

PLAT NOTES:

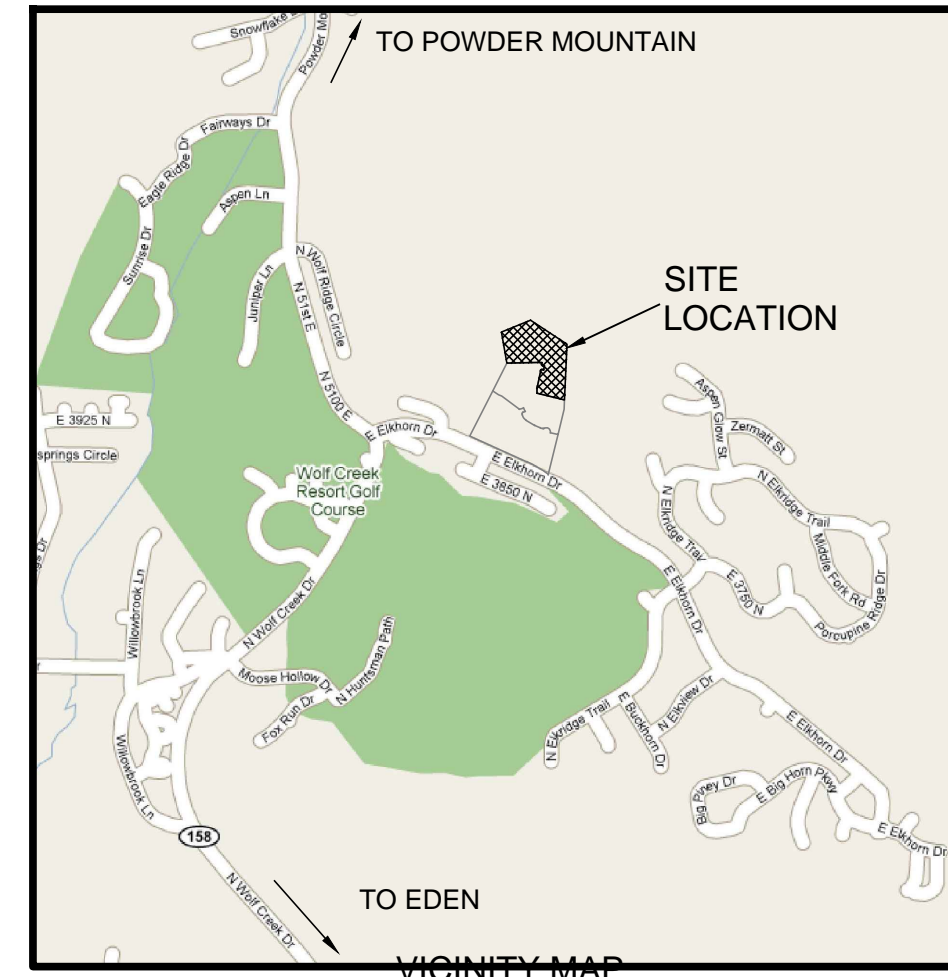
- 1. IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.
2. 10' PUBLIC UTILITY AND SNOW STORAGE EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

NARRATIVE:

- 1. 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.
2. 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.

THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 3 A CLUSTER SUBDIVISION

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 22, T7N, R1E, SLB&M, WEBER COUNTY, UTAH JANUARY 2014



SURVEYOR'S CERTIFICATE

I, Clint H. Whitney, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 8227228 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 Northeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at a point East 1,566.64 feet and North 949.89 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 also being at a point of the northwest corner of The Retreat at Wolf Creek Subdivision Phase 2, recorded Entry No. \_\_\_\_\_, Weber County Recorder, and running thence North 10°01'16" West 411.02 feet; thence North 68°00'06" East 408.66 feet; thence South 56°48'29" East 565.01 feet; thence South 02°23'14" West 727.60 feet to a point on the northerly boundary of The Retreat at Wolf Creek Subdivision Phase 2; thence along said boundary the following thirteen (13) courses: 1) 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, 2) northerly 76.34 feet along the arc of said curve through a central angle of 19°26'19", 3) North 11°47'09" East 222.73 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 78°12'51" East, 4) northeasterly 23.35 feet along the arc of said curve through a central angle of 89°11'35", 5) 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, 6) easterly 4.09 feet along the arc of said curve through a central angle of 02°13'52", 7) 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, 8) westerly 6.04 feet along the arc of said curve through a central angle of 02°13'52", 9) North 79°01'16" West 16.42 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 10°58'44" East, 10) northwesterly 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°18'09" West, 11) northerly 24.08 feet along the arc of said curve through a central angle of 02°37'39", 12) North 85°33'47" West 50.00 feet, 13) South 88°46'18" West 406.51 feet to the Point of Beginning.

Containing 502,508 square feet or 11.536 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 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 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, snow storage, storm water detention ponds, drainage and maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, snow removal, 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 January 2014.

Capon Capital LLC, a Utah corporation.

By: John L. Lewis, President

ACKNOWLEDGEMENT

State of Utah County of Weber

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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 6 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING. Contains 52 rows of curve data for the subdivision.

Table with 3 columns: LINE, LENGTH, BEARING. Contains 20 rows of line data for the subdivision.

KRK WOLF CREEK LLC 220160096

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

KRK WOLF CREEK LLC 220160096

LEGEND

- SUBDIVISION BOUNDARY LINE
CENTERLINE OF ROADWAY
LOT LINE
RIGHT OF WAY LINE
UTILITY EASEMENT
BUILDING SETBACK LINE
NO ACCESS
6' PUBLIC TRAIL EASEMENT
16' UTILITY EASEMENT
10' DRAINAGE EASEMENT
LOT NUMBER
LOT ACRES
LOT SQUARE FEET
LOT ADDRESS
CENTERLINE MONUMENT
SET #5 X 24' REBAR & CAP
"GARDNER ENGINEERING"
FOUND #5 X 24' REBAR & CAP
"GARDNER ENGINEERING"
FIRE HYDRANT
RESTRICTED LOT DUE TO SLOPE

SCALE: 1" = 60'

COMMON AREA CALCULATION

Table with 4 columns: PHASE, AREA (sf), COMMON AREA (sf), % OPEN SPACE. Shows calculations for three phases and a total project total.

W 1/4 OF SECTION 22, T7N, R1E, SLB&M (FOUND WEBER COUNTY BRASS CAP MONUMENT 1981 GOOD COND.) CENTER OF SECTION 22, T7N, R1E, SLB&M (FOUND WEBER COUNTY BRASS CAP MONUMENT 1967 GOOD COND.)

BASIS OF BEARING N89°14'39" W 2659.36' STATE PLANE GRID BEARING PER W.Co.

THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 1

THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 2

L=76.34 R=225.00 Δ=19°26'19" CH=75.97 CHB=S02°04'00"W

GARDNER ENGINEERING logo and contact information: 5150 S. 375 E. OGDEN UTAH 801-476-0202

WEBER COUNTY COMMISSION ACCEPTANCE section with signature lines for commission members.

WEBER COUNTY ENGINEER section with signature line for the engineer.

WEBER-MORGAN HEALTH DEPARTMENT section with signature line for the health department.

WEBER COUNTY ATTORNEY section with signature line for the attorney.

WEBER COUNTY SURVEYOR section with signature line for the surveyor.

WEBER COUNTY PLANNING COMMISSION APPROVAL section with signature line for the planning commission.

WEBER COUNTY RECORDER section with signature line for the recorder.