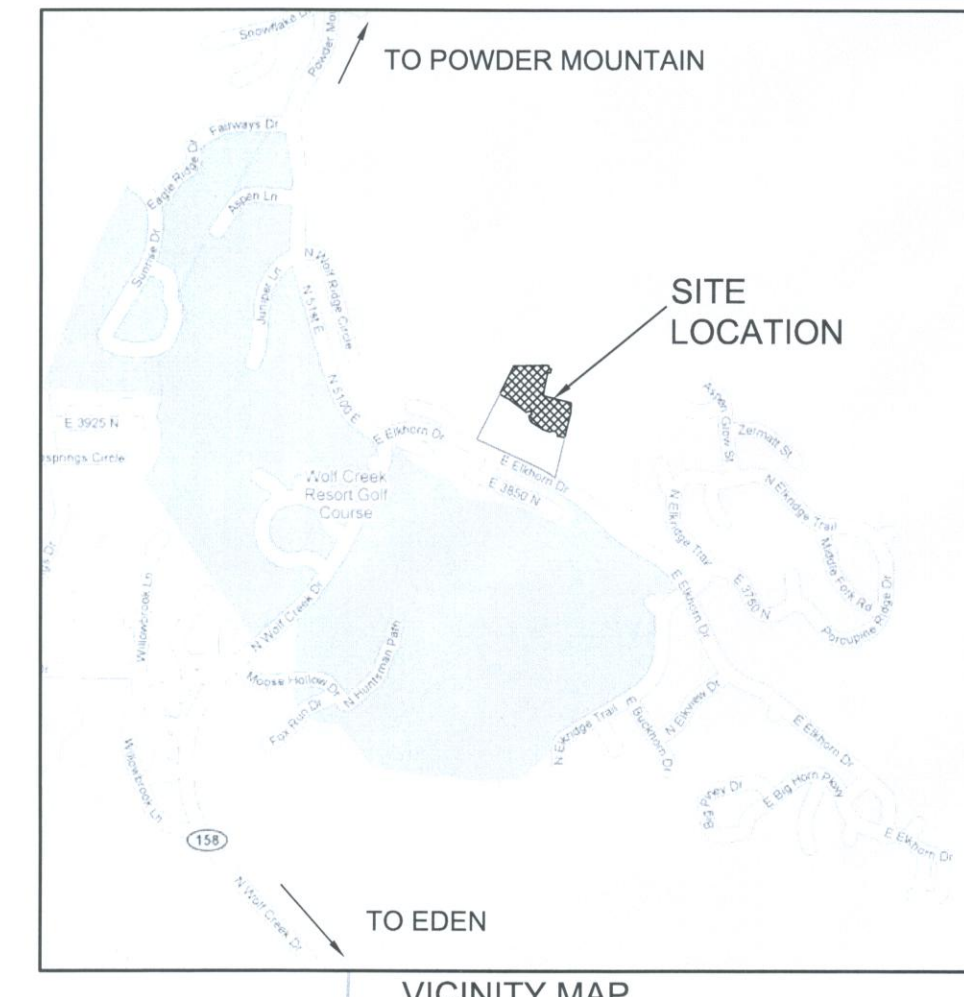


**PLAT NOTES:**  
 IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.  
 10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

