

THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 2 A CLUSTER SUBDIVISION

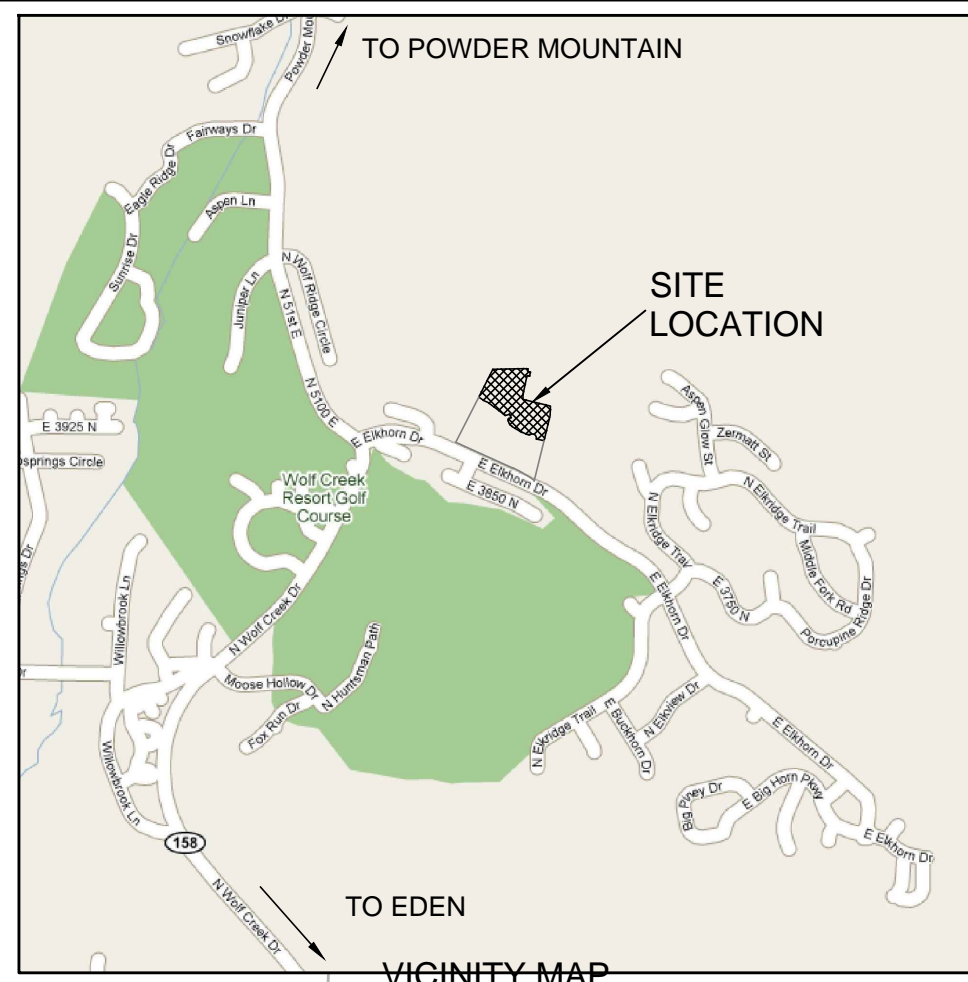
LYING WITHIN THE NORTHEAST QUARTER OF SECTION 22,
T7N, R1E, SLB&M,
WEBER COUNTY, UTAH
MARCH 2014

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 AND SNOW STORAGE 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 FOR THE CENTERLINE OF ELKHORN DRIVE.



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, and have placed monuments as represented on this plat, and that this plat of THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 2 A CLUSTER SUBDIVISION in Weber County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based on data compiled from records in the Weber County Recorder's office and from said survey made by me on the ground. 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.

