

CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	100.72'	150.00'	38°28'16"	52.34'	98.84'	N06°42'47"E	C51	69.63'	225.00'	17°43'54"	35.10'	69.35'	N63°34'19"W
C2	117.07'	150.00'	44°43'00"	61.70'	114.12'	S09°50'09"W	C52	152.31'	175.00'	49°52'03"	81.36'	147.55'	S47°30'14"E
C3	93.28'	150.00'	35°37'45"	48.20'	91.78'	S05°17'32"W	C53	36.72'	175.00'	12°01'25"	18.43'	36.66'	S66°25'33"E
C4	23.79'	150.00'	9°05'15"	11.92'	23.77'	S27°39'02"W	C54	115.59'	175.00'	37°50'38"	59.99'	113.50'	S41°29'32"E
C5	89.30'	500.00'	10°14'00"	44.77'	89.18'	S62°55'21"E	C55	92.32'	105.00'	50°22'36"	49.38'	89.37'	S02°37'05"W
C6	38.29'	500.00'	4°23'17"	19.14'	38.28'	S59°59'59"W	C56	22.45'	15.00'	85°45'07"	13.93'	20.41'	S70°40'56"W
C7	51.01'	500.00'	5°50'44"	25.53'	50.99'	S65°06'59"E	C57	14.64'	525.00'	1°35'51"	7.32'	14.64'	S67°14'25"E
C8	150.74'	180.00'	47°59'00"	80.11'	146.38'	N87°58'09"E	C58	65.87'	205.00'	18°24'32"	33.22'	65.58'	S77°14'37"E
C9	90.74'	180.00'	28°53'05"	46.36'	89.79'	S82°28'53"E	C59	20.82'	15.00'	79°31'28"	12.48'	19.19'	N46°41'09"W
C10	60.00'	180.00'	19°05'55"	30.28'	59.72'	N73°31'37"E	C60	135.93'	150.00'	51°55'17"	73.03'	131.33'	S32°53'04"E
C11	113.27'	125.00'	51°55'17"	60.86'	109.44'	S32°53'04"E	C61	53.87'	150.00'	20°34'36"	27.23'	53.58'	S17°12'43"E
C12	87.53'	350.00'	19°19'46"	44.00'	87.31'	S66°00'35"E	C62	82.06'	150.00'	31°20'41"	42.08'	81.04'	S43°10'34"E
C13	114.30'	130.00'	50°22'36"	61.14'	110.65'	S02°37'05"W	C63	93.79'	175.00'	14°19'49"	47.14'	93.79'	S68°00'30"E
C14	174.07'	200.00'	49°52'03"	92.98'	168.63'	S47°30'14"E	C64	4.74'	375.00'	0°43'28"	2.37'	4.74'	S59°12'26"E
C15	77.11'	200.00'	22°05'23"	39.04'	76.63'	N61°23'34"W	C65	89.04'	375.00'	13°36'31"	44.73'	88.83'	S68°22'19"E
C16	110.32'	150.00'	42°08'15"	57.79'	107.85'	S71°25'00"E	C66	14.44'	15.00'	55°09'00"	7.83'	13.89'	N45°35'58"W
C17	83.93'	125.00'	38°28'16"	43.62'	82.36'	N06°42'47"E	C67	278.67'	55.00'	290°18'01"	38.30'	62.86'	N16°49'32"E
C18	117.50'	175.00'	38°28'16"	61.06'	115.31'	N06°42'47"E	C68	64.22'	55.00'	66°53'46"	36.33'	60.63'	S51°28'20"E
C19	71.70'	175.00'	23°28'34"	36.36'	71.20'	S00°47'04"E	C69	81.86'	55.00'	85°16'42"	50.64'	74.51'	N52°26'26"E
C20	97.56'	125.00'	44°43'00"	51.42'	95.10'	S09°50'09"W	C70	30.85'	205.00'	8°37'22"	15.46'	30.82'	S68°17'21"W
