

# THE RETREAT AT WOLF CREEK CONDOMINIUMS

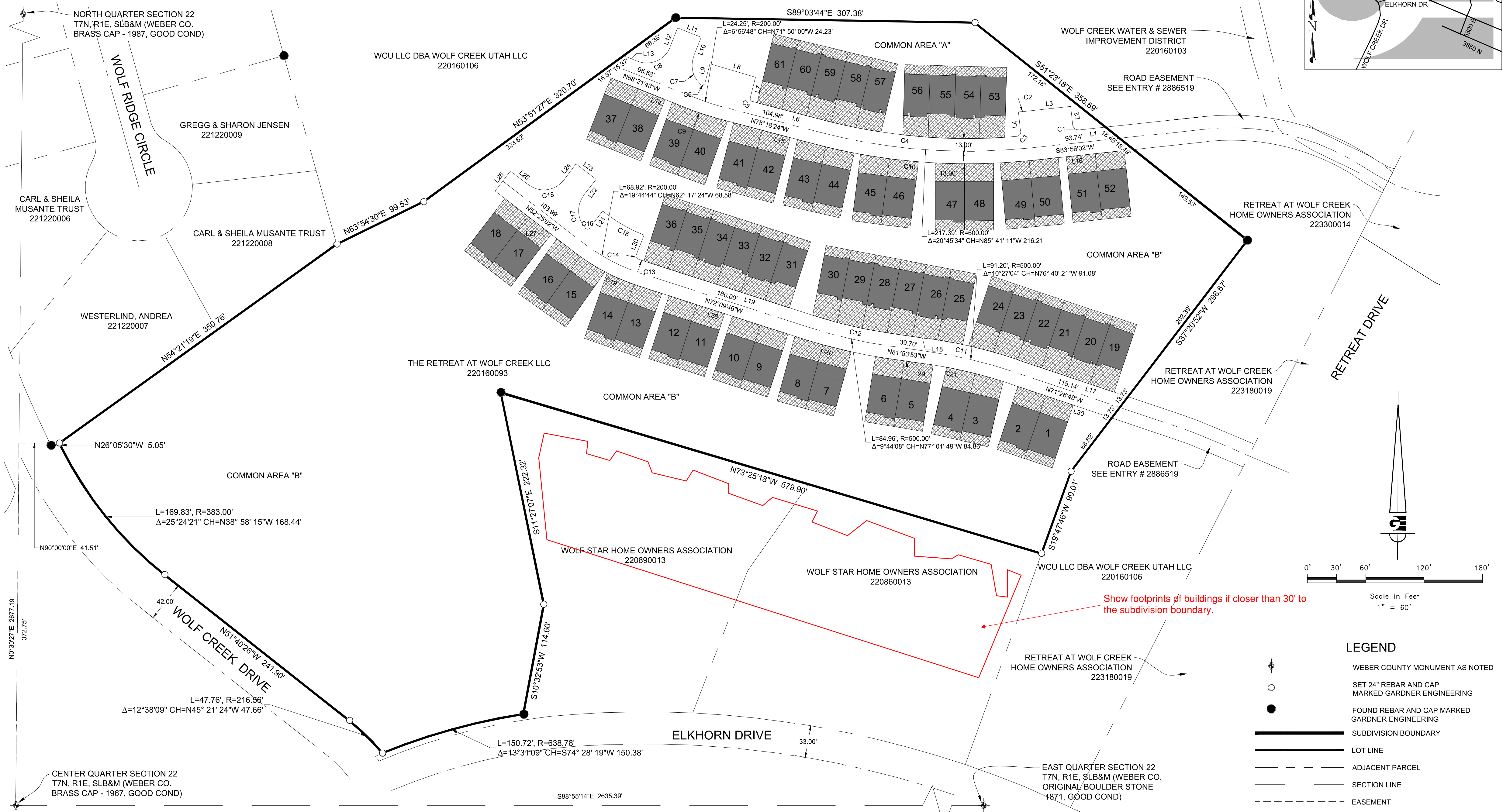
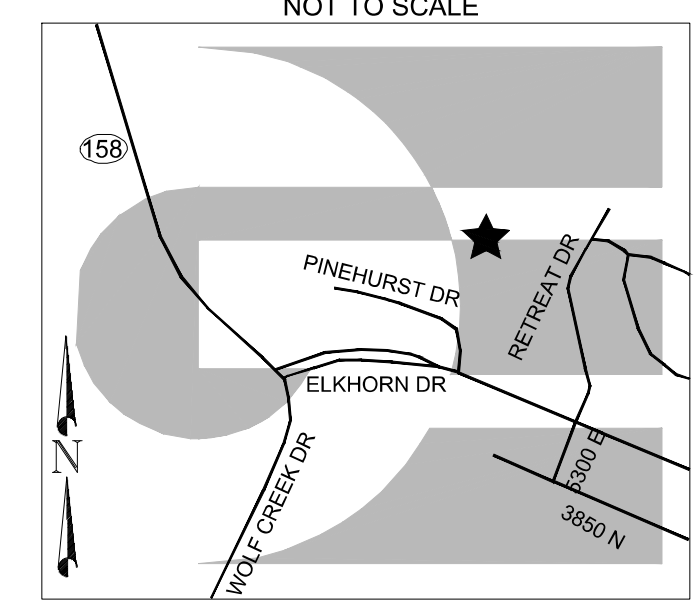
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
SEPTEMBER 2019

