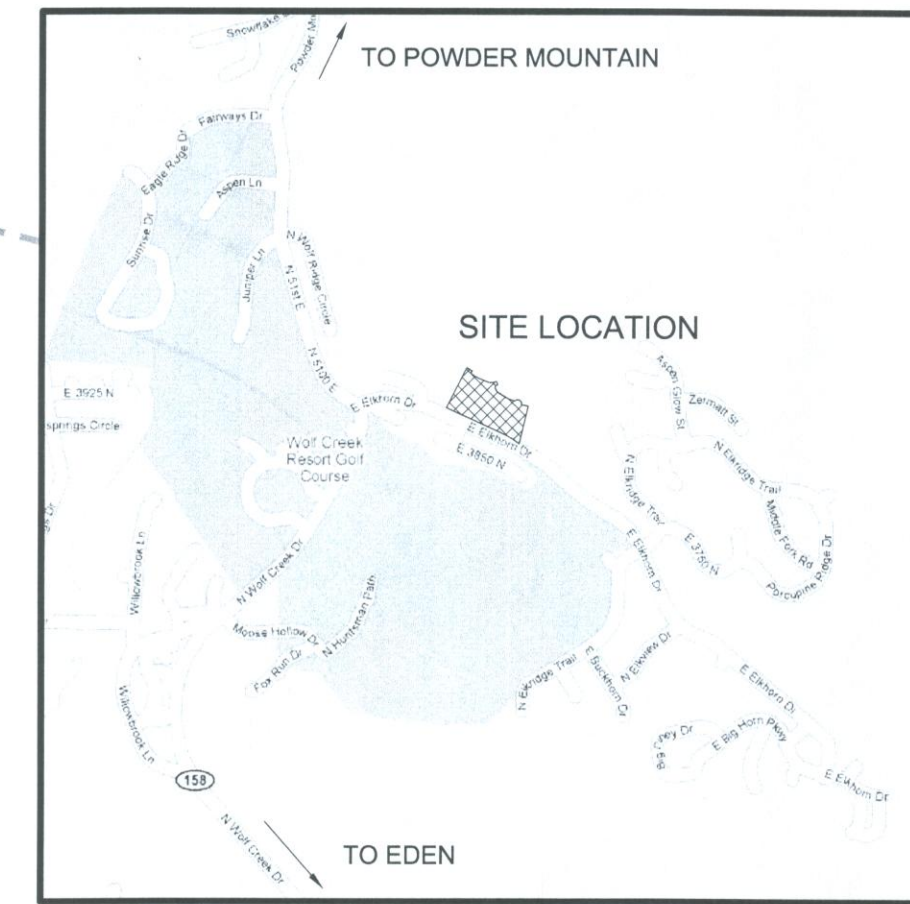


THE RETREAT SUBDIVISION - PHASE 1 A CLUSTER SUBDIVISION

LYING WITHIN THE EAST HALF OF SECTION 22, T7N, R1E, SLB&M, WEBER COUNTY, UTAH MAY 2013



SURVEYOR'S CERTIFICATE

I, Russell E. Campbell, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 316833 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing of the State of Utah. 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 this plat. Each of the Lots located on said tract and this Subdivision Plat complies with the provisions of the current subdivision and RE-20 zoning ordinance regulations of Weber County.

Date: Signature:

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian described as follows: Beginning at the Northwest Corner of the Elkhorn Subdivision, Phase 1, recorded as Entry No. 1415848, said point being East 1,363.44 feet and South 128.61 feet from the monumented Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Base of Bearing is North 89°14'39" West from said Center of Section to the West Quarter Corner of said Section 22) and running then North 65°37'15" West 306.52 feet along the north line of the Elkhorn Drive and the Wolf Ridge Phase 3 Subdivision (recorded as Entry No. 1338495), thence North 26°52'53" East 659.18 feet, thence South 57°48'21" East 90.02 feet, thence South 65°56'56" East 46.36 feet, thence South 53°21'02" East 282.85 feet to a point of curvature of a 155.00 foot radius curve to the left, the center of which bears North 04°30'19" West, thence easterly along the arc of said curve 58.21 feet through a central angle of 21°31'01"; thence South 26°01'20" East 50.00 feet to a point of curvature of a 205.00 foot radius curve to the right, the center of which bears North 26°01'20" West, thence southwesterly along the arc of said curve 30.85 feet through a central angle of 08°37'22" to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 17°23'58" East, thence southwesterly along the arc of said curve 20.82 feet through a central angle of 79°31'28"; thence South 06°55'25" East 13.52 feet to a point of curvature of a 100.00 foot radius curve to the left, the center of which bears North 83°04'35" East, thence southeasterly along the arc of said curve 58.21 feet through a central angle of 14°45'17"; thence South 28°50'42" East 129.85 feet to a point of curvature of a 25.00 foot radius curve to the left, the center of which bears North 16°24'01" East, thence easterly along the arc of said curve 22.39 feet through a central angle of 51°19'04" to a point of curvature of a 55.00 foot radius curve to the right, the center of which bears South 34°55'03" East; thence southeasterly along the arc of said curve 132.24 feet through a central angle of 137°45'37"; thence South 77°09'26" East 98.10 feet; thence South 13°37'47" West 539.38 feet to a point of curvature of a 1496.00 foot radius curve to the left, the center of which bears North 83°04'35" East, thence southeasterly along the arc of said curve 321.65 feet through a central angle of 121°08'; thence North 65°37'15" West 511.12 feet along said northerly right of way to the point of beginning. Parcel contains 594.839 Sq. Ft. or 13.656 acres, more or less.

Boundary Desc. Does Not Close

OWNER'S DEDICATION

We, the undersigned Owner's of the hereby described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said tract:

THE RETREAT SUBDIVISION PHASE 1 A CLUSTER SUBDIVISION

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 hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, 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 drainage channels in their natural state whichever is applicable as may be authorized by Weber County, Utah, with no buildings or structures being erected within such easements.

And hereby grant and convey to The Retreat Homeowners Association, all those parts or portions of said tract of land designated as Common Open Space to be used for recreational and open space purposes and guarantee to Weber County that the Common Open Space Area will remain open and undeveloped except for approved recreational and open space purposes.

Signed this day of 2013.

By: John L. Lewis Managing Member

ACKNOWLEDGEMENT

State of Utah County of Weber

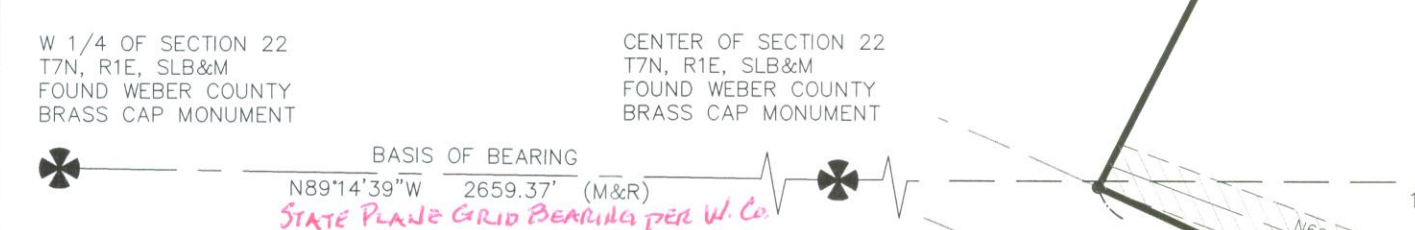
On this day of 2013, personally appeared before me,

the signers of the above Owner's Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

Notary Public Residing at:

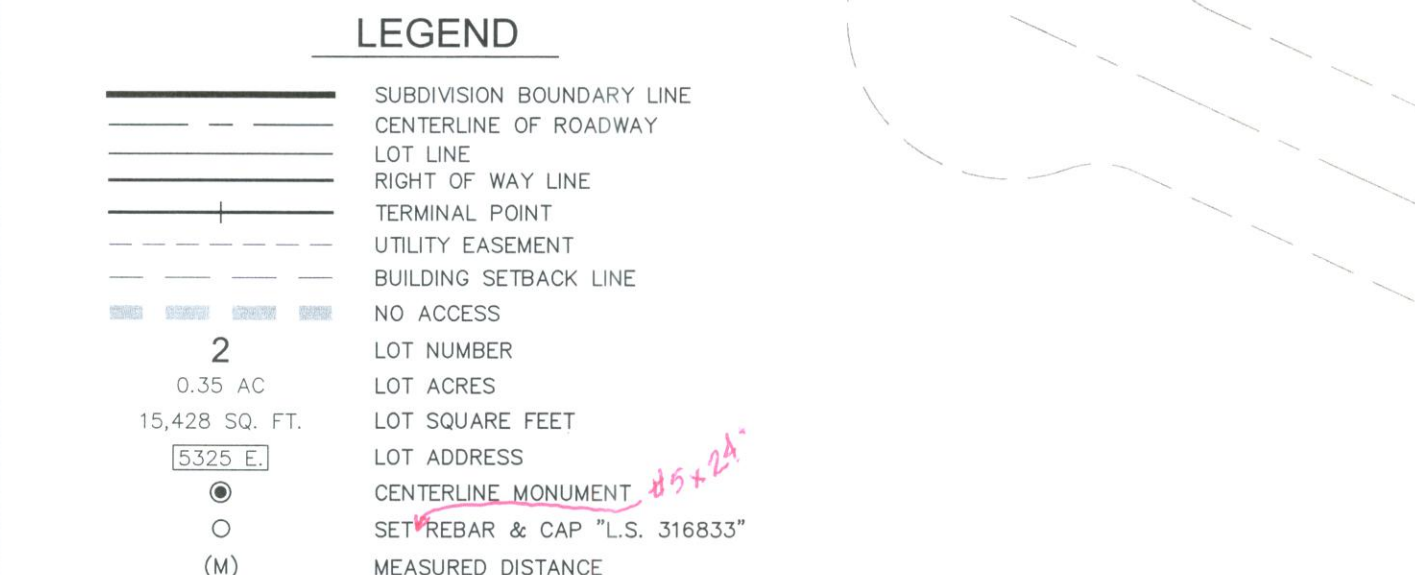
My commission expires:

Table with 10 columns: CURVE LENGTH, RADIUS, CHORD, BEARING, DELTA, TANGENT, DELTA, RADIUS, CHORD, BEARING. Contains curve data for various segments.

