

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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	23.35'	15.00'	89°11'35"	14.79'	21.06'
C2	4.09'	105.00'	2°13'52"	2.04'	4.09'
C3	6.04'	155.00'	2°13'52"	3.02'	6.04'
C4	22.45'	15.00'	85°45'07"	13.93'	20.41'
C5	24.08'	525.00'	2°37'39"	12.04'	24.07'
C6	47.00'	105.00'	2°37'39"	23.89'	46.80'
C7	51.08'	105.00'	2°37'39"	26.85'	50.98'
C8	69.37'	155.00'	2°37'39"	35.28'	68.80'
C9	75.41'	155.00'	2°37'39"	38.47'	74.67'
C10	58.18'	130.00'	2°37'39"	29.59'	57.70'
C11	15.12'	16.00'	54°08'48"	8.18'	14.56'
C12	15.12'	16.00'	54°08'48"	8.18'	14.56'
C13	101.49'	54.00'	107°40'47"	73.89'	87.20'
C14	86.74'	54.00'	107°40'47"	65.95'	77.71'
C15	83.48'	54.00'	88°34'36"	52.67'	75.41'
C16	271.71'	54.00'	288°17'35"	39.02'	63.26'
C17	56.31'	225.00'	14°20'20"	28.30'	56.16'
C18	20.03'	225.00'	5°05'59"	10.02'	20.02'
C19	80.23'	525.00'	8°45'20"	40.19'	80.15'
C20	104.30'	525.00'	11°22'58"	52.32'	104.13'
C21	47.89'	475.00'	5°47'18"	24.01'	47.97'
C22	24.80'	475.00'	2°58'01"	12.30'	24.58'
C23	72.59'	475.00'	8°45'20"	36.36'	72.51'
C24	76.41'	500.00'	8°45'20"	38.28'	76.33'
C25	25.73'	475.00'	3°06'15"	12.87'	25.73'
C26	26.45'	16.00'	94°43'50"	17.38'	23.54'
C27	33.08'	525.00'	3°36'35"	16.54'	33.07'
C28	28.58'	16.00'	102°18'27"	19.88'	24.93'
C29	26.78'	16.00'	95°52'58"	17.23'	23.76'
C30	21.96'	16.00'	78°38'45"	13.11'	20.28'
C31	68.46'	475.00'	8°15'29"	34.29'	68.40'
C32	83.87'	525.00'	9°09'11"	42.02'	83.78'
C33	71.81'	500.00'	8°13'42"	35.96'	71.74'
C34	116.80'	500.00'	13°23'02"	58.66'	116.53'
C35	188.60'	500.00'	21°36'44"	95.43'	187.49'
C36	15.12'	16.00'	54°08'48"	8.18'	14.56'
C37	15.12'	16.00'	54°08'48"	8.18'	14.56'
C38	28.52'	54.00'	30°15'46"	14.60'	28.19'
C39	78.55'	54.00'	83°20'22"	48.06'	71.80'
C40	164.64'	54.00'	174°41'27"	116.470'	107.88'
C41	271.71'	54.00'	288°17'35"	39.02'	63.26'
C42	48.78'	75.00'	107°18'08"	28.29'	47.92'
C43	55.84'	105.00'	2°13'52"	28.29'	55.18'
C44	47.10'	125.00'	2°13'52"	23.84'	46.83'
C45	102.74'	125.00'	47°05'34"	54.47'	99.87'
C46	94.63'	100.00'	54°12'59"	51.19'	91.13'
C47	15.12'	16.00'	54°08'48"	8.18'	14.56'
C48	15.12'	16.00'	54°08'48"	8.18'	14.56'
C49	99.15'	54.00'	100°11'52"	70.83'	88.80'
C50	84.88'	54.00'	100°11'52"	64.88'	83.01'
C51	77.88'	54.00'	82°37'59"	47.47'	71.30'
C52	271.71'	54.00'	288°17'35"	39.02'	63.26'
C53	71.16'	155.00'	26°18'19"	36.22'	70.54'
C54	61.84'	155.00'	22°51'35"	31.34'	61.43'
C55	133.00'	155.00'	49°09'54"	70.91'	128.96'
C56	89.43'	105.00'	48°48'08"	47.83'	86.75'
C57	112.44'	130.00'	48°33'31"	60.01'	108.97'
C58	15.12'	16.00'	54°08'48"	8.18'	14.56'
C59	15.12'	16.00'	54°08'48"	8.18'	14.56'
C60	18.27'	54.00'	19°23'02"	9.22'	18.18'
C61	77.84'	54.00'	82°35'16"	47.43'	71.27'
C62	87.91'	54.00'	93°16'40"	57.18'	78.52'
C63	87.89'	54.00'	93°02'38"	56.95'	78.37'
C64	271.71'	54.00'	288°17'35"	39.02'	63.26'

