17° 58' 50"E
L407	40.00	N17° 50' 14"E
L408	30.00	N72° 09' 46"W
L409	40.00	N17° 50' 14"E
L410	30.00	S72° 09' 46"E
L411	30.00	N72° 09' 46"W
L412	40.00	S17° 50' 14"W
L413	18.50	S72° 09' 46"E
L414	2.00	S17° 50' 14"W
L415	11.50	S72° 09' 46"E
L416	2.00	N17° 50' 14"E
L417	40.00	N19° 14' 11"E
L418	30.00	N70° 45' 49"W
L419	40.00	N19° 14' 11"E
L420	30.00	S70° 45' 49"E
L421	30.00	N70° 45' 49"W

LINE #	LENGTH	BEARING
L422	40.00	S19° 14' 11"W
L423	18.50	S70° 45' 49"E
L424	2.00	S19° 14' 11"W
L425	11.50	S70° 45' 49"E
L426	2.00	N19° 14' 11"E
L427	40.00	N35° 23' 01"E
L428	30.00	N54° 36' 59"W
L429	40.00	N35° 23' 01"E
L430	30.00	S54° 36' 59"E
L431	30.00	N54° 36' 59"W
L432	40.00	S35° 23' 01"W
L433	18.50	S54° 36' 59"E
L434	2.00	S35° 23' 01"W
L435	11.50	S54° 36' 59"E
L436	2.00	N35° 23' 01"E
L437	40.00	N37° 33' 20"E
L438	30.00	N52° 26' 40"W
L439	40.00	N37° 33' 20"E
L440	30.00	S52° 26' 40"E
L441	30.00	N52° 26' 40"W

LINE #	LENGTH	BEARING
L442	40.00	S37° 33' 20"W
L443	18.50	S52° 26' 40"E
L444	2.00	S37° 33' 20"W
L445	11.50	S52° 26' 40"E
L446	2.00	N37° 33' 20"E

EAT AT WOLF CREEK LLC
220160093

COMMON AREA "B"

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

DEVELOPER: KYLE ASHWORTH 90 SOUTH 400 WEST SALT LAKE CITY, UT 84101 801-382-9340	S4 10	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
		<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>

R:\0271 - BRENNY MIRETREAT TOWNHOMES\REVISED\RETREAT TOWNHOMES_31_19.DWG

THE RETREAT AT WOLF CREEK CONDOMINIUMS
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 SEPTEMBER 2019



LINE #	LENGTH	BEARING
L447	22.10	S1° 43' 15"W
L448	21.27	S1° 43' 15"W
L449	22.02	S1° 43' 15"W
L450	24.35	S1° 43' 15"W
L451	20.01	N1° 43' 15"E
L452	19.60	N13° 36' 28"E
L453	21.27	S13° 36' 28"W
L454	24.52	S13° 36' 28"W
L455	16.96	N75° 18' 24"W
L456	21.35	S13° 36' 28"W
L457	26.17	N75° 18' 24"W
L458	20.85	S13° 36' 28"W
L459	26.17	N75° 18' 24"W
L460	23.11	N13° 36' 28"E
L461	18.00	S6° 03' 58"E
L462	30.00	S83° 56' 02"W
L463	30.00	S83° 56' 02"W
L464	18.00	S6° 03' 58"E
L465	18.56	S5° 16' 04"E
L466	28.90	S83° 56' 02"W

LINE #	LENGTH	BEARING
L467	18.15	N5° 16' 04"W
L468	18.52	S5° 16' 04"E
L469	18.65	S0° 09' 35"W
L470	17.98	N0° 09' 35"E
L471	18.77	S0° 09' 35"E
L472	18.71	S7° 17' 12"W
L473	18.09	N7° 17' 12"E
L474	18.93	S7° 17' 12"W
L475	18.05	S12° 25' 22"W
L476	18.00	N12° 25' 22"E
L477	18.00	N75° 18' 24"W
L478	19.10	S12° 25' 22"W
L479	19.44	S14° 41' 36"W
L480	30.00	N75° 18' 24"W
L481	19.44	N14° 41' 36"E
L482	30.00	N75° 18' 24"W
L483	19.44	S14° 41' 36"W
L484	19.52	S19° 45' 18"W
L485	10.87	N75° 18' 24"W
L486	17.73	N19° 45' 18"E

LINE #	LENGTH	BEARING
L487	23.39	N68° 21' 36"W
L488	18.62	S19° 45' 18"W
L489	18.00	S21° 38' 24"W
L490	30.00	N68° 21' 36"W
L491	18.00	N21° 38' 24"E
L492	30.00	N68° 21' 36"W
L493	18.00	S21° 38' 24"W
L494	23.56	N18° 26' 30"E
L495	26.17	N71° 26' 49"W
L496	20.76	S18° 26' 30"W
L497	26.17	N71° 26' 49"W
L498	20.71	S18° 26' 30"W
L499	26.17	N71° 26' 49"W
L500	23.41	S18° 26' 30"W
L501	26.17	N71° 26' 49"W
L502	20.61	S18° 26' 30"W
L503	21.22	S18° 26' 30"W
L504	25.93	N18° 26' 30"E
L505	24.47	N10° 45' 14"E
L506	21.82	S10° 45' 14"W

LINE #	LENGTH	BEARING
L507	22.95	S10° 45' 14"W
L508	22.28	N81° 53' 53"W
L509	26.90	S10° 45' 14"W
L510	24.45	S10° 45' 14"W
L511	23.34	S10° 45' 14"W
L512	23.56	N10° 45' 14"E
L513	21.84	N17° 50' 14"E
L514	26.17	N72° 09' 46"W
L515	19.09	S17° 50' 14"W
L516	26.17	N72° 09' 46"W
L517	19.09	S17° 50' 14"W
L518	26.17	N72° 09' 46"W
L519	21.84	S17° 50' 14"W
L520	26.17	N72° 09' 46"W
L521	19.09	S17° 50' 14"W
L522	26.17	N72° 09' 46"W
L523	19.09	S17° 50' 14"W
L524	23.99	N72° 09' 46"W
L525	21.82	N17° 50' 14"E

LINE #	LENGTH	BEARING
L526	18.00	S18° 33' 11"W
L527	30.00	N71° 26' 49"W
L528	18.00	N18° 33' 11"E
L529	30.00	N71° 26' 49"W
L530	18.00	S18° 33' 11"W
L531	18.79	S12° 57' 57"W
L532	20.36	N12° 57' 57"E
L533	20.08	S12° 57' 57"W
L534	19.05	S9° 18' 35"W
L535	22.12	N81° 53' 53"W
L536	18.48	N9° 18' 35"E
L537	17.58	N81° 53' 53"W
L538	18.00	S9° 18' 35"W
L539	18.66	S15° 15' 59"W
L540	18.00	N15° 15' 59"E
L541	10.74	N72° 09' 46"W
L542	18.99	S15° 15' 59"W
L543	18.11	S17° 58' 50"W
L544	30.00	N72° 09' 46"W
L545	18.04	N17° 58' 50"E

LINE #	LENGTH	BEARING
L546	30.00	N72° 09' 46"W
L547	17.96	S17° 58' 50"W
L548	18.00	S17° 50' 14"W
L549	30.00	N72° 09' 46"W
L550	18.00	N17° 50' 14"E
L551	30.00	N72° 09' 46"W
L552	18.00	S17° 50' 14"W
L553	19.98	S19° 14' 11"W
L554	25.64	N72° 09' 46"W
L555	19.29	N19° 14' 11"E
L556	21.30	S19° 14' 11"W
L557	19.81	S35° 23' 01"W
L558	17.95	N35° 23' 01"E
L559	19.00	S35° 23' 01"W
L560	17.79	S37° 33' 20"W
L561	30.00	N52° 25' 02"W
L562	17.80	N37° 33' 20"E
L563	30.00	N52° 25' 02"W
L564	17.82	N37° 33' 20"W
L571	23.64	N52° 25' 02"W