**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 FOR THE CENTERLINE OF ELKHORN DRIVE.

# THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 2 A CLUSTER SUBDIVISION

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



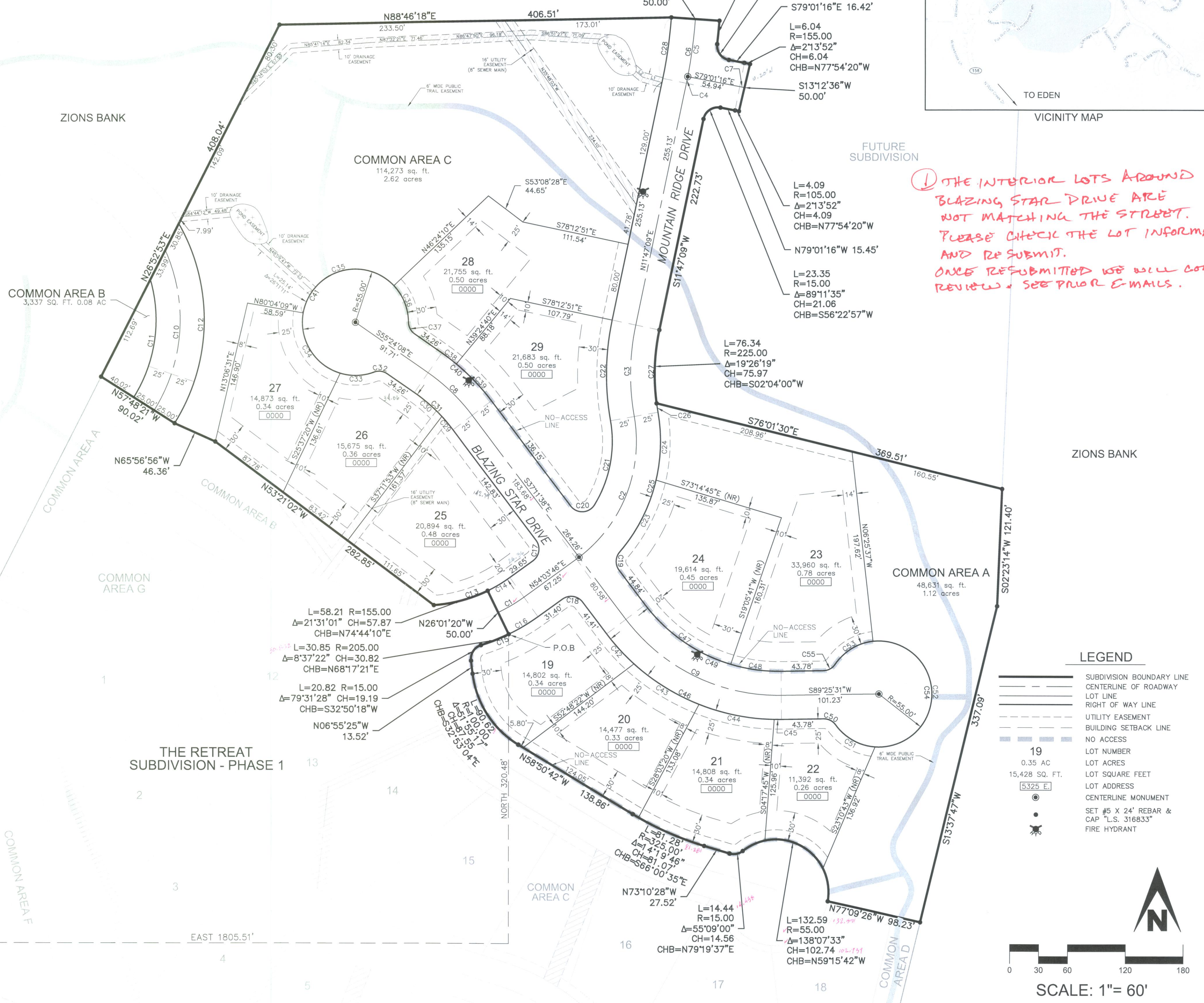
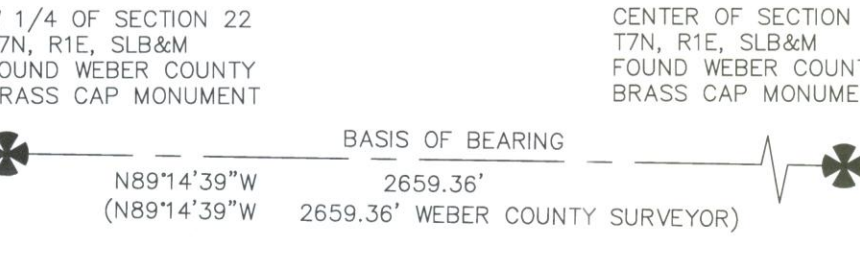
**SURVEYOR'S CERTIFICATE**  
 I, Russell E. Campbell, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 316833 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing of the State of Utah Act. I further certify that by authority of the Owners I have completed a survey of the property described 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.