LINE TABLE	
LINE	BEARING
L1	15.45' S79°01'16"E
L2	16.42' N79°01'16"W
L3	22.31' S87°36'46"E
L4	12.90' S87°36'46"E
L5	25.65' S84°30'12"W
L6	30.13' S56°48'30"E

- VERIFY P.O.B TIE DIST'S
- CALL TO ADJOURNERS IN THE DESK. WOULD BE ADVANTAGEOUS ("TO'S" TO AND AWAY")
- CHORD-DE-SAC'S MUST HAVE A 55' RADIUS. A NO-ACCESS LINE AGREEMENT IS USED IN PLACE OF A 1' HOLDING STRIP - SEE ATTACHMENT RE-CALC AREA & DIST'S (SEE ENGINEERING)
- ALL LOT CORNERS ARE REQUIRED TO BE MONUMENTED AND SHOWN ON THE PLAT OR NOTED
- ARE ALL MONUMENTS BETWEEN PH 2 & PH 3 SHOWN AND MARKED AS "FOUND"?

COMMON AREA CALCULATION

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,839	180,550	30%
2	461,289	166,239	36%
3	502,508	121,192	24%
Project	1,558,636	467,981	30%

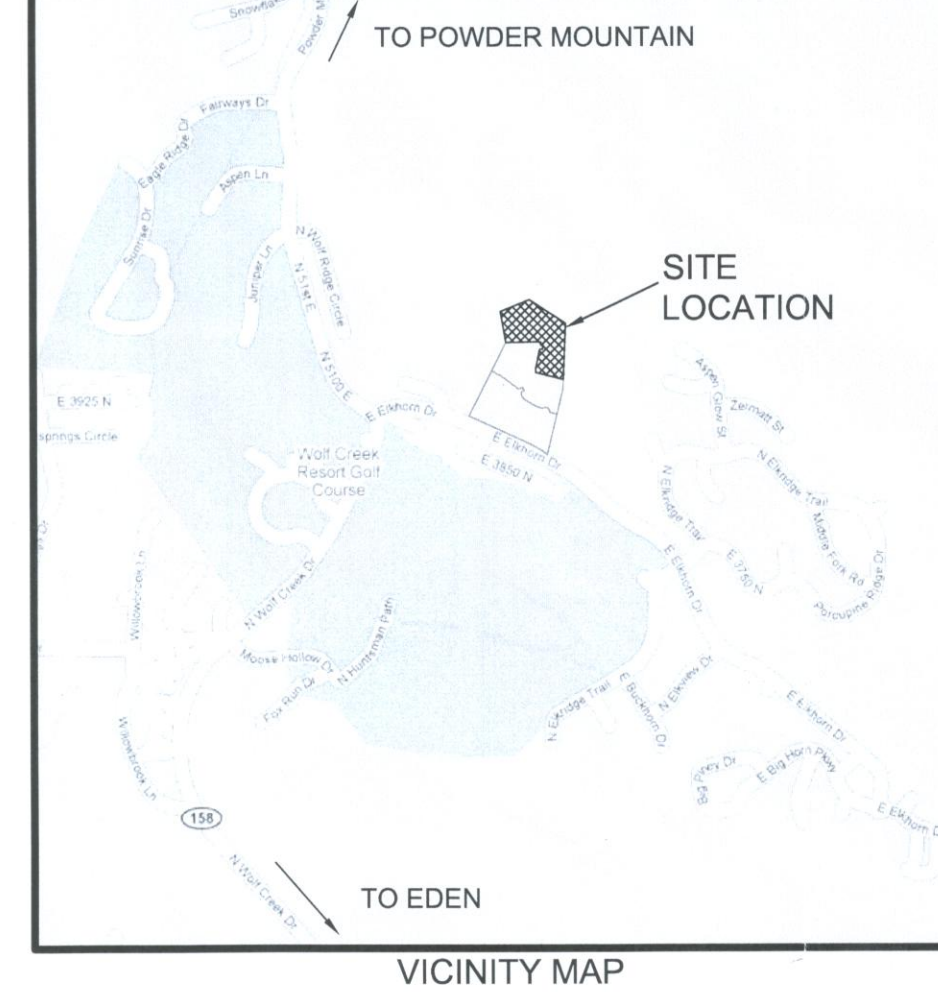
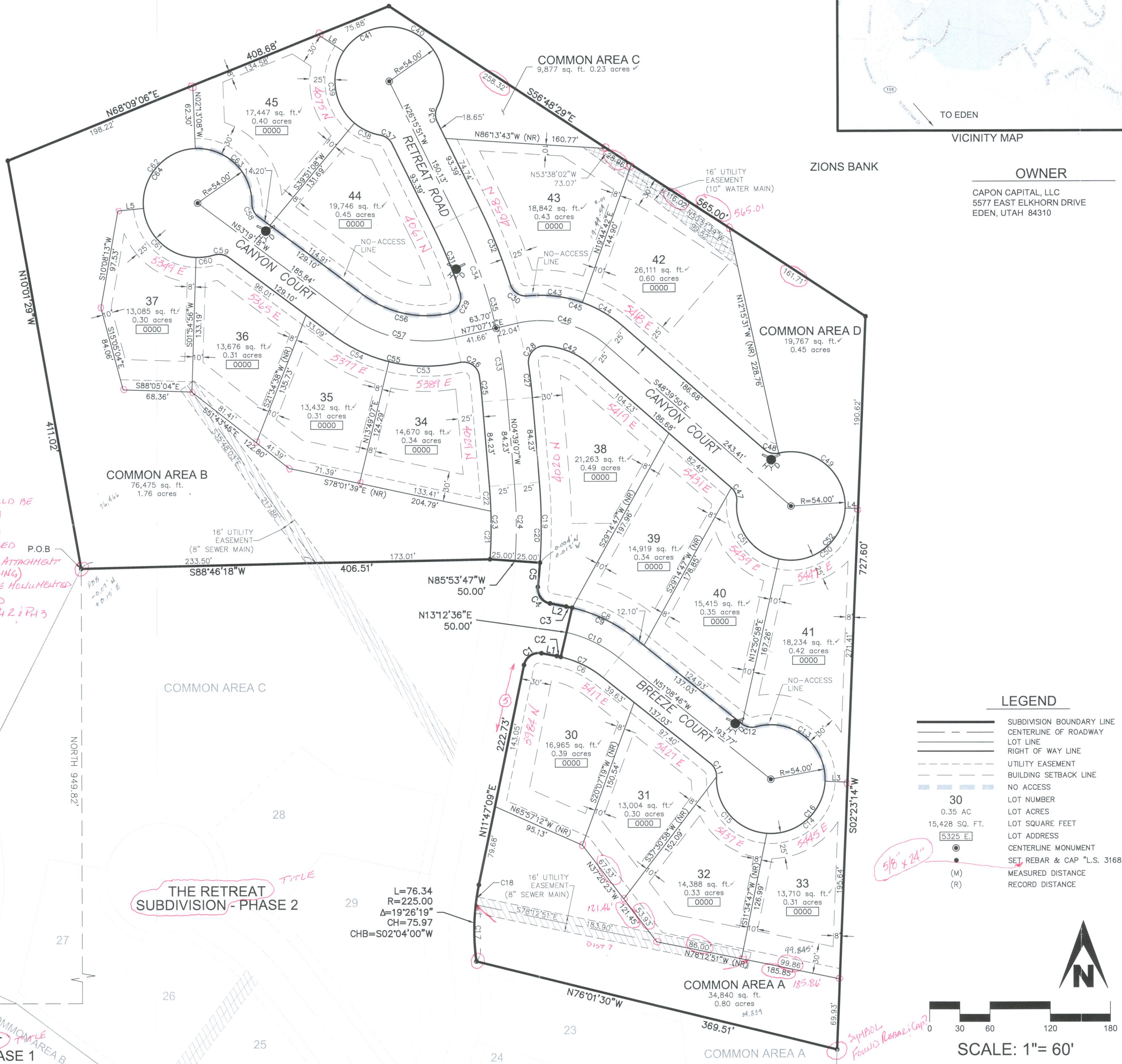
W 1/4 OF SECTION 22, T7N, R1E, SLB&M
 FOUND WEBER COUNTY BRASS CAP MONUMENT
 DATE OF MONUMENT: _____
 COUNTY: _____