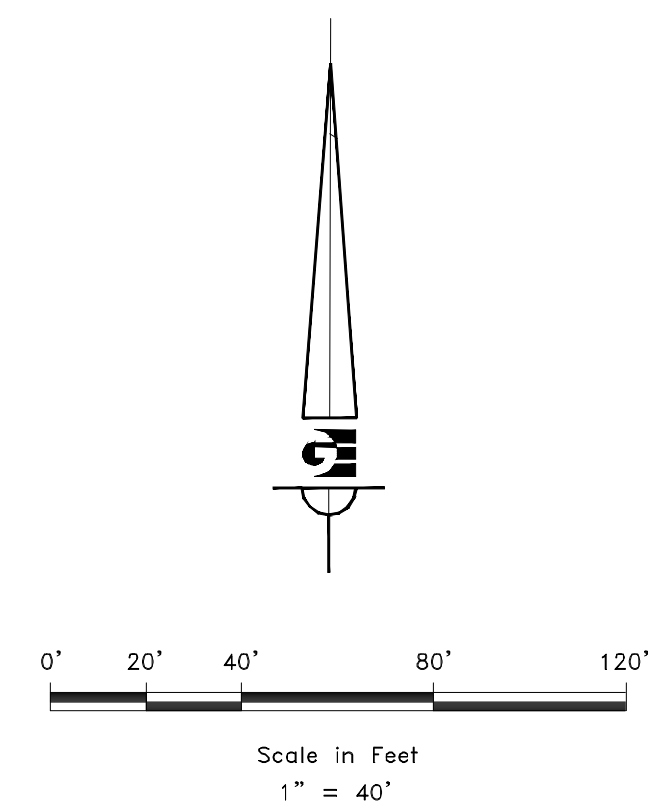
LINE #	LENGTH	BEARING
L728	18.00	N6° 03' 58"W
L729	17.42	N81° 53' 53"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	26.24	587.00	2.56	S87° 31' 41"W	26.24
C23	26.18	587.00	2.56	N89° 54' 49"W	26.18
C24	26.17	587.00	2.55	N87° 21' 31"W	26.17
C25	26.22	587.00	2.56	N84° 48' 07"W	26.21
C26	26.22	587.00	2.56	N80° 02' 23"W	26.22
C27	26.17	587.00	2.55	N77° 28' 58"W	26.17
C28	9.21	587.00	0.90	N75° 45' 22"W	9.21
C29	1.10	613.00	0.10	S83° 59' 07"W	1.10
C30	30.01	613.00	2.80	S85° 26' 20"W	30.00
C31	30.01	613.00	2.81	S88° 51' 57"W	30.01
C32	30.01	613.00	2.81	N88° 19' 45"W	30.01
C33	30.01	613.00	2.80	N85° 54' 15"W	30.01
C34	30.01	613.00	2.81	N81° 05' 56"W	30.01
C35	30.00	613.00	2.80	N77° 40' 04"W	30.00
C36	10.26	613.00	0.96	N75° 47' 10"W	10.26
C37	19.20	213.00	5.16	N72° 43' 29"W	19.19
C38	6.63	213.00	1.78	N69° 15' 05"W	6.63
C39	26.18	513.00	2.92	N72° 54' 34"W	26.17
C40	26.24	513.00	2.93	N75° 50' 13"W	26.24
C41	26.17	513.00	2.92	N79° 27' 27"W	26.17

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C42	8.77	513.00	0.98	N81° 24' 31"W	8.77
C43	3.92	487.00	0.46	N81° 40' 04"W	3.92
C44	26.17	487.00	3.08	N79° 55' 52"W	26.17
C45	26.19	487.00	3.08	N76° 49' 03"W	26.19
C46	26.29	487.00	3.09	N73° 43' 48"W	26.29
C47	2.18	187.00	0.67	N71° 49' 44"W	2.18
C48	30.05	487.00	3.53	N74° 02' 24"W	30.04
C49	30.01	487.00	3.53	N77° 34' 22"W	30.00
C50	7.88	487.00	0.93	N81° 26' 04"W	7.88
C51	12.43	513.00	1.39	N81° 12' 15"W	12.43
C52	30.01	513.00	3.35	N75° 59' 32"W	30.01
C53	19.28	513.00	2.15	N73° 14' 22"W	19.28
C54	4.36	213.00	1.17	N71° 34' 33"W	4.36
C55	30.09	213.00	8.09	N66° 56' 30"W	30.07
C56	30.08	213.00	8.09	N58° 10' 42"W	30.06
C57	6.38	213.00	1.72	N53° 16' 29"W	6.38

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
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- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

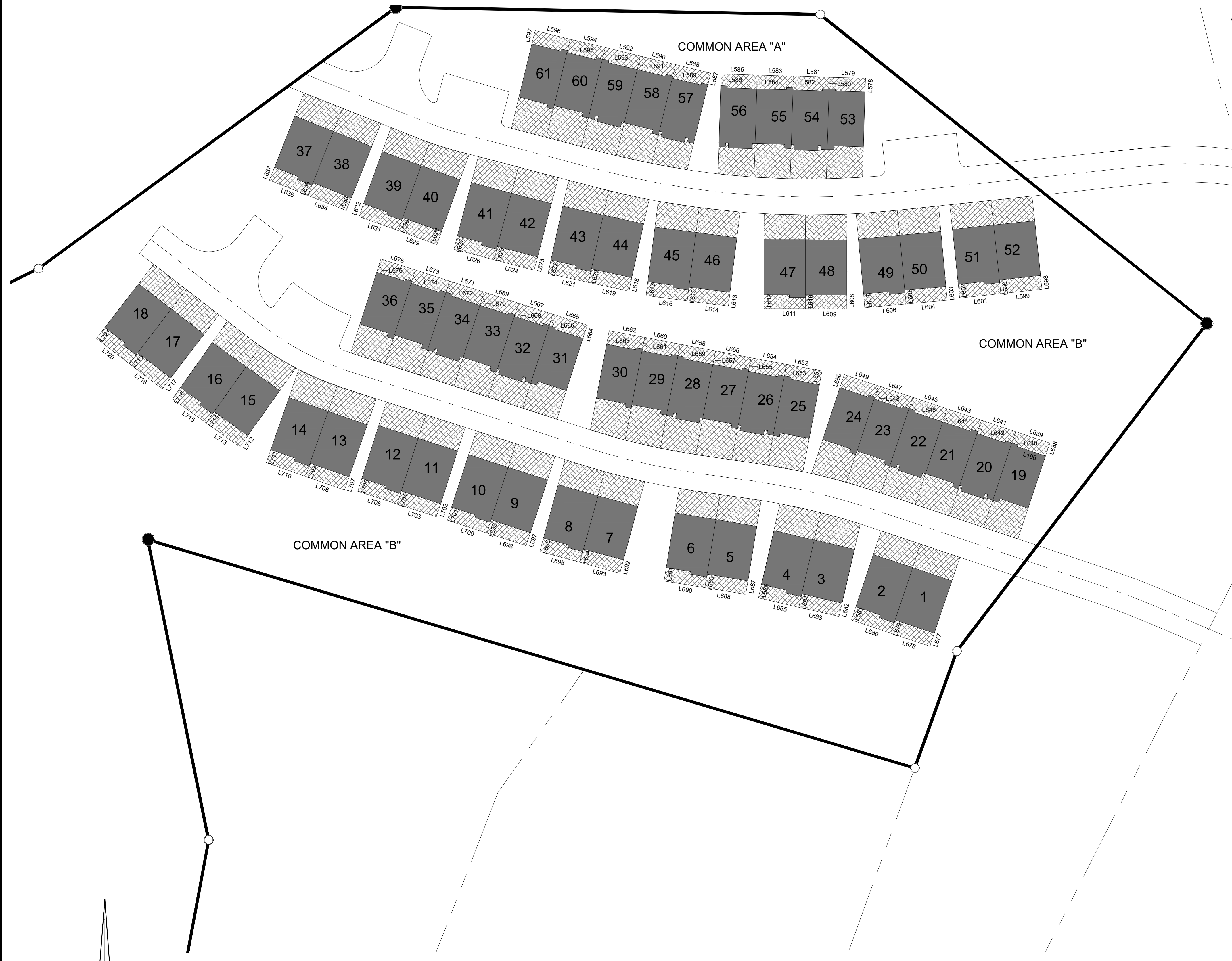


R:\0271 - BRENNY MILE\RETREAT TOWNHOMES\REVISED\RETREAT TOWNHOMES_31_19.DWG

DEVELOPER: KYLE ASHWORTH 90 SOUTH 400 WEST SALT LAKE CITY, UT 84101 801-382-9340	S5 <hr/> 10	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
		<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>

THE RETREAT AT WOLF CREEK CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2019



LINE #	LENGTH	BEARING
L578	10.00	N1° 43' 15"E
L579	26.17	N88° 16' 45"W
L580	8.50	N1° 43' 15"E
L581	26.17	N88° 16' 45"W
L582	8.50	N1° 43' 15"E
L583	26.17	N88° 16' 45"W
L584	10.00	N1° 43' 15"E
L585	26.17	N88° 16' 45"W
L586	8.50	N1° 43' 15"E
L587	8.50	N13° 36' 28"E
L588	26.17	S76° 23' 32"E
L589	8.50	N13° 36' 28"E
L590	26.17	S76° 23' 32"E
L591	10.00	N13° 36' 28"E
L592	26.17	S76° 23' 32"E
L593	8.50	N13° 36' 28"E
L594	26.17	S76° 23' 32"E
L595	8.50	N13° 36' 28"E
L596	26.17	S76° 23' 32"E
L597	10.00	N13° 36' 28"E

LINE #	LENGTH	BEARING
L598	10.00	S6° 03' 58"E
L599	30.00	S83° 56' 02"W
L600	8.00	S6° 03' 58"E
L601	30.00	S83° 56' 02"W
L602	10.00	S6° 03' 58"E
L603	10.00	S5° 16' 04"E
L604	30.00	S84° 43' 56"W
L605	8.00	S5° 16' 04"E
L606	30.00	S84° 43' 56"W
L607	10.00	S5° 16' 04"E
L608	10.00	S0° 09' 35"W
L609	30.00	N89° 50' 25"W
L610	8.00	S0° 09' 35"W
L611	30.00	N89° 50' 25"W
L612	10.00	S0° 00' 00"E
L613	10.00	S7° 17' 12"W
L614	30.00	N82° 42' 48"W
L615	8.00	S7° 17' 12"W
L616	30.00	N82° 42' 48"W
L617	10.00	S7° 17' 12"W

LINE #	LENGTH	BEARING
L618	10.00	S12° 25' 22"W
L619	30.00	N77° 34' 38"W
L620	8.00	S12° 25' 22"W
L621	30.00	N77° 34' 38"W
L622	10.00	S12° 25' 22"W
L623	10.00	S14° 41' 36"W
L624	30.00	N75° 18' 24"W
L625	8.00	S14° 41' 36"W
L626	30.00	N75° 18' 24"W
L627	10.00	S14° 41' 36"W
L628	10.00	N19° 45' 18"E
L629	30.00	N70° 14' 42"W
L630	8.00	S19° 45' 18"W
L631	30.00	N70° 14' 42"W
L632	10.00	N19° 45' 18"E
L633	10.00	N21° 38' 24"E
L634	30.00	S68° 21' 36"E
L635	8.00	S21° 38' 24"W
L636	30.00	S68° 21' 36"E
L637	10.00	S21° 38' 24"W