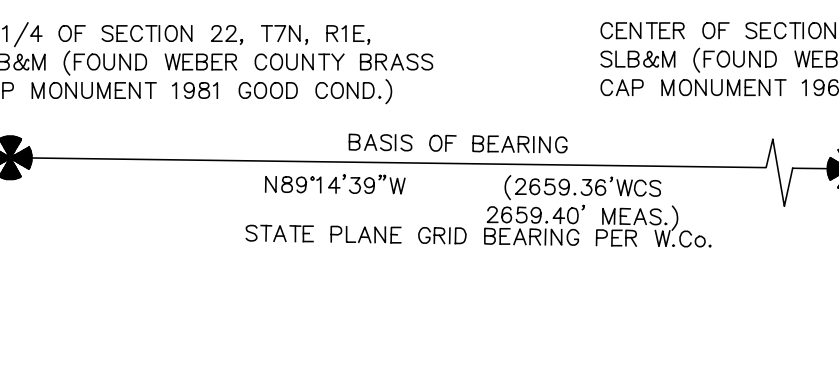
CURVE	LENGTH	RADIUS	Δ TA	TANGENT	CHORD	BEARING
C1	31.15'	180.00'	9°54'54"	15.61'	31.11'	N59°01'13"E
C2	167.81'	150.00'	64°05'56"	93.91'	159.20'	N22°00'48"E
C3	95.22'	250.00'	21°49'19"	48.19'	94.64'	S00°52'30"W
C4	7.04'	500.00'	0°48'25"	3.52'	7.04'	N11°22'57"E
C5	60.00'	500.00'	6°52'32"	30.04'	59.96'	N07°32'28"E
C6	67.04'	500.00'	7°40'57"	33.57'	66.99'	N07°56'41"E
C7	5.06'	130.00'	21°35'2"	2.53'	5.06'	N77°54'20"W
C8	63.36'	200.00'	18°12'30"	32.05'	63.29'	N48°17'53"W
C9	186.33'	200.00'	53°22'51"	109.55'	179.67'	S63°53'04"E
C10	172.80'	175.00'	56°34'30"	94.18'	165.86'	N03°54'25"E
C11	126.77'	150.00'	48°25'19"	67.45'	123.03'	N07°59'00"E
C12	216.82'	200.00'	62°06'52"	120.44'	206.36'	N01°08'13"E
C13	85.03'	155.00'	31°25'55"	43.62'	83.97'	N69°46'43"E
C14	26.82'	155.00'	9°54'54"	13.44'	26.79'	N69°46'43"E
C15	66.33'	205.00'	18°32'16"	33.46'	66.04'	N63°19'54"E
C16	35.48'	205.00'	9°54'54"	17.78'	35.43'	N59°01'13"E
C17	23.89'	15.00'	91°15'24"	15.33'	21.44'	N08°26'04"E
C18	23.23'	15.00'	88°44'36"	14.67'	20.98'	N81°33'56"W
C19	20.38'	15.00'	77°50'48"	12.11'	18.85'	S01°43'46"W
C20	29.14'	15.00'	111°18'44"	21.96'	24.77'	N87°08'39"E
C21	90.58'	125.00'	41°31'07"	47.38'	88.61'	N07°54'23"E
C22	104.74'	275.00'	21°49'19"	53.01'	104.11'	S00°52'30"W
C23	84.18'	175.00'	27°33'39"	42.92'	83.37'	N28°52'20"E
C24	70.64'	175.00'	23°07'41"	35.81'	70.16'	N01°31'40"E
C25	154.82'	175.00'	50°41'20"	82.89'	149.82'	N15°18'30"E
C26	9.36'	225.00'	2°23'00"	4.68'	9.36'	S08°50'40"E
C27	85.70'	225.00'	21°49'19"	43.37'	85.18'	S00°52'30"W
C28	121.40'	55.00'	128°28'19"	109.05'	98.22'	S73°10'00"W