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'	6°45'56"	93.31'	159.20'	N22°00'48"E
C3	98.22'	250.00'	2°14'19"	48.18'	98.64'	S02°02'20"E
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'	2°13'52"	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°30'44"E
C10	172.80'	175.00'	66°34'30"	91.18'	165.88'	N02°02'20"E
C11	126.77'	150.00'	48°25'39"	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'	N59°01'13"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	23.39'	15.00'	89°13'24"	15.31'	21.44'	N08°28'04"E
C18	23.39'	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°19'25"	21.96'	24.77'	N87°08'39"E
C21	90.58'	125.00'	41°31'06"	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	172.80'	175.00'	63°34'30"	91.18'	170.16'	N03°14'02"E
C25	154.82'	175.00'	50°41'20"	82.89'	149.82'	N15°18'30"E
C26	9.36'	225.00'	22°31'00"	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	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°24'41"	28.04'	55.38'	N46°17'53"W
C32	14.44'	15.00'	85°09'00"	7.83'	13.89'	N03°30'38"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'	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°35'20"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°41'52"	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°58'22"	3.81'	7.62'	S89°36'18"E
C46	202.63'	225.00'	63°22'51"	113.12'	202.13'	S63°30'38"E
C47	109.98'	175.00'	36°00'05"	56.86'	108.16'	S55°11'41"E
C48	53.08'	175.00'	17°22'46"	26.75'	52.88'	S81°53'08"E
C49	163.04'	175.00'	53°22'51"	87.98'	157.21'	S63°30'38"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'	190°30'12"	59.88'	109.54'	N01°10'32"W
C53	47.32'	55.00'	49°17'21"	25.74'	45.88'	S58°22'20"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'	N81°51'01"E

LINE	LENGTH	BEARING
L1	20.69'	N74°30'24"W
L2	9.29'	N49°39'22"W

**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	502,608	140,704	28%
Project	1,558,491	487,485	31%



**THE INTERIOR LOTS AROUND BLAZING STAR DRIVE ARE NOT MATCHING THE STREET. PLEASE CHECK THE LOT INFORMATION AND RE-SUBMIT. ONCE RE-SUBMITTED WE WILL COMPLETE REVIEW & SEE PRIOR E-MAILS.**

**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

**SCALE: 1" = 60'**

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 1,805.51 feet and North 320.48 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 the monumented Center of Section 22) and running thence North 26°01'20" West 50.00 feet 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 2°13'01"; thence North 53°21'02" West 282.85 feet; thence North 65°56'56" West 46.36 feet; thence 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 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 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 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 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 89°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 76°01'30" East 369.51 feet; thence South 02°23'14" West 121.40 feet; thence South 13°37'47" West 337.09 feet; thence North 77°09'26" West 82.23 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; thence 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; thence westerly 14.44 feet along the arc of said curve through a central angle of 55°09'00"; thence 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; thence northwesterly 81.28 feet along the arc of said curve through a central angle of 14°19'46"; thence North 58°50'42" 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; thence northwesterly 90.82 feet along the arc of said curve through a central angle of 51°55'17"; thence 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; thence northeasterly 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; thence 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 for, 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  
 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: \_\_\_\_\_

<b>PREPARED BY</b> <b>BASELINE SURVEYING, Inc</b> 1058 East 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152	<b>WEBER COUNTY COMMISSION ACCEPTANCE</b> 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: _____	<b>WEBER COUNTY ENGINEER</b> 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	<b>WEBER-MORGAN HEALTH DEPARTMENT</b> 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 _____	<b>WEBER COUNTY ATTORNEY</b> 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 _____	<b>WEBER COUNTY SURVEYOR</b> 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 _____	<b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b> 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	<b>WEBER COUNTY RECORDER</b> 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)
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