LINE #	LENGTH	BEARING
L638	10.00	S18° 26' 30"W
L639	26.17	S71° 33' 30"E
L640	8.50	N18° 26' 30"E
L641	26.17	S71° 33' 30"E
L642	8.50	N18° 26' 30"E
L643	26.17	S71° 33' 30"E
L644	10.00	N18° 26' 30"E
L645	26.17	S71° 33' 30"E
L646	8.50	N18° 26' 30"E
L647	26.17	S71° 33' 30"E
L648	8.50	N18° 26' 30"E
L649	26.17	S71° 33' 30"E
L650	10.00	N18° 26' 30"E
L651	10.00	N10° 45' 14"E
L652	26.17	N79° 14' 46"W
L653	8.50	N10° 45' 14"E
L654	26.17	N79° 14' 46"W
L655	8.50	N10° 45' 14"E
L656	26.17	N79° 14' 46"W
L657	10.00	N10° 45' 14"E

LINE #	LENGTH	BEARING
L658	26.17	N79° 14' 46"W
L659	8.50	N10° 45' 14"E
L660	26.17	N79° 14' 46"W
L661	8.50	N10° 45' 14"E
L662	26.17	N79° 14' 46"W
L663	10.00	S10° 45' 14"W
L664	10.00	S17° 50' 14"W
L665	26.17	N72° 09' 46"W
L666	8.50	N17° 50' 14"E
L667	26.17	N72° 09' 46"W
L668	8.50	N17° 50' 14"E
L669	26.17	N72° 09' 46"W
L670	10.00	N17° 50' 14"E
L671	26.17	N72° 09' 46"W
L672	8.50	N17° 50' 14"E
L673	26.17	N72° 09' 46"W
L674	8.50	N17° 50' 14"E
L675	26.17	N72° 09' 46"W
L676	10.00	N17° 50' 14"E
L677	10.00	N18° 33' 11"E

LINE #	LENGTH	BEARING
L678	30.00	N71° 26' 49"W
L679	8.00	S18° 33' 11"W
L680	30.00	N71° 26' 49"W
L681	10.00	S18° 33' 11"W
L682	10.00	S12° 57' 57"W
L683	30.00	N77° 02' 03"W
L684	8.00	S12° 57' 57"W
L685	30.00	N77° 02' 03"W
L686	10.00	S12° 57' 57"W
L687	10.00	S9° 18' 35"W
L688	30.00	N80° 41' 25"W
L689	8.00	S9° 18' 35"W
L690	30.00	N80° 41' 25"W
L691	10.00	S9° 18' 35"W
L692	10.00	S15° 15' 59"W
L693	30.00	N74° 44' 01"W
L694	8.00	S15° 15' 59"W
L695	30.00	N74° 44' 01"W
L696	10.00	S15° 15' 59"W
L697	10.00	S17° 58' 50"W

LINE #	LENGTH	BEARING
L698	30.00	N72° 01' 10"W
L699	8.00	S17° 58' 50"W
L700	30.00	N72° 01' 10"W
L701	10.00	S17° 58' 50"W
L702	10.00	S17° 50' 14"W
L703	30.00	N72° 09' 46"W
L704	8.00	S17° 50' 14"W
L705	30.00	N72° 09' 46"W
L706	10.00	S17° 50' 14"W
L707	10.00	S19° 14' 11"W
L708	30.00	N70° 45' 49"W
L709	8.00	S19° 14' 11"W

LINE #	LENGTH	BEARING
L710	30.00	N70° 45' 49"W
L711	10.00	S19° 14' 11"W
L712	10.00	S35° 23' 01"W
L713	30.00	N54° 36' 59"W
L714	8.00	S35° 23' 01"W
L715	30.00	N54° 36' 59"W
L716	10.00	S35° 23' 01"W
L717	10.00	S37° 33' 20"W
L718	30.00	N52° 26' 40"W
L719	8.00	S37° 33' 20"W
L720	30.00	N52° 26' 40"W
L721	10.00	S37° 33' 20"W

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
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- COMMON AREA

Scale in Feet
1" = 40'

DEVELOPER:
KYLE ASHWORTH
90 SOUTH 400 WEST
SALT LAKE CITY, UT 84101
801-382-9340

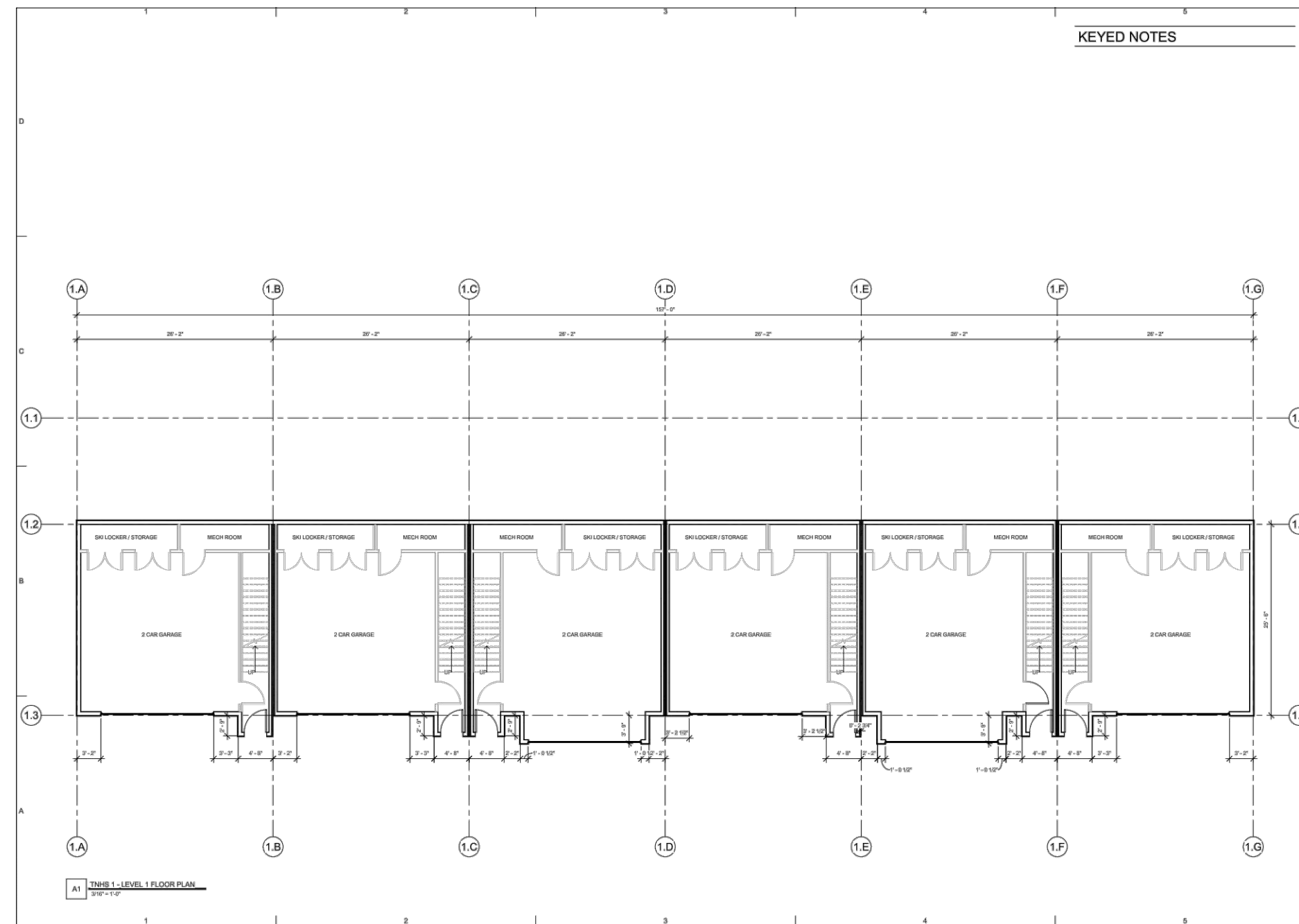
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COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

