

CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE	LENGTH	RADIUS
C1	100.72	150.00	38.2816	52.34	98.84	N06°42'47"E	C51	69.63	225.00
C2	117.07	150.00	44.4300	61.70	114.12	S09°50'09"W	C52	152.31	175.00
C3	83.28	150.00	35.7744	48.20	91.78	S05°17'32"W	C53	36.72	175.00
C4	23.79	150.00	9.0515	11.92	23.77	S27°39'02"W	C54	115.59	175.00
C5	89.30	500.00	101.4000	44.77	89.18	S62°55'21"E	C55	92.32	105.00
C6	38.29	500.00	42.3177	19.16	38.28	S59°59'59"E	C56	22.45	15.00
C7	51.01	500.00	55.0444	25.53	50.99	S65°06'59"E	C57	14.64	525.00
C8	150.74	180.00	47.5900	80.11	146.38	N87°58'09"E	C58	65.87	205.00
C9	80.14	180.00	28.5305	46.36	89.79	S82°28'53"E	C59	20.82	15.00
C10	60.00	180.00	19.0556	30.20	59.72	N73°31'37"E	C60	135.93	150.00
C11	113.27	125.00	51.5517	60.86	109.44	S32°53'04"E	C61	53.87	150.00
C12	87.53	350.00	141.946	44.00	87.31	S66°00'35"E	C62	82.06	150.00
C13	114.30	130.00	50.2236	61.14	110.65	S02°37'05"W	C63	93.79	375.00
C14	174.07	200.00	49.5203	92.98	168.63	S47°30'14"E	C64	4.74	375.00
C15	77.11	200.00	22.0523	39.04	76.63	N61°23'34"W	C65	89.04	375.00
C16	110.32	150.00	42.0816	57.79	107.85	S71°25'00"W	C66	14.44	15.00
C17	83.93	125.00	38.2816	43.62	82.36	N06°42'47"E	C67	278.67	55.00
C18	117.50	175.00	38.2816	61.06	115.31	N06°42'47"E	C68	64.22	55.00
C19	71.70	175.00	23.2834	36.36	71.20	S00°47'04"E	C69	81.86	55.00
C20	97.56	125.00	44.4300	51.42	95.10	S09°50'09"W	C70	30.85	205.00
C21	20.38	15.00	77.5048	12.11	18.85	N27°58'11"W	C71	20.82	15.00
C22	21.18	15.00	80.3445	12.78	19.47	N72°39'02"E	C72	14.44	15.00
C23	25.16	16.00	80.0000	16.00	22.63	S77°11'39"W	C73	25.13	16.00
C24	33.51	475.00	0.2826	1.76	3.51	S67°49'38"E	C74	51.44	138.00
C25	23.23	16.00	83.1145	14.20	21.24	N16°12'28"W	C75	71.60	155.00
C26	129.64	155.00	47.5519	68.88	125.90	S01°23'27"W	C76	32.65	162.00
C27	32.42	155.00	11.5903	16.27	32.36	S19°21'35"W	C77	44.09	155.00
C28	80.00	155.00	29.3419	40.91	79.11	S01°25'07"E	C78	125.56	1496.00
C29	17.22	155.00	6.2155	8.62	17.11	S19°23'14"E	C79	47.28	1496.00
C30	105.83	225.00	49.5203	104.60	109.71	S47°30'14"E	C80	17.45	175.00
C31	37.00	225.00	9.2519	18.54	36.96	S27°16'52"E			
C32	80.00	225.00	20.2219	40.43	79.58	S42°10'41"E			
C33	78.83	225.00	20.0425	39.82	78.43	S62°24'03"E			
C34	67.47	175.00	22.0523	34.16	67.05	N61°23'34"W			
C35	41.09	175.00	13.2714	20.64	41.00	N65°42'39"W			
C36	26.38	175.00	6.3808	13.21	26.35	N54°39'57"W			
C37	128.60	175.00	42.0816	67.42	125.82	S71°25'00"W			
C38	17.35	175.00	5.4048	8.68	17.34	S53°11'17"E			
C39	80.00	175.00	26.1132	40.71	79.31	S69°07'27"E			
C40	31.35	175.00	10.1554	15.72	31.31	S87°21'10"E			
C41	14.44	15.00	55.0900	7.83	13.89	N64°54'37"W			
C42	278.67	55.00	290.1801	38.30	62.86	N02°29'08"W			
C43	123.47	55.00	128.3733	114.35	98.13	N78°21'06"E			
C44	63.23	55.00	6.5514	39.63	59.80	N18°35'37"W			
C45	68.77	55.00	71.3817	39.70	64.37	N87°38'43"W			
C46	23.20	55.00	24.1016	11.78	23.03	S44°27'00"W			
C47	14.44	15.00	55.0900	7.83	13.89	N59°56'22"E			
C48	91.93	125.00	42.0815	48.16	89.87	S71°25'00"W			
C49	86.75	225.00	22.0523	43.92	86.21	N61°23'34"W			
C50	17.11	225.00	4.2129	8.56	17.11	N52°31'38"W			

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.19	S16°52'50"W
L2	26.30	S18°36'04"E
L3	34.78	S27°11'31"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	S35°09'04"E
L8	8.61	N47°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	69.53	S32°02'51"W
L15	41.61	S17°36'38"W
L16	88.00	S24°07'15"W
L17	40.08	N85°53'13"E
L18	12.35	S61°05'04"E
L19	49.09	N88°48'24"W

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

State Plane 4300 BEARING TO W.C.
BASIS OF BEARING

N89°14'39"W
(N89°14'39"W)

2659.36'
(2659.36' WEBER COUNTY SURVEYOR)

OWNER

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

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,689	180,540	30%
2	461,289	166,239	36%
3	502,508	140,704	28%
Project	1,558,486	487,483	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.