C29	18.03'	175.00'	5°54'08"	9.07'	18.02'	N40°08'42"E
C30	37.59'	175.00'	12°18'22"	18.87'	37.51'	N49°14'57"W
C31	55.61'	175.00'	18°12'30"	28.04'	55.38'	N46°17'53"W
C32	14.44'	15.00'	55°09'00"	7.83'	13.89'	N82°58'38"W
C33	35.66'	55.00'	37°08'38"	18.48'	35.03'	N88°01'11"E
C34	80.00'	55.00'	83°20'22"	48.95'	73.13'	S31°44'20"E
C35	121.40'	55.00'	128°28'19"	109.05'	98.22'	S73°10'00"W
C36	41.61'	55.00'	43°20'42"	21.86'	40.62'	N21°55'29"W
C37	14.44'	15.00'	55°09'00"	7.83'	13.89'	S27°49'38"E
C38	18.90'	225.00'	4°48'48"	9.46'	18.90'	N52°59'44"W
C39	52.60'	225.00'	13°23'42"	26.42'	52.48'	N43°53'29"W
C40	71.50'	225.00'	18°12'30"	36.06'	71.20'	N46°17'53"W
C41	278.67'	55.00'	290°18'01"	38.30'	62.86'	S34°35'52"W
C42	42.01'	225.00'	10°41'59"	21.07'	41.95'	S42°32'34"E
C43	80.00'	225.00'	20°22'19"	40.43'	79.58'	S58°04'39"E
C44	80.00'	225.00'	20°22'19"	40.43'	79.58'	S78°26'58"E
C45	7.62'	225.00'	1°56'22"	3.81'	7.62'	S89°36'18"E
C46	209.63'	225.00'	53°22'51"	113.12'	202.13'	S63°53'04"E
C47	109.96'	175.00'	36°00'05"	56.86'	108.16'	S55°11'41"E
C48	53.06'	175.00'	17°22'46"	26.75'	52.88'	S81°33'06"E
C49	163.04'	175.00'	53°22'51"	87.98'	157.21'	S63°53'04"E
C50	14.44'	15.00'	55°09'00"	7.83'	13.89'	N62°59'59"W
C51	48.48'	55.00'	50°29'57"	25.94'	46.92'	S60°40'27"E
C52	182.87'	55.00'	180°30'12"	598.38'	109.54'	N01°10'32"W
C53	47.32'	55.00'	49°17'52"	25.24'	45.88'	S58°55'27"W
C54	278.67'	55.00'	290°18'01"	38.30'	62.86'	N00°34'29"W
C55	14.44'	15.00'	55°09'00"	7.83'	13.89'	N61°51'01"E
C56	3.29'	150.00'	1°15'24"	1.65'	3.29'	N52°26'04"E
C57	164.52'	150.00'	62°50'32"	91.64'	156.40'	N21°23'06"E