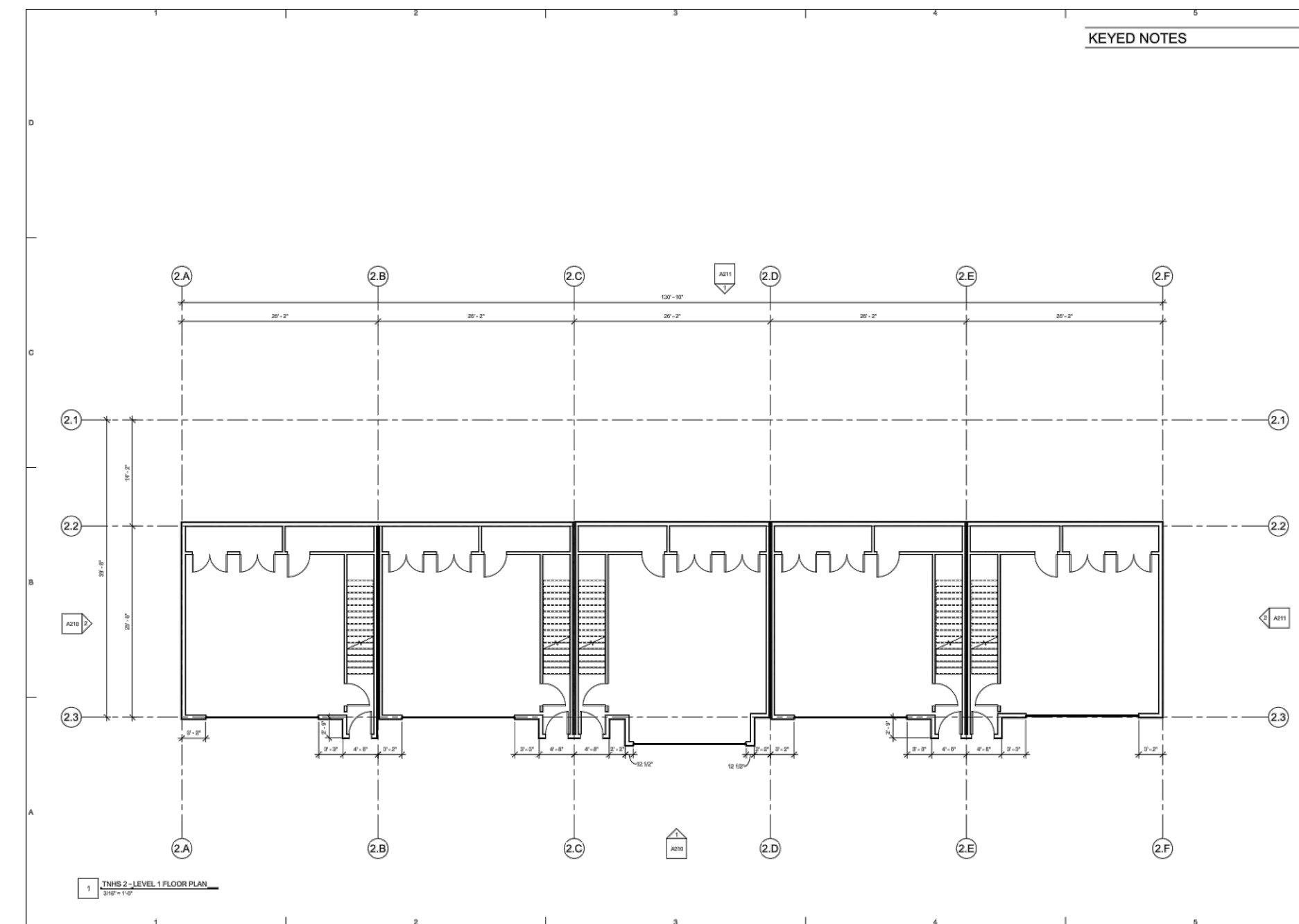
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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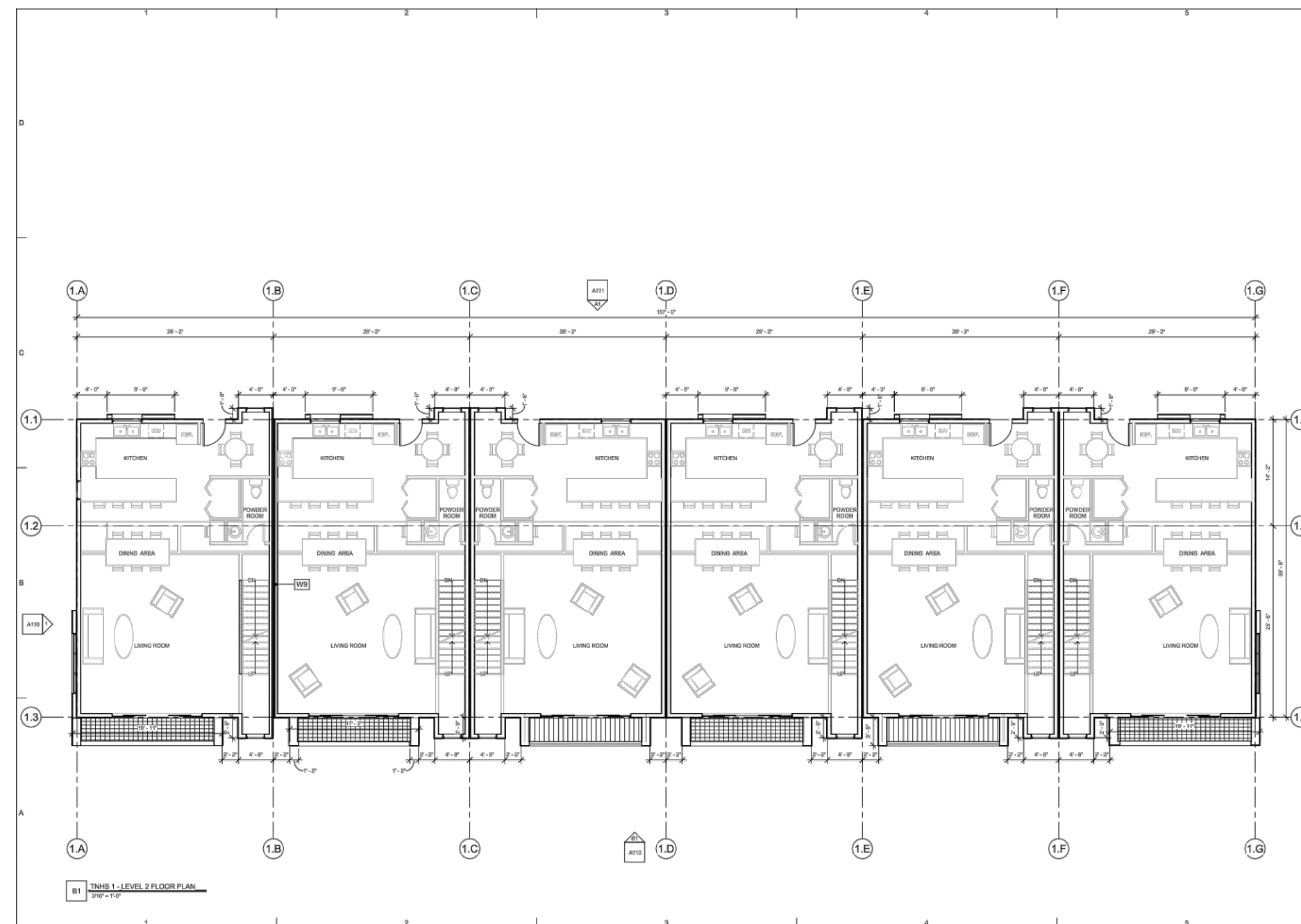
**THE RETREAT AT WOLF CREEK
CONDOMINIUMS**
 LOCATED IN THE NE QUARTER OF SECTION 22,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE
 BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 SEPTEMBER 2019