VICINITY MAP  
NOT TO SCALE

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

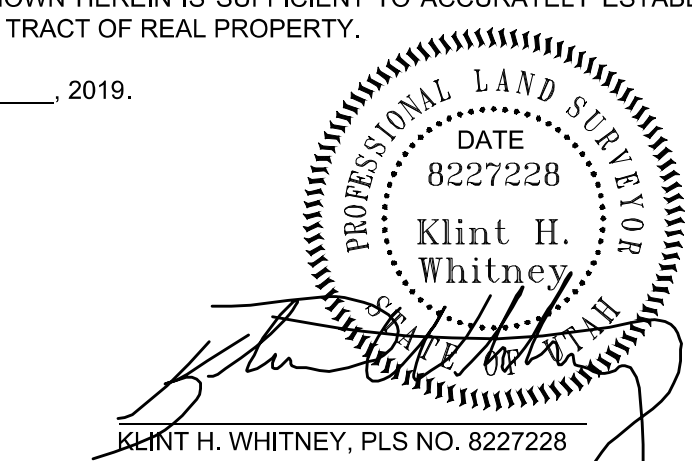
BEGINNING AT A POINT ON THE SOUTH LINE OF THE WOLF RIDGE SUBDIVISION PHASE 2 BEING LOCATED NORTH 0°30'27" EAST 372.75 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" EAST 41.51 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE SOUTH LINE OF SAID WOLF RIDGE SUBDIVISION PHASE 2 NORTH 54°21'19" EAST 350.76 FEET; THENCE NORTH 63°54'30" EAST 99.53 FEET; THENCE NORTH 53°51'27" EAST 320.70 FEET; THENCE SOUTH 89°03'44" EAST 307.38 FEET; THENCE SOUTH 51°23'18" EAST 358.69 FEET; THENCE SOUTH 37°20'52" WEST 298.67 FEET; THENCE SOUTH 19°47'46" WEST 90.01 FEET TO THE NORTH EAST CORNER OF WOLF STAR SUBDIVISION PHASE 1 PLAT A; THENCE NORTH 73°25'18" WEST 579.90 FEET ALONG THE NORTHERN BOUNDARY OF SAID WOLF STAR SUBDIVISION; THENCE SOUTH 11°27'07" EAST 222.32 FEET ALONG THE WESTERN BOUNDARY OF SAID WOLF STAR SUBDIVISION; THENCE SOUTH 10°32'53" WEST 114.80 FEET ALONG SAID WOLF STAR BOUNDARY TO THE NORTH RIGHT-OF-WAY LINE OF ELKHORN DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 150.72 FEET HAVING A RADIUS OF 638.78 FEET, A CENTRAL ANGLE OF 13°31'09", AND WHICH CHORD BEARS SOUTH 74°28'19" WEST 150.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT 47.76 FEET HAVING A RADIUS OF 216.56 FEET, A CENTRAL ANGLE OF 12°38'09", AND WHICH CHORD BEARS NORTH 45°21'24" WEST 47.66 FEET; (2) NORTH 51°40'26" WEST 241.90 FEET; (3) ALONG A CURVE TO THE RIGHT 169.83 FEET HAVING A RADIUS OF 383.00 FEET, A CENTRAL ANGLE OF 25°24'21", AND WHICH CHORD BEARS NORTH 38°58'15" WEST 168.44 FEET; (4) NORTH 26°05'30" WEST 5.05 FEET TO THE POINT OF BEGINNING. CONTAINING 10.75 ACRES MORE OR LESS.



### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RETREAT AT WOLF CREEK CONDOMINIUMS IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO TRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.



### OWNER'S DEDICATION

THE RETREAT AT WOLF CREEK LLC, AS OWNER OF THE TRACT OF LAND DESCRIBED HEREON, AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS THE RETREAT AT WOLF CREEK CONDOMINIUMS, HEREBY DEDICATES TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. THE RETREAT AT WOLF CREEK LLC FURTHER DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEEES, SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID PROJECT (AND THOSE ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNIT, TO BE MAINTAINED BY THE RETREAT TOWNHOMES ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. THE RETREAT AT WOLF CREEK LLC ALSO GRANTS AND CONVEYS TO THE RIDGE TOWNHOMES ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH RIDGE TOWNHOMES ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE PROJECT.