LINE	LENGTH	BEARING
L1	20.69'	N74°30'24"W
L2	9.29'	N49°39'22"W
L3	12.69'	S56°47'09"W
L4	5.70'	N78°04'59"W
L5	40.00'	S11°55'09"W
L6	5.87'	S78°04'55"E
L7	12.85'	S33°12'51"E

OWNER

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

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%



KRK WOLF CREEK LLC
220160096

COMMON AREA F
3.337 sq. ft. 0.08 AC

COMMON AREA G
114,273 sq. ft.
2.62 acres

COMMON AREA A
N57°48'21"W
90.02'

COMMON AREA B
N65°56'56"W
46.36'

COMMON AREA C
N53°21'02"W

COMMON AREA D
N73°10'28"W
27.52'

COMMON AREA E
48,631 sq. ft.
1.12 acres

COMMON AREA F
3.337 sq. ft. 0.08 AC

COMMON AREA G
114,273 sq. ft.
2.62 acres

COMMON AREA H
N57°48'21"W
90.02'

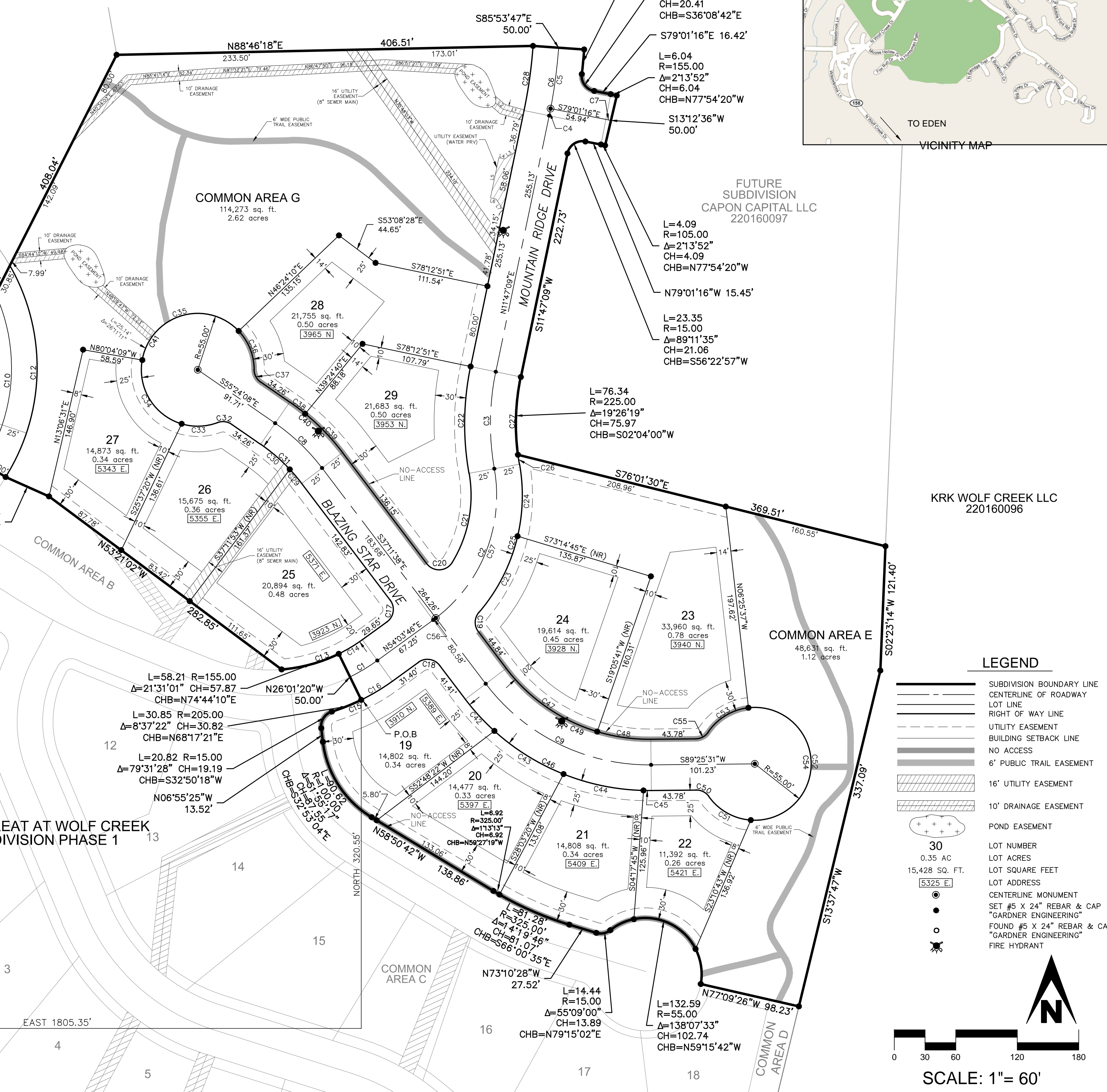
COMMON AREA I
N65°56'56"W
46.36'

COMMON AREA J
N53°21'02"W

COMMON AREA K
N73°10'28"W
27.52'