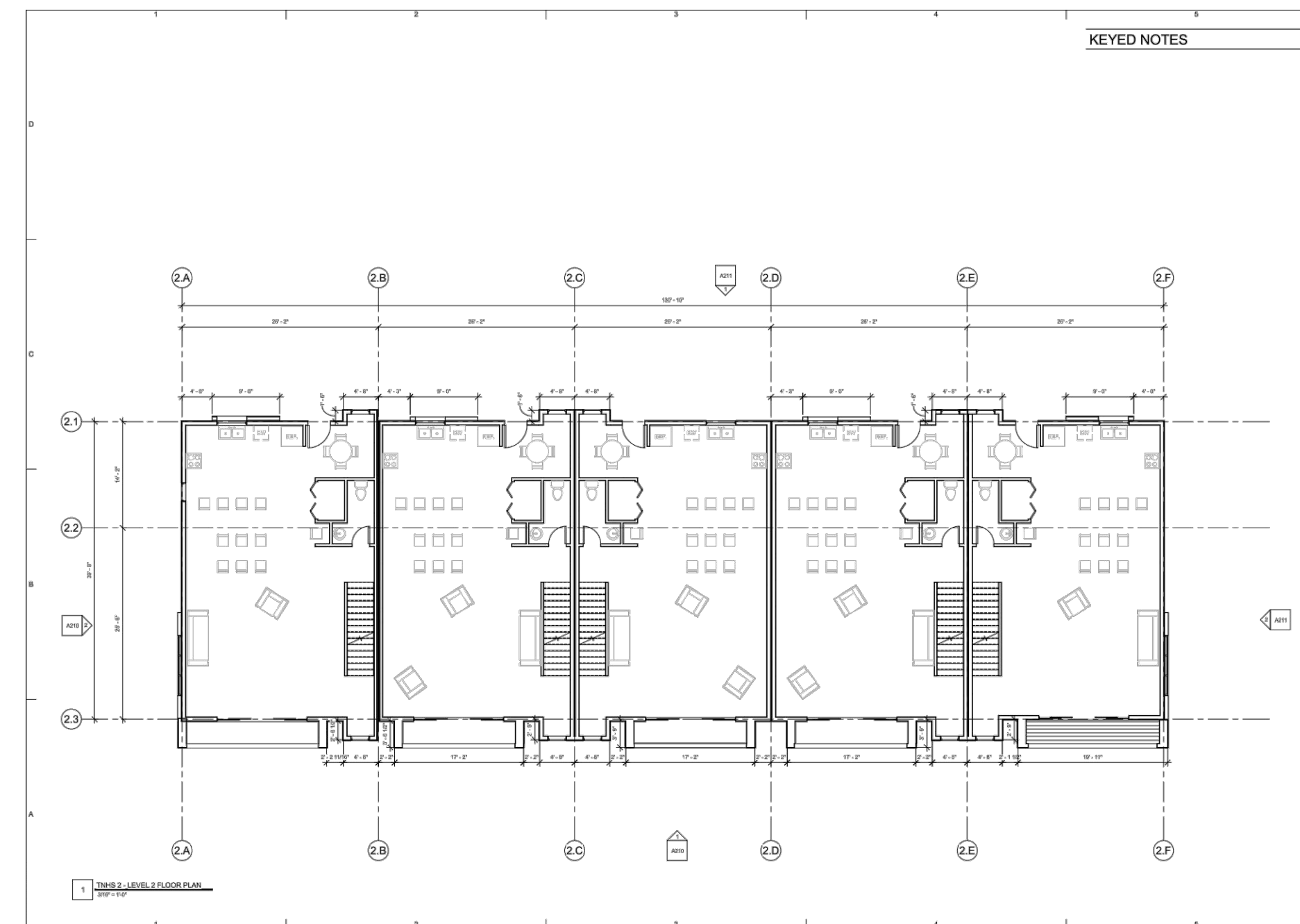
Level 1 Floor Plans for Units 19-36



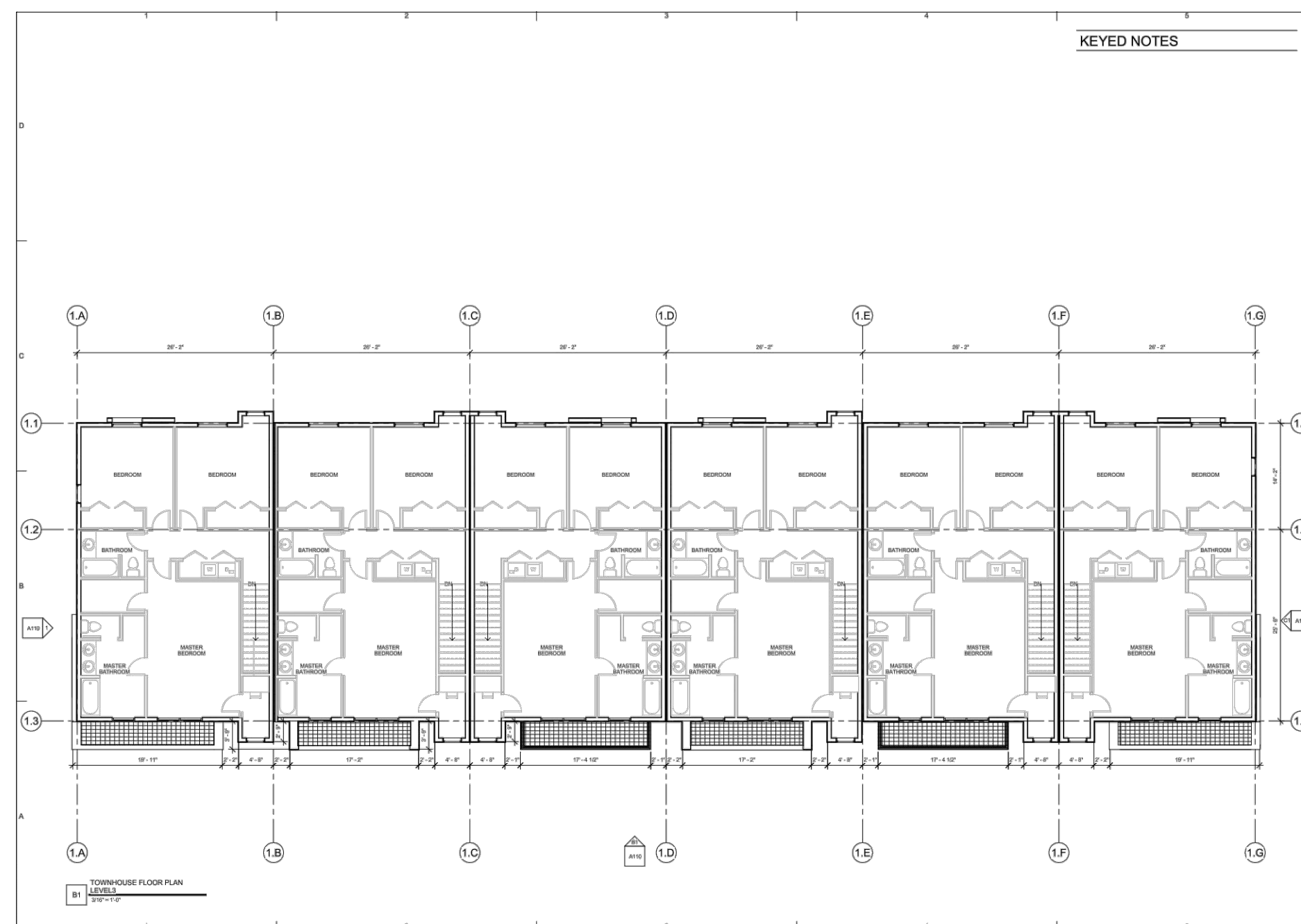
Level 1 Floor Plans for Units 57-61



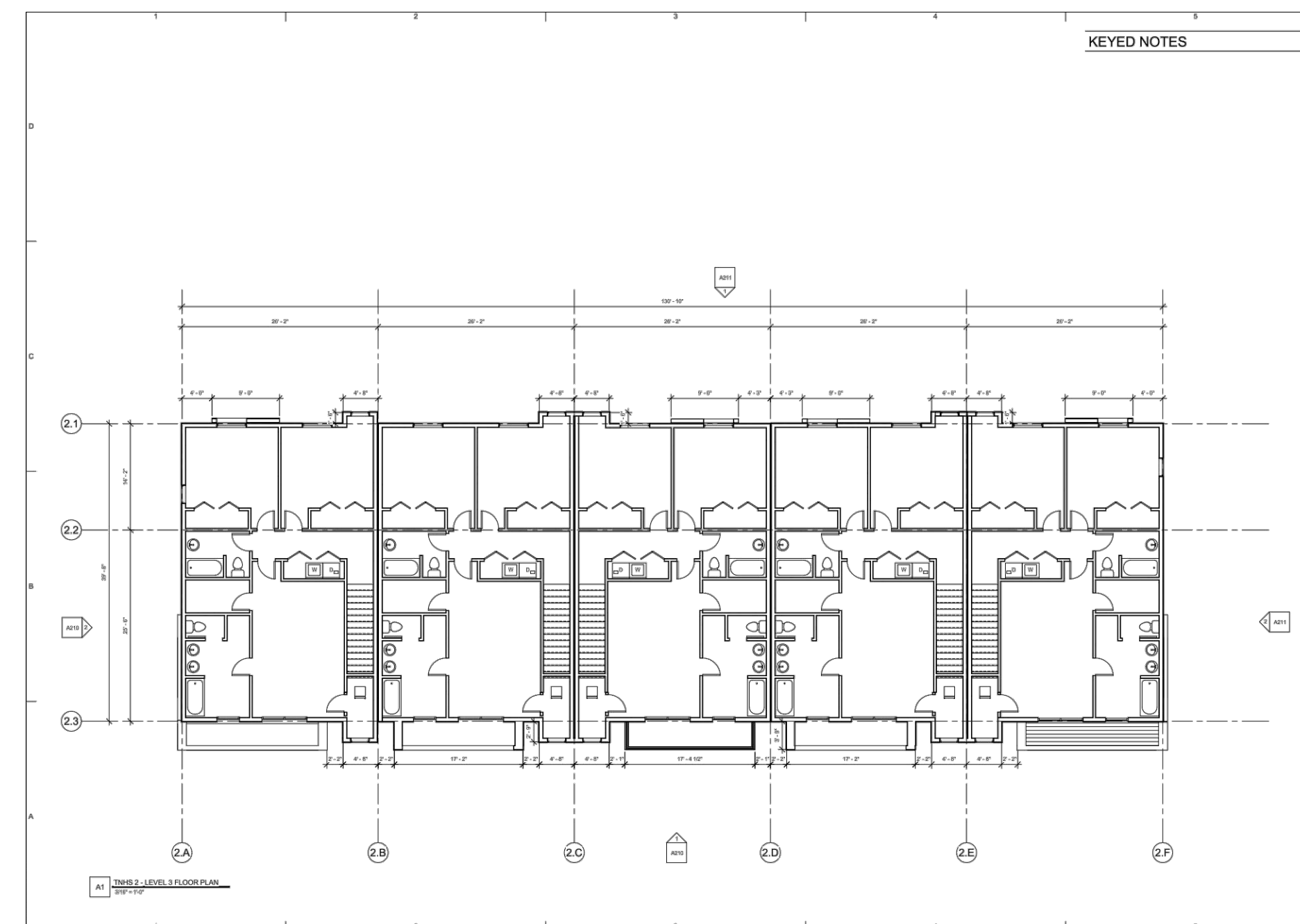
Level 2 Floor Plans for Units 19-36



Level 2 Floor Plans for Units 57-61




Level 3 Floor Plans for Units 19-36



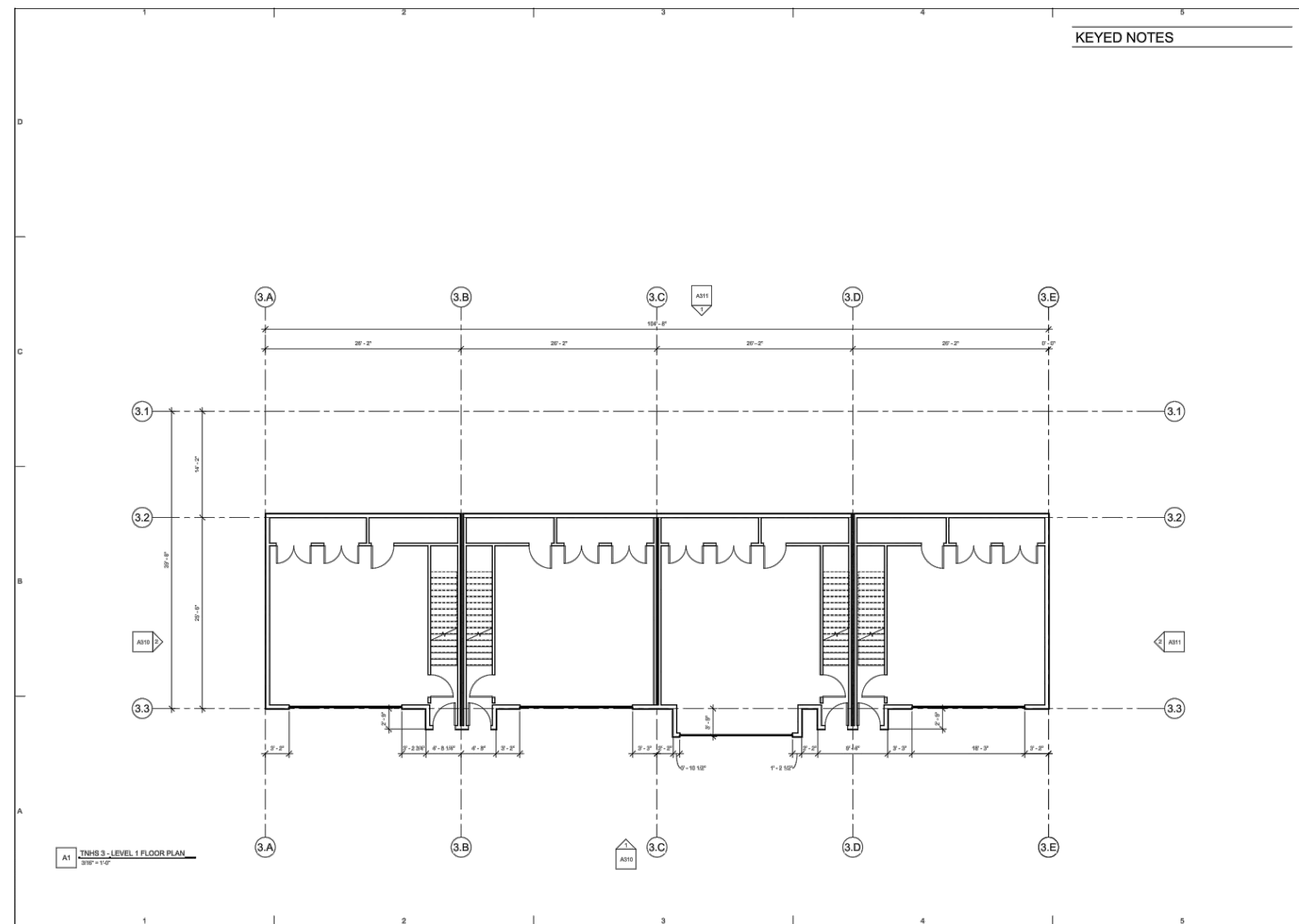
Level 3 Floor Plans for Units 57-61