C21	20.38'	15.00'	77°50'48"	12.11'	18.85'	N27°58'11"W	C71	20.82'	15.00'	79°31'28"	12.48'	19.19'	S32°50'18"W
C22	21.18'	15.00'	80°54'45"	12.79'	19.47'	N72°39'02"E	C72	14.44'	15.00'	55°09'00"	7.83'	13.89'	N79°15'02"E
C23	25.16'	16.00'	90°00'00"	16.00'	22.63'	S77°11'39"W	C73	25.13'	16.00'	90°00'00"	16.00'	22.63'	S12°48'21"E
C24	3.51'	475.00'	0°25'26"	1.76'	3.51'	S67°49'38"E	C74	51.44'	138.00'	21°21'28"	26.02'	51.14'	S56°56'11"E
C25	23.23'	16.00'	83°11'45"	14.20'	21.24'	N16°12'28"W	C75	71.60'	155.00'	26°27'59"	36.45'	70.96'	S81°16'20"E
C26	129.64'	155.00'	47°55'34"	68.88'	125.90'	S01°23'27"W	C76	32.65'	162.00'	11°32'53"	16.38'	32.60'	S92°01'54"E
C27	32.42'	155.00'	11°59'03"	11.26'	32.36'	S19°21'35"W	C77	44.09'	165.00'	16°17'57"	22.20'	43.95'	S76°11'19"W
C28	80.00'	155.00'	29°34'19"	40.91'	79.11'	S01°25'07"E	C78	125.56'	1496.00'	4°48'31"	62.81'	125.52'	N63°12'59"W
C29	17.22'	155.00'	6°21'57"	8.62'	17.21'	S19°23'14"E	C79	47.28'	1496.00'	1°48'39"	23.64'	47.28'	N59°54'24"W
C30	195.83'	225.00'	49°52'03"	104.60'	189.71'	S47°30'14"E	C80	17.45'	175.00'	5°42'43"	8.73'	17.44'	N53°12'15"W
C31	37.00'	225.00'	9°25'19"	18.54'	36.96'	S27°16'52"E							
C32	80.00'	225.00'	20°22'19"	40.43'	79.58'	S42°10'41"E							
C33	78.63'	225.00'	20°24'25"	39.82'	78.43'	S62°24'03"E							
C34	87.42'	175.00'	22°05'23"	34.16'	87.05'	N61°23'34"W							
C35	41.09'	175.00'	13°27'14"	20.64'	41.00'	N65°42'39"W							
C36	26.38'	175.00'	8°38'08"	13.21'	26.35'	N54°39'57"W							
C37	128.70'	175.00'	42°08'15"	67.42'	125.82'	S71°25'00"E							
C38	17.35'	175.00'	5°40'48"	8.68'	17.34'	S53°11'17"E							
C39	80.00'	175.00'	26°11'32"	40.71'	79.31'	S69°07'27"E							
C40	31.35'	175.00'	10°15'54"	15.72'	31.31'	S87°21'10"E							
C41	14.44'	15.00'	55°09'00"	7.83'	13.89'	N64°54'37"W							
C42	278.67'	55.00'	290°18'01"	38.30'	62.86'	N02°29'08"W							
C43	123.47'	55.00'	128°37'33"	114.35'	119.81'	N78°21'06"E							
C44	63.23'	55.00'	65°51'54"	35.63'	59.80'	N18°53'37"W							
C45	68.77'	55.00'	71°38'17"	39.70'	64.37'	N87°38'43"W							
C46	23.20'	55.00'	24°10'16"	11.78'	23.03'	S44°27'00"W							
C47	14.44'	15.00'	55°09'00"	7.83'	13.89'	N64°54'37"W							
C48	91.93'	125.00'	42°08'15"	48.16'	89.87'	S71°25'00"E							
C49	86.75'	225.00'	22°05'23"	43.92'	86.21'	N61°23'34"W							
C50	17.11'	225.00'	4°21'29"	8.56'	17.11'	N52°31'38"W							

