

**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.

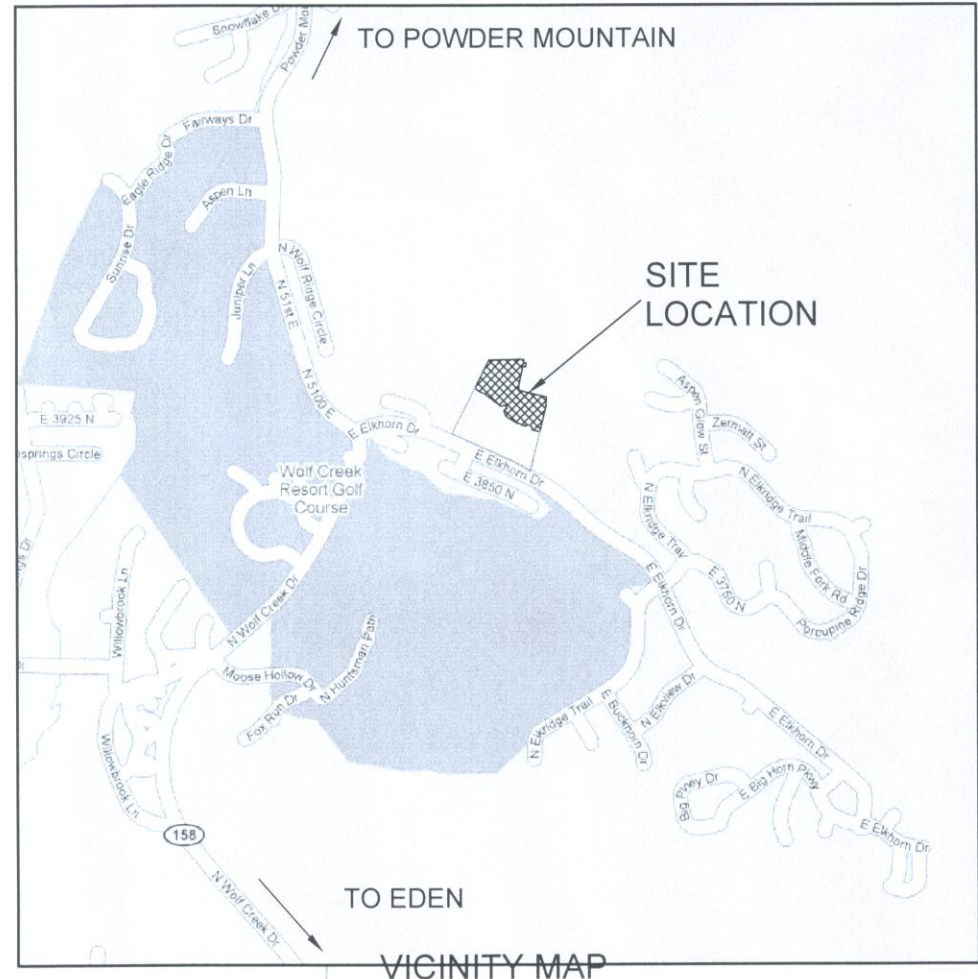
**NARRATIVE:**

- THE BASIS OF BEARING IS NORTH 89°14'39" WEST 2659.36' FROM THE MONUMENTED CENTER OF SECTION 22, T7N, R1E, SLB&M, TO MONUMENTED WEST QUARTER CORNER OF SAID SECTION 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.

③ WE NEED TO LABEL THE COMMON AREA'S CONSECUTIVELY LIKE WITH LOT#S. PHASE 1 IS RECORDED WITH COMMON AREAS 'A-G' -  
 ④ VERIFY W/ERIC HOUSEHOLDER AS TO THE OWNER OF DEED BEFORE THE PRINTING OF THE HYLAR'S IF THERE IS A CHANGE IN TITLE, IT WILL NEED TO BE RECORDED PRIOR TO THE RECORDING OF THIS DEDICATION PLAT.

# 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



CURVE	LENGTH	RADIUS	DELTA	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°52'29"E
C6	67.04'	500.00'	7°40'57"	33.57'	66.89'	N07°56'41"E
C7	5.06'	130.00'	21°52'22"	2.53'	5.06'	N77°54'20"W
C8	63.56'	200.00'	18°12'30"	32.05'	63.29'	N46°17'53"W
C9	186.33'	200.00'	53°22'51"	100.55'	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	216.00'	200.00'	62°08'22"	104.44'	206.36'	N01°09'13"E
C13	85.03'	155.00'	31°29'56"	43.62'	83.97'	N69°46'43"E
C14	26.82'	155.00'	9°54'54"	13.44'	26.79'	N07°54'20"W
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'	89°44'36"	14.67'	20.98'	N81°33'56"W
C19	20.38'	15.00'	77°50'48"	12.11'	18.85'	N09°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'	N10°43'23"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'	N26°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'	22°30'00"	4.68'	9.36'	S09°50'40"E
C27	85.70'	225.00'	21°49'19"	43.37'	85.18'	S00°52'30"W
C28	63.69'	475.00'	7°40'57"	31.89'	63.64'	N07°56'41"E
C29	18.03'	175.00'	5°54'08"	9.02'	18.02'	N40°08'42"W
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'	85°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'	126°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'	85°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'	220°18'01"	38.30'	62.86'	S34°35'52"W
C42	42.01'	225.00'	10°41'52"	21.07'	41.85'	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°38'18"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	53.08'	175.00'	17°22'46"	28.75'	52.88'	S81°53'09"E
C49	163.04'	175.00'	53°22'51"	87.98'	157.21'	S63°53'04"E
C50	14.44'	15.00'	85°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'	190°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'	220°18'01"	38.30'	62.86'	N00°34'29"W
C55	14.44'	15.00'	85°09'00"	7.83'	13.89'	N81°51'01"E
C56	3.29'	150.00'	11°15'24"	1.65'	3.29'	N53°26'04"E
C57	164.52'	150.00'	62°50'32"	91.64'	156.40'	N21°23'06"E