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DEVELOPER: KYLE ASHWORTH 90 SOUTH 400 WEST SALT LAKE CITY, UT 84101 801-382-9340	S7	10	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	

**THE RETREAT AT WOLF CREEK
CONDOMINIUMS**

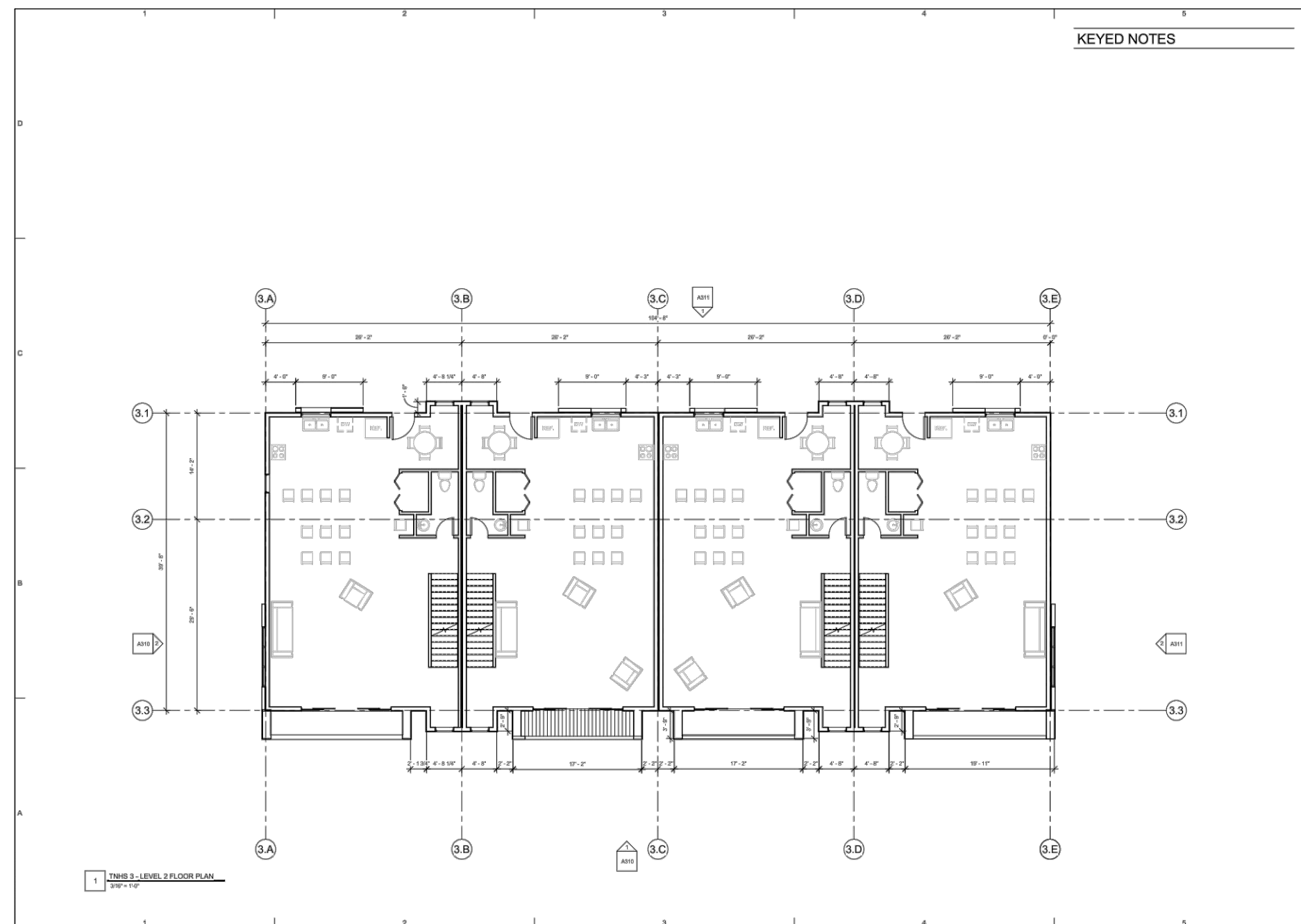
LOCATED IN THE NE QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2019