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.19'	S16°52'50"W
L2	34.30'	S18°36°04"E
L3	28.76'	S27°13'13"E
L4	43.54'	S77°58'47"E
L5	44.33'	S63°39'42"E
L6	31.77'	S28°17'39"E
L7	15.89'	S45°09'04"E
L8	8.61'	N84°19'50"E
L9	17.48'	N36°34'21"E
L10	53.37'	N43°37'09"E
L11	17.23'	N24°08'32"E
L12	70.91'	N25°14'47"E
L13	59.91'	S21°08'56"W
L14	89.53'	S32°02'51"W
L15	41.61'	S17°36'38"W
L16	88.39'	S24°07'15"W
L17	40.06'	N88°53'13"E
L18	12.35'	S61°05'04"E
L19	49.09'	N88°48'24"W

ZIONS BANK

Trail Easement

labeled.

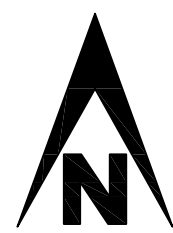
THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 1 A CLUSTER SUBDIVISION

LYING WITHIN THE EAST HALF OF SECTION 22,

T7N, R1E, SLB&M,

WEBER COUNTY, UTAH

SEPTEMBER 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 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 this plat. Each of the Lots located on said tract and this Subdivision Plat complies with the provisions of the current subdivision RE-20 zoning and 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 (Basis of Bearing is North 89°14'39" West from said Center of Section to the West Quarter Corner of said Section 22) and running thence North 65°37'15" West 306.69 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 659.19 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 non-tangent 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 non-tangent 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 South 13°37'47" East 539.38 feet to a non-tangent point of curvature of a 1496.00 foot radius curve to the left and the northerly right of way of Elkhorn Drive, the center of which bears South 36°41'50" West; thence northwesterly along said northerly right of way and the arc of said curve 321.63 feet through a central angle of 12°19'05"; thence North 65°37'15" West 510.98 feet along said northerly right of way to the Point of Beginning.

Parcel contains 594,343 Sq. Ft. or 13.644 acres, more or less.

OWNER'S DEDICATION

We, the undersigned Owners 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 AT WOLF CREEK SUBDIVISION PHASE 1 A CLUSTER SUBDIVISION

the utility & snow storage easement linework has been added in the common areas.

Snow Storage easement in the common area as well.

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

And hereby grant and convey to The Retreat at Wolf Creek Homeowners Association, all those parts or portions of said tract of land designated as Common Area to be used for certain Common Area Improvements or for recreational and open space purposes for said Association, and guarantee to Weber County that such Common Area will remain open and undeveloped except for Common Area Improvements or for utility purposes as defined above.

Signed this ____ day of September 2013.

added snow storage to the owner's dedication.

RETREAT UTAH DEVELOPMENT CORPORATION,
a Utah corporation.

By: John L. Lewis
President

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: ____

W 1/4 OF SECTION 22
T7N, R1E, SLB&M
FOUND WEBER COUNTY
BRASS CAP MONUMENT

CENTER OF SECTION 22
T7N, R1E, SLB&M
FOUND WEBER COUNTY
BRASS CAP MONUMENT

OWNER

RETREAT UTAH DEVELOPMENT CORPORATION
5577 EAST ELKHORN DRIVE
EDEN, UTAH 84310

COMMON AREA CALCULATION

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,343	180,540	30%
2	461,640	166,241	36%
3	502,508	140,704	28%
Project	1,558,491	487,485	31%

LEGEND

- SUBDIVISION BOUNDARY LINE
- CENTERLINE OF ROADWAY
- LOT LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- NO ACCESS
- LOT NUMBER
- LOT ACRES
- LOT SQUARE FEET
- LOT ADDRESS
- CENTERLINE MONUMENT
- SET #5 X 24" REBAR & CAP "L.S. 316833"
- FIRE HYDRANT

PLAT NOTES:

IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.

10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

I believe we talked about this also stating that it was for snow storage.

added snow storage in the note.

Was this storm Drain field verified?

NO.

I believe that this drains to the ROW and not as shown??

Updated Accordingly.

NARRATIVE:

THE BASIS OF BEARING IS NORTH 89°14'39" WEST 2659.36' 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.

Look into what portions of Elkhorn were not dedicated?

N/C

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 ____, 20____
BY THE

CHAIRMAN WEBER COUNTY COMMISSION

TITLE:

ATTEST:

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF ____, 20____
BY THE

WEBER COUNTY ENGINEER

WEBER-MORGAN HEALTH DEPARTMENT

I