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

BASIS OF BEARING: N89°14'38" W 2659.37' (M&R)
 STATE PLANNING COMMISSION FOR U.T.

**THE RETREAT SUBDIVISION - PHASE 3
 A CLUSTER SUBDIVISION**

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



OWNER

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

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 REBAR & CAP "L.S. 316833"
- MEASURED DISTANCE
- RECORD DISTANCE

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 Act. I further certify that by authority of the Owners I have completed a survey of the property described in 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 a point East 1,566.79 feet and North 949.82 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 10°01'29" West 411.02 feet; thence North 68°09'06" East 408.68 feet; thence South 56°48'29" East 565.00 feet; thence South 02°23'14" West 727.60 feet; thence North 76°01'30" West 369.51 feet to a point of curvature of a 225.00 foot radius non-tangent curve to the right, the center of which bears North 82°20'50" East; thence northerly 76.34 feet along the arc of said curve through a central angle of 19°28'19"; thence North 11°47'09" East 222.73 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears South 78°12'51" East; thence northeasterly 23.35 feet along the arc of said curve through a central angle of 89°11'35"; thence South 79°01'16" East 15.45 feet to a point of curvature of a 105.00 foot radius curve to the right, the center of which bears South 10°58'44" West; thence easterly 4.09 feet along the arc of said curve through a central angle of 02°13'52"; thence North 13°12'36" East 50.00 feet to a point of curvature of a 155.00 foot radius non-tangent curve to the left, the center of which bears South 13°12'36" West; thence westerly 6.04 feet along the arc of said curve through a central angle of 02°13'52"; thence North 79°01'16" West 18.42 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears North 10°58'44" East; thence northeasterly 22.45 feet along the arc of said curve through a central angle of 85°45'07" to a point of reverse curvature of a 525.00 foot radius curve to the left, the center of which bears North 83°16'09" West; thence northerly 24.08 feet along the arc of said curve through a central angle of 02°37'39"; thence North 85°53'47" West 50.00 feet; thence South 88°46'18" West 408.51 feet to the Point of Beginning.

Containing 502,508 square feet or 11.64 acres, more or less.

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 3
 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.

CAPON CAPITAL, LLC,
 a Utah limited liability company.

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: _____

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 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____

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____

WEBER COUNTY ENGINEER

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

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 FINANCE 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 _____ 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)