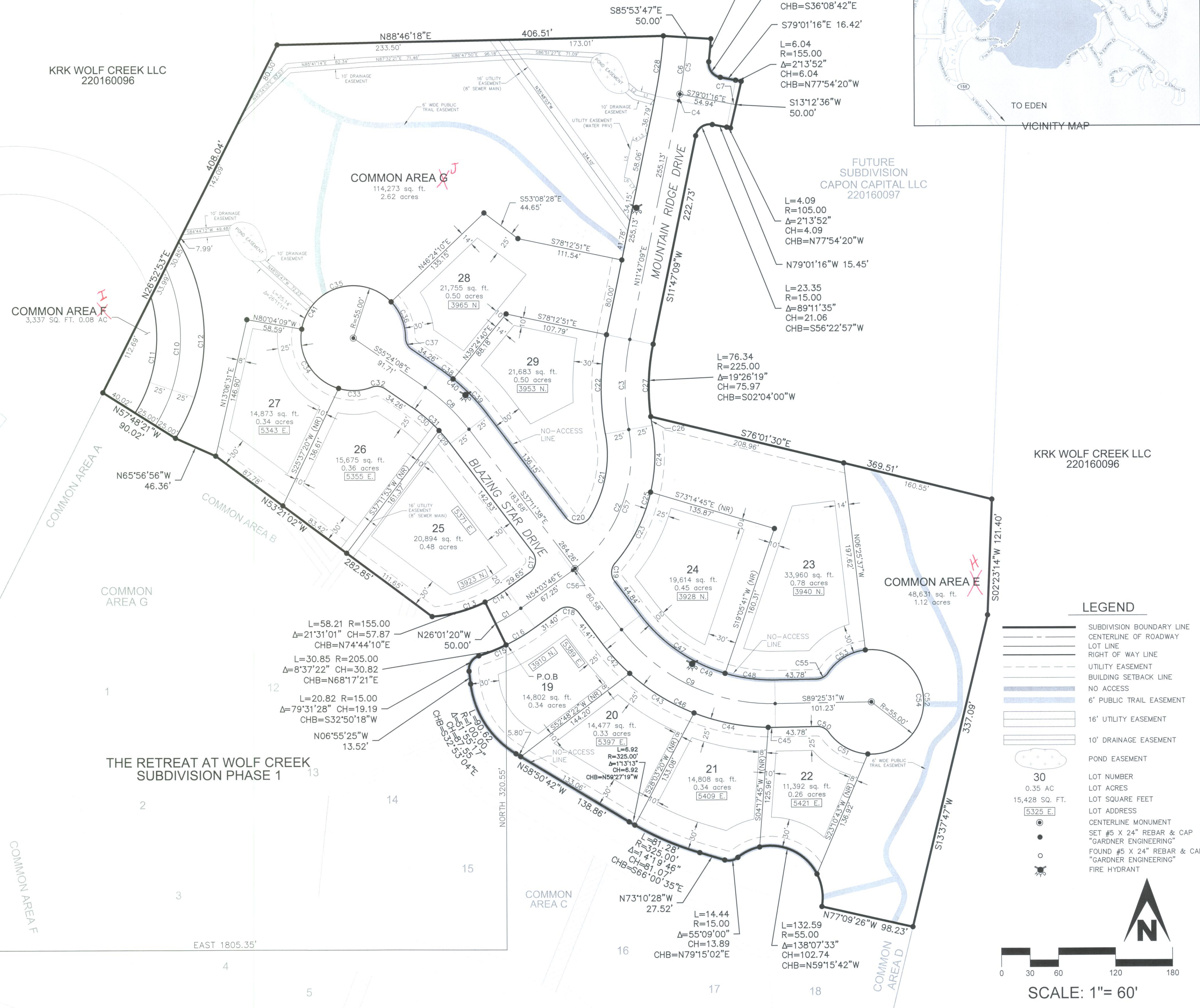
LINE	LENGTH	BEARING
L1	20.69'	N74°30'24"W
L2	9.29'	N49°38'22"W
L3	12.69'	S56°47'09"W
L4	5.70'	N78°04'56"W
L5	40.00'	S11°45'05"W
L6	5.67'	S78°04'56"E
L7	12.85'	S33°12'51"E

**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%

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' WCS)  
 STATE PLANE GRID BEARING PER W.C.O.



**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
- POND 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

30  
 0.35 AC  
 15,428 SQ. FT.  
 [5325 E]

SCALE: 1" = 60'

**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. 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, on that the TRACT 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 Records office and on the ground 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.

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 1,805.35 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 2659.36 feet from said Center of Section 22) to the West Quarter Corner of said Section 22) and also bearing 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°01'20" 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°01'20" 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 525.00 foot radius non-tangent curve to the right, the center of which bears North 85°53'47" West; thence westerly 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°11'16" East 16.42 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears North 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°12'36" 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°12'36" West; thence southeasterly 22.45 feet along the arc of said curve through a central angle of 85°45'07"; thence South 79°11'16" East 16.42 feet to a point of curvature of a 525.00 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 10°58'44" West; 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