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 TO THE CENTERLINE OF ELKHORN DRIVE.

PREPARED BY

BASELINE SURVEYING, Inc

1058 East 2100 SOUTH
Salt Lake City, UT 84106

(801) 209-2152

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE 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 _____

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 HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR 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 _____, 20____

SIGNATURE _____

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 _____, 20____

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 RESPONSIBILITIES AND OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____

SIGNATURE _____

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 _____, 20____.

CHAIRMAN WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID \$ _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ M.

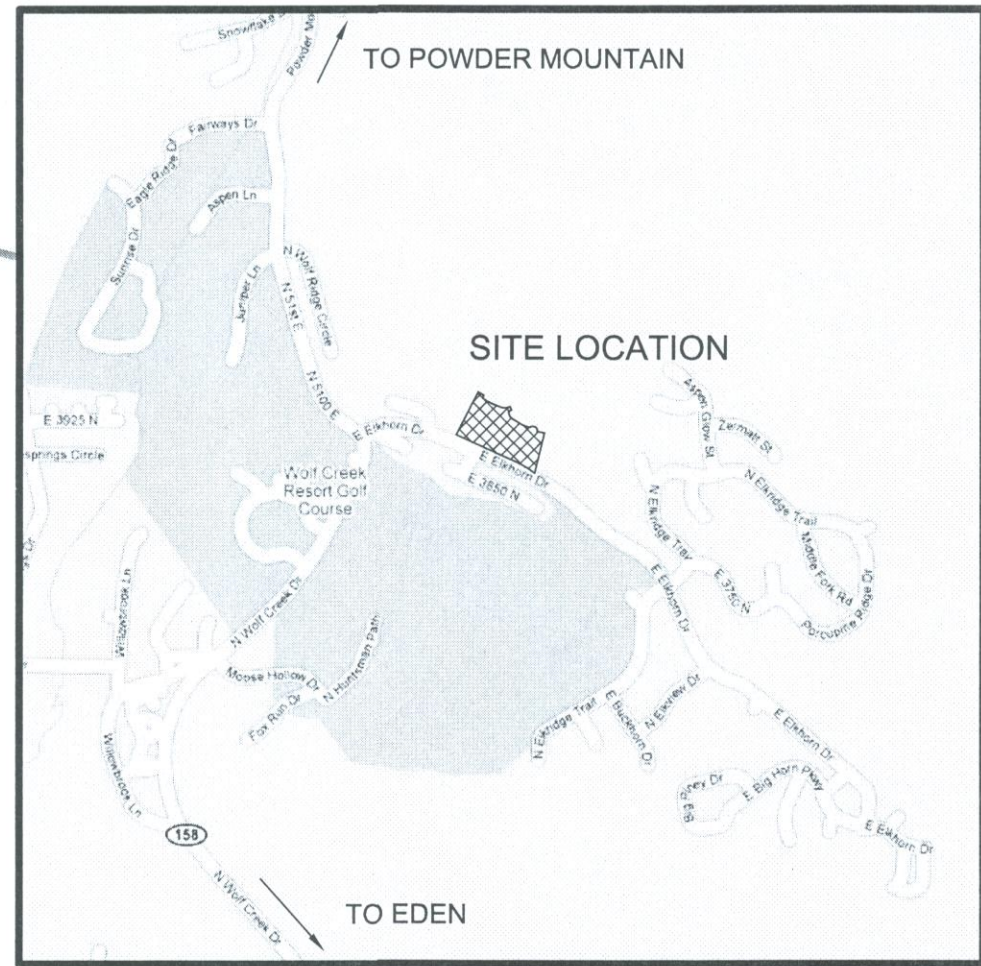
IN BOOK _____ AT PAGE _____ OF OFFICIAL RECORDS.

WEBER COUNTY RECORDER _____

BY: _____ (DEPUTY)

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



ARE THE 1/4 ACCESS LINES IN PLACE TO PREVENT DOUBLE ALLEYS TO THE LOTS? (I DON'T KNOW IF YOUR 1/4 STATEMENT IN THE PLAT NOTES IS ADDRESSING THIS QUESTION)

COMMON AREA "G" REQUIRES VERIFICATION IF THE SW COR. OF THE LOT MATCHES TO THE P.T. OF THE CURVE, THEN DISTANCES AREA ALSO C.L.T DOES NOT WORK. PLEASE VERIFY - (LOT) ON WORKS U.S.I.L.L.A THE P.T. LOCATION

SCALE: 1"= 60'

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 the 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 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 southeasterly 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 southeasterly 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 90.62 feet through a central angle of 51°55'17"; thence South 58°50'42" East 138.86 feet to a point of curvature of a 325.00 foot radius curve to the left, the center of which bears North 31°09'18" East; thence southeasterly along the arc of said curve 81.28 feet through a central angle of 141°04'41"; thence South 73°10'28" East 27.52 feet to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears North 16°49'32" East; thence easterly 14.44 feet along the arc of said curve through a central angle of 55°09'00" to a point of reverse curvature of a 55.00 foot radius curve to the right, the center of which bears South 38°19'28" East; thence southeasterly 132.59 feet along the arc of said curve through a central angle of 138°07'33"; thence South 77°09'26" East 98.23 feet; thence South 13°37'47" West 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 121°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

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.

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: _____