THE RETREAT AT WOLF CREEK LLC GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. ALSO GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT FOR PROVIDING AND MAINTAINING

RIDGE UTAH DEVELOPMENT CORPORATION GRANTS AND DEDICATES A PERPETUAL RIGHT AND EASEMENT FOR PUBLIC UTILITY PURPOSES OVER, UPON AND UNDER THE PROJECT.

A. STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT 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 CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

B. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL LOTS/UNITS AS SHOWN ON SHEET 1.

C. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION AND USE OF SAID LIMITED COMMON AREA IS ASSIGNED TO THE IMMEDIATELY ADJOINING UNIT OWNER.

THE RETREAT AT WOLF CREEK

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

PRINTED NAME, TITLE

SIGNATURE

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

### LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

### NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

The Retreat at Wolf Creek Condominiums is located within a Natural Hazards Area. A Geologic Hazard Study has been performed by AGEC Applied Geotech Dated March 18, 2019, Project No 1190213. The final report is available for public review at the Weber County Planning Division Office.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A P.R.U.D SUBDIVISION PLAT AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN L. LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 WHICH BEARS NORTH 00°30'27" EAST 2677.19 FEET, WEBER COUNTY, UTAH NORTH NAD 83, STATE PLANE GRID BEARING. DEDICATED PLATS FROM WOLF STAR, WOLF CREEK, WOLF RIDGE, AND FOUND REBAR AS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY. WARRANTY DEED RECORDED AS ENTRY NUMBER 2968271 ALONG WITH DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE OWNERSHIP.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	28.37	S83° 56' 02"W	L12	21.00	S21° 38' 24"W	L22	21.00	S37° 34' 58"E
L2	20.00	N6° 03' 58"W	L13	15.27	N68° 21' 36"W	L23	26.00	N52° 25' 02"W
L3	47.22	S83° 56' 02"W	L14	103.88	N68° 21' 36"W	L24	21.00	S37° 34' 58"W
L4	19.92	S6° 03' 58"E	L15	104.98	N75° 18' 24"W	L25	23.00	N52° 25' 02"W
L6	74.53	N75° 18' 24"W	L16	106.89	S83° 56' 02"W	L26	26.00	S37° 34' 58"W
L7	22.00	N14° 41' 36"E	L17	119.56	N71° 26' 49"W	L27	103.99	N52° 25' 02"W
L8	49.02	N73° 38' 14"W	L18	39.70	N81° 53' 53"W	L28	180.00	N72° 09' 46"W
L9	20.19	S14° 41' 36"W	L19	180.00	N72° 09' 46"W	L29	39.70	N81° 53' 53"W
L10	20.90	N21° 38' 24"E	L20	21.94	N22° 06' 11"E	L30	110.72	N71° 26' 49"W
L11	26.00	N68° 21' 36"W	L21	21.70	S37° 34' 58"W			

CURVE TABLE						CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	7.85	5.00	90.00	N51° 03' 58"W	7.07	C12	82.75	487.00	9.74	N77° 01' 49"W	82.65
C2	6.78	562.00	0.69	S84° 16' 46"W	6.78	C13	8.84	187.00	2.71	N70° 48' 30"W	8.84
C3	7.96	5.00	91.16	S39° 30' 49"W	7.14	C14	4.79	3.00	91.56	N23° 40' 32"W	4.30
C4	200.80	587.00	19.60	N85° 06' 23"W	199.82	C15	49.47	163.77	17.31	N59° 54' 17"W	49.28
C5	4.71	3.00	90.00	N30° 18' 24"W	4.24	C16	5.20	3.00	99.29	S87° 13' 33"W	4.57
C6	6.16	3.00	117.73	S73° 33' 38"W	5.14	C17	36.63	26.00	80.71	N2° 46' 27"W	33.67
C7	31.41	26.00	69.21	N12° 57' 58"W	29.53	C18	40.84	26.00	90.00	S82° 34' 58"W	36.77
C8	40.84	26.00	90.00	S66° 38' 24"W	36.77	C19	73.41	213.00	19.75	N62° 17' 24"W	73.04
C9	25.82	213.00	6.95	N71° 50' 00"W	25.81	C20	87.17	513.00	9.74	N77° 01' 49"W	87.06
C10	222.10	613.00	20.76	N85° 41' 11"W	220.89	C21	88.83	487.00	10.45	N76° 40' 21"W	88.71
C11	93.57	513.00	10.45	N76° 40' 21"W	93.44						

**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 THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**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 THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_ NAME/TITLE

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER - MORGAN HEALTH DEPARTMENT**  
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
DIRECTOR WEBER-MORGAN HEALTH DEPT.

**COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_ COUNTY RECORDER BY: \_\_\_\_\_

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066

**S1 10**

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