COMMON AREA L
48,631 sq. ft.
1.12 acres

COMMON AREA M
3.337 sq. ft. 0.08 AC



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 1,805.35 feet and North 320.55 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 east corner of The Retreat at Wolf Creek Subdivision Phase 1 recorded Entry No. 2662002, Weber County Recorder, and running thence along said boundary the following five (5) courses: 1) North 26°10'20" West 50.00 feet, 2) to a point of curvature of a 155.00 foot radius non-tangent curve to the right, the center of which bears North 26°10'20" West, thence westerly 58.21 feet along the arc of said curve through a central angle of 21°31'01", 3) North 53°21'02" West 282.85 feet, 4) North 65°56'56" West 46.36 feet, 5) North 57°48'21" West 90.02 feet; thence North 26°52'53" East 408.04 feet; thence North 88°46'18" East 406.51 feet; thence South 85°53'47" East 50.00 feet to a point of curvature of a 325.00 foot radius non-tangent curve to the right, the center of which bears North 85°53'47" West; thence southerly 24.08 feet along the arc of said curve through a central angle of 02°37'39" to a point of reverse curvature of a 15.00 foot radius curve to the left, the center of which bears South 83°16'08" East; thence southeasterly 22.45 feet along the arc of said curve through a central angle of 85°45'07"; thence South 79°01'16" East 16.42 feet to a point of curvature of a 155.00 foot radius non-tangent curve to the right, the center of which bears South 10°58'44" West; thence easterly 6.04 feet along the arc of said curve through a central angle of 02°13'52"; thence South 13°21'36" West 50.00 feet to a point of curvature of a 105.00 foot radius non-tangent curve to the left, the center of which bears South 13°21'36" West; thence westerly 4.09 feet along the arc of said curve through a central angle of 02°13'52"; thence North 79°01'16" West 15.45 feet to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 10°58'44" West; thence southeasterly 23.35 feet along the arc of said curve through a central angle of 83°13'35"; thence South 11°47'09" West 222.73 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears South 78°12'51" East; thence southerly 76.34 feet along the arc of said curve through a central angle of 19°26'19"; thence South 78°01'30" East 369.51 feet; thence South 02°23'14" West 121.40 feet; thence South 13°37'47" West 337.09 feet to a point on the northerly boundary of The Retreat at Wolf Creek Subdivision Phase 1; thence along said boundary the following ten (10) courses: 1) North 77°09'26" West 98.23 feet to a point of curvature of a 55.00 foot radius non-tangent curve to the left, the center of which bears North 80°11'55" West, 2) northwesterly 132.59 feet along the arc of said curve through a central angle of 138°07'33" to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears North 38°19'28" West, 3) westerly 14.44 feet along the arc of said curve through a central angle of 55°09'00", 4) North 73°10'28" West 27.52 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears North 16°49'32" East, 5) northwesterly 81.28 feet along the arc of said curve through a central angle of 14°19'46", 6) North 58°04'42" West 138.86 feet to a point of curvature of a 100.00 foot radius curve to the right, the center of which bears North 31°09'18" East, 7) northwesterly 90.62 feet along the arc of said curve through a central angle of 51°55'17", 8) North 06°55'25" West 13.52 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears North 83°04'35" East, 9) northwesterly 20.82 feet along the arc of said curve through a central angle of 79°31'28" to a point of reverse curvature of a 205.00 foot radius curve to the left, the center of which bears North 17°23'57" West, 10) easterly 30.85 feet along the arc of said curve through a central angle of 08°37'22" to the Point of Beginning.

Containing 461,640 square feet, or 10,598 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 2
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 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: _____

SCALE: 1" = 60'

PREPARED BY

5150 S. 375 E. OGDEN UTAH 801-476-0202

GARDNER ENGINEERING

CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

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 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 ORDINANCE APPLICABLE THEREON 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 HIS 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)