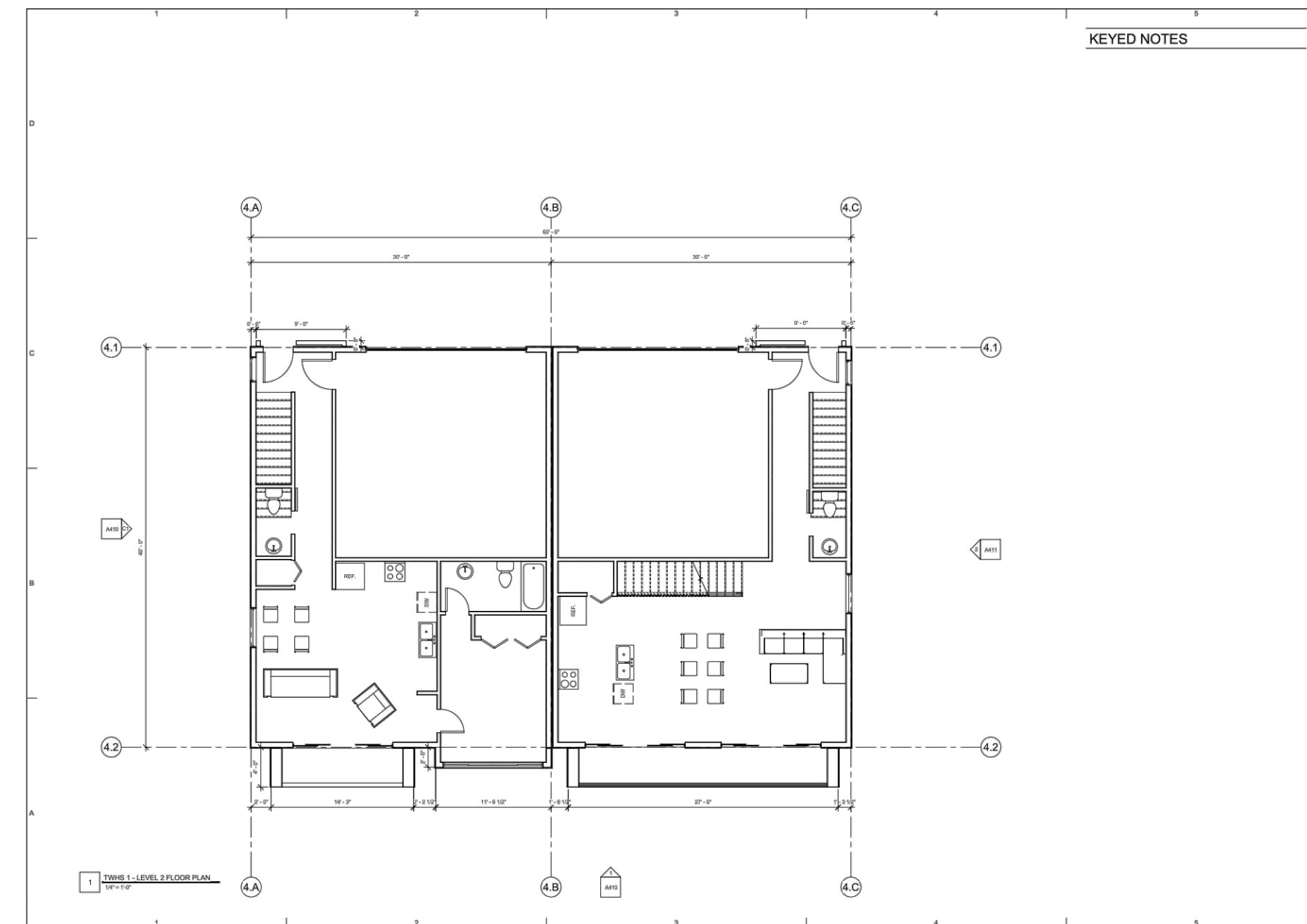
Level 1 Floor Plans for Units 53-56



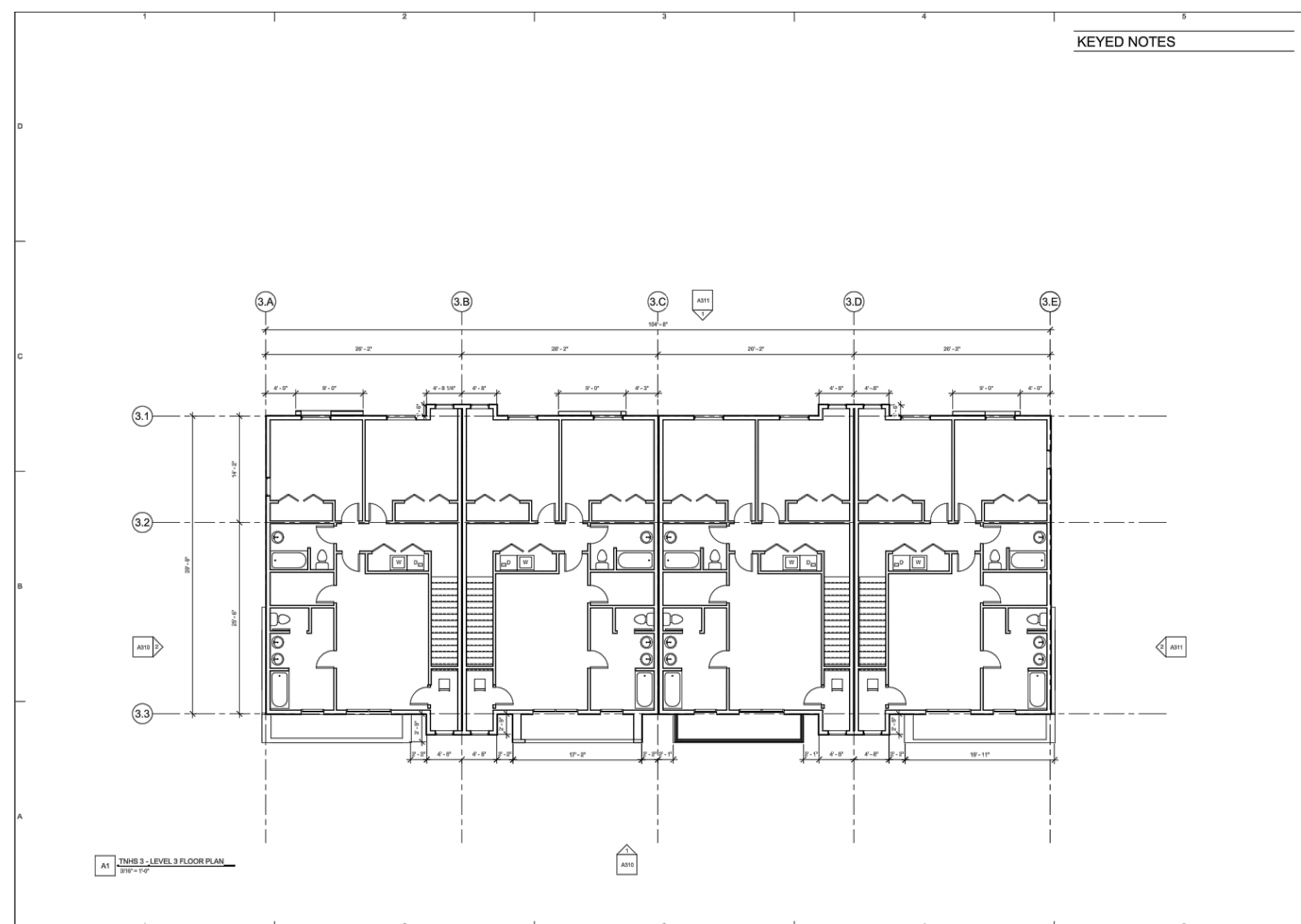
Level 1 Floor Plans for Units 1-18 & 37-52



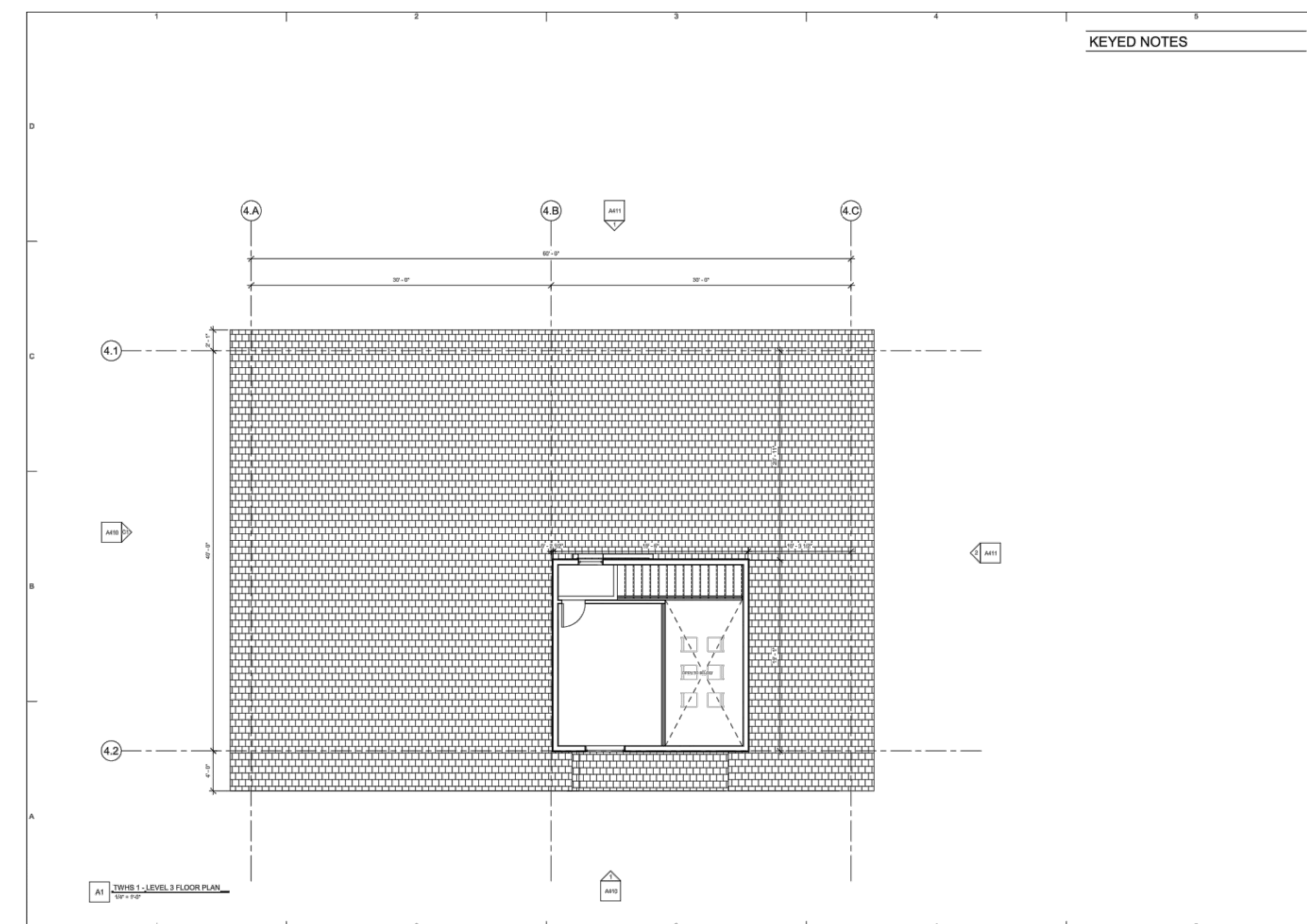
Level 2 Floor Plans for Units 53-56



Level 2 Floor Plans for Units 1-18 & 37-52




Level 3 Floor Plans for Units 53-56



Level 3 Floor Plans for Units 1-18 & 37-52

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DEVELOPER: KYLE ASHWORTH 90 SOUTH 400 WEST SALT LAKE CITY, UT 84101 801-382-9340	S8	10	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	