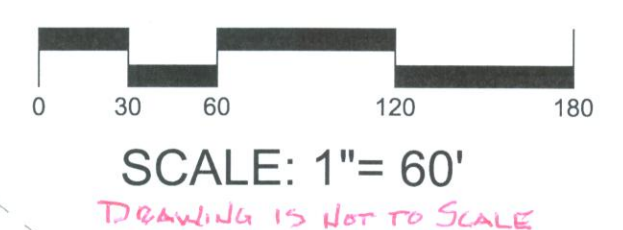
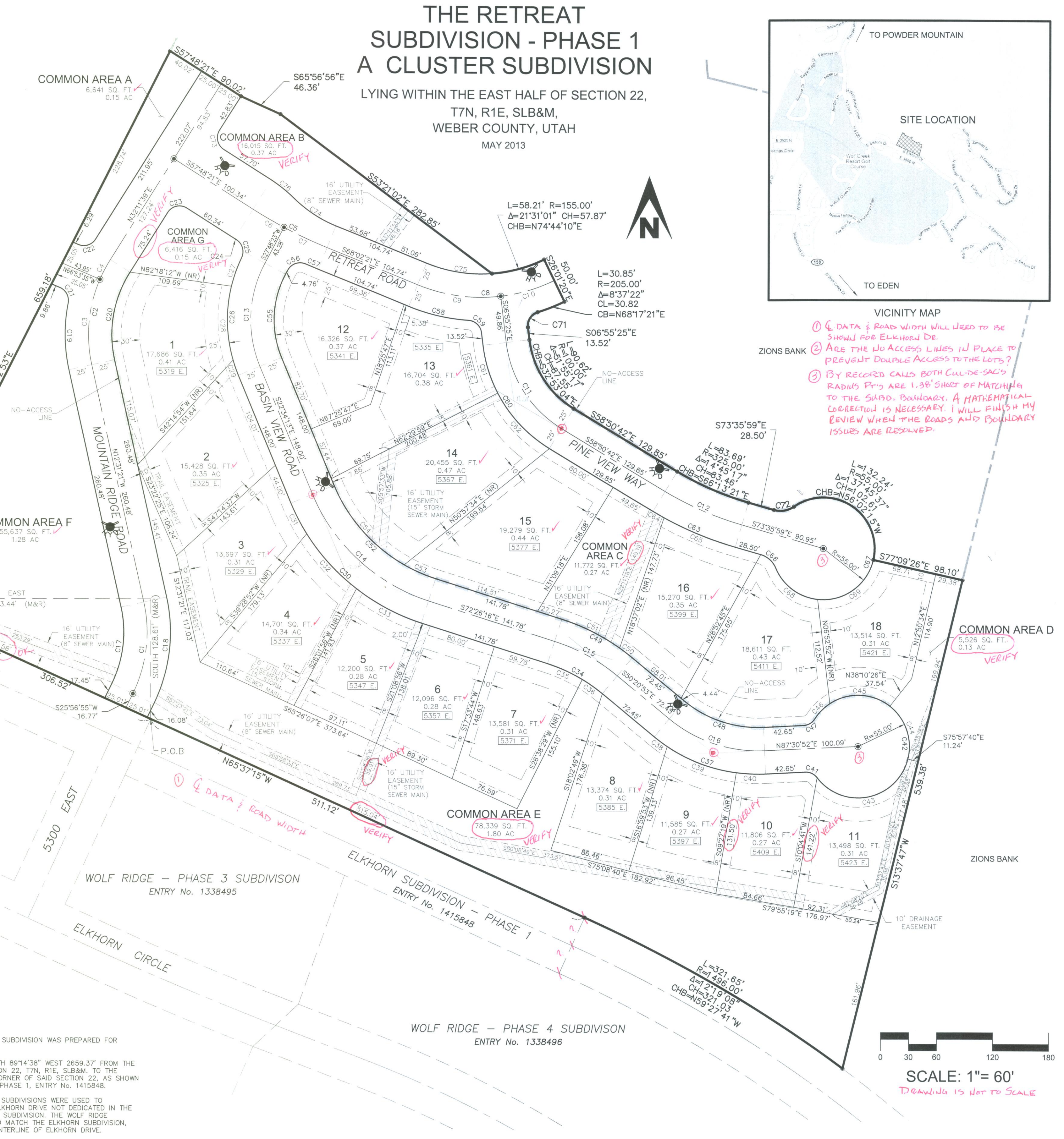


OWNER: CAPON CAPITAL, LLC 5577 EAST ELKHORN DRIVE EDEN, UTAH 84310

COMMON AREA CALCULATION table with columns: PHASE, AREA (sq ft), COMMON AREA (sq ft), % OPEN SPACE.



PLAT NOTES: IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM. ALL FRONT YARD SETBACKS ARE 25', UNLESS OTHERWISE NOTED. ALL BACK YARD SETBACKS ARE 30', UNLESS OTHERWISE NOTED. SIDE YARD SETBACKS ARE 8' MINIMUM, UNLESS OTHERWISE NOTED. 10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.



NARRATIVE: THIS SURVEY AND SUBSEQUENT SUBDIVISION WAS PREPARED FOR CAPON CAPITAL, LLC. THE BASIS OF BEARING IS NORTH 89°14'38" WEST 2659.37' FROM THE MONUMENTED CENTER OF SECTION 22, T7N, R1E, SLB&M, TO THE MONUMENTED WEST QUARTER CORNER OF SAID SECTION 22. AS SHOWN ON THE ELKHORN SUBDIVISION, PHASE 1, ENTRY NO. 1415848. THE WOLF RIDGE PHASE 3 & 4 SUBDIVISIONS WERE USED TO ESTABLISH THAT PORTION OF ELKHORN DRIVE NOT DEDICATED IN THE ELKHORN SUBDIVISION, PHASE 1 SUBDIVISION. THE WOLF RIDGE SUBDIVISIONS WERE ROTATED TO MATCH THE ELKHORN SUBDIVISION, PHASE 1, BEARING FOR THE CENTERLINE OF ELKHORN DRIVE.

Bottom section containing acceptance forms for: WEBER COUNTY COMMISSION, WEBER COUNTY ENGINEER, WEBER-MORGAN HEALTH DEPARTMENT, WEBER COUNTY ATTORNEY, WEBER COUNTY SURVEYOR, WEBER COUNTY PLANNING COMMISSION, and WEBER COUNTY RECORDER.