**THE RETREAT AT WOLF CREEK
CONDOMINIUMS**

LOCATED IN THE NE QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2019



FRONT ELEVATION for Units 19-36



FRONT ELEVATION for Units 57-61




REAR ELEVATION for Units 19-36



REAR ELEVATION Plans for Units 57-61

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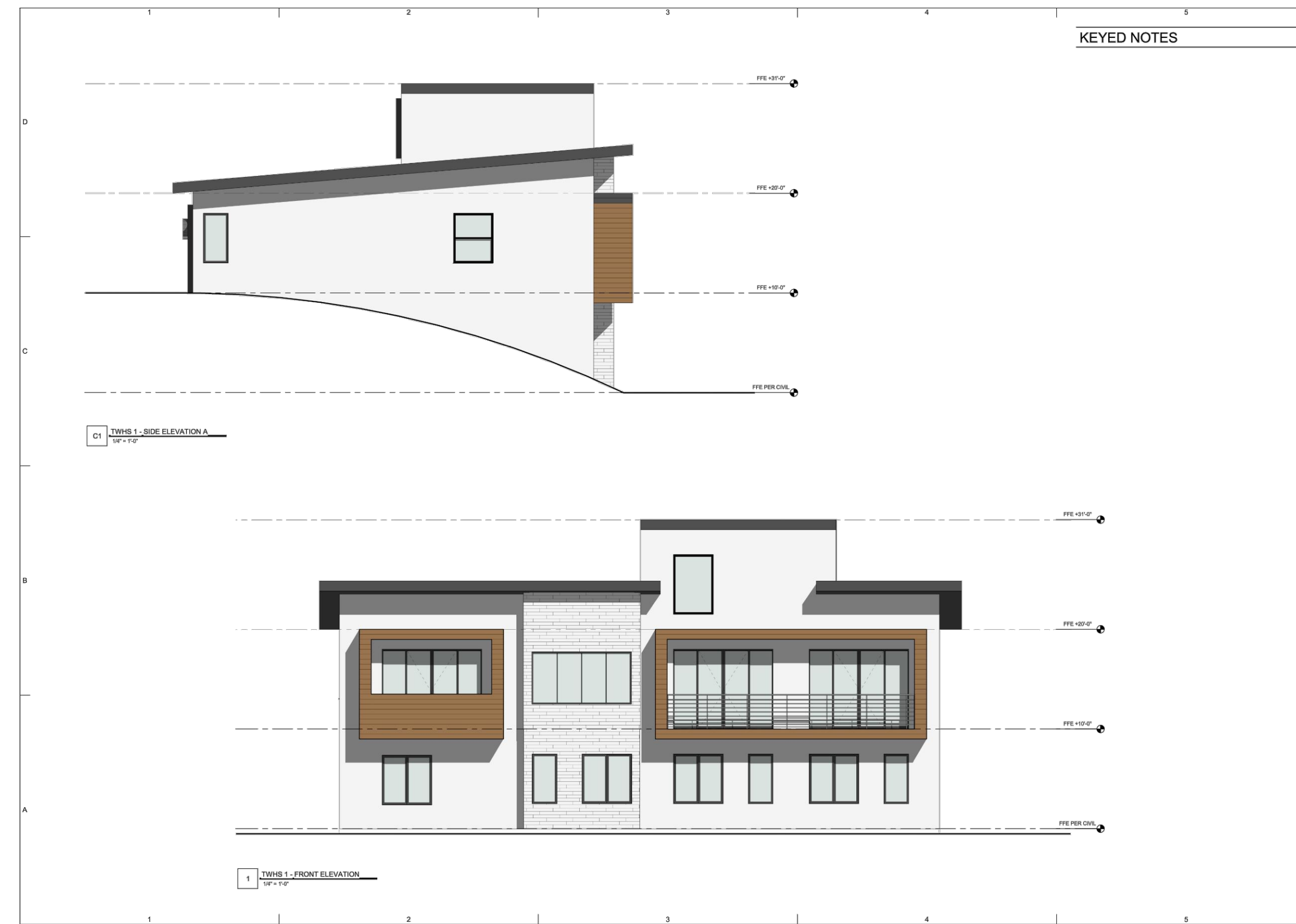
DEVELOPER: KYLE ASHWORTH 90 SOUTH 400 WEST SALT LAKE CITY, UT 84101 801-382-9340	S9	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	10	
 <p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p>		
5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

**THE RETREAT AT WOLF CREEK
CONDOMINIUMS**

LOCATED IN THE NE QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2019



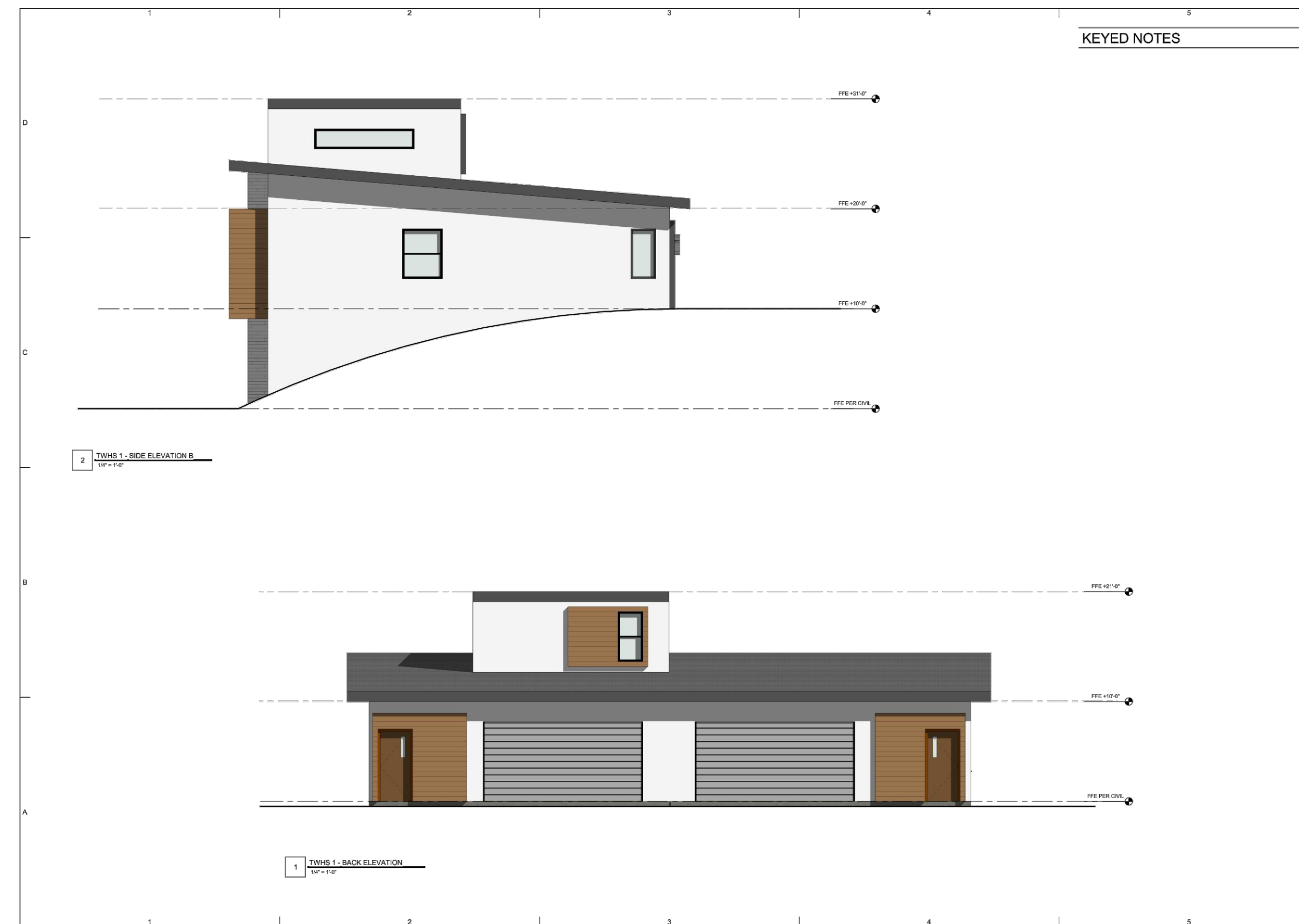
FRONT ELEVATION for Units 53-56



FRONT ELEVATION Units 1-18 & 37-52



REAR ELEVATION for Units 53-56



REAR ELEVATION Units 1-18 & 37-52

R:\0271 - BRENNY MIKE\RETREAT TOWNHOMES\REVISED\RETREAT TOWNHOMES_21_19.DWG

DEVELOPER: KYLE ASHWORTH 90 SOUTH 400 WEST SALT LAKE CITY, UT 84101 801-382-9340	S10	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	10	
 GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		