

CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	100.72	150.00	38°28'16"	52.34'	98.84'	N06°42'47"E	C51	69.63	225.00	17°43'54"	35.10'	69.35'	N63°34'19"W
C2	117.07	150.00	44°43'00"	61.70'	114.12'	S09°50'09"W	C52	152.31	175.00	49°52'03"	81.36'	147.55'	S47°30'14"E
C3	93.28	150.00	35°37'45"	48.20'	91.78'	S05°17'32"W	C53	36.72	175.00	12°01'25"	18.43'	36.66'	S66°25'33"E
C4	23.79	150.00	9°05'15"	11.92'	23.77'	S27°39'02"W	C54	115.59	175.00	37°50'38"	59.99'	113.50'	S41°29'32"E
C5	89.30	500.00	10°14'00"	44.77'	89.18'	S62°55'21"E	C55	92.32	105.00	50°22'36"	49.39'	89.37'	S02°37'05"W
C6	38.29	500.00	4°23'17"	19.16'	38.28'	S59°59'59"E	C56	22.45	15.00	85°45'07"	13.93'	20.41'	S70°40'56"W
C7	51.01	500.00	5°50'44"	25.53'	50.99'	S65°06'59"E	C57	14.64	525.00	1°35'51"	7.32'	14.64'	S67°14'25"E
C8	150.74	180.00	47°59'00"	80.11'	146.38'	N87°58'09"E	C58	65.87	205.00	18°24'32"	33.22'	65.58'	S77°14'37"E
C9	90.74	180.00	28°53'05"	46.36'	89.79'	S82°28'53"E	C59	20.82	15.00	79°31'28"	12.48'	19.19'	N46°41'09"W
C10	60.00	180.00	19°05'55"	30.28'	59.72'	N73°31'37"E	C60	135.93	150.00	51°55'11"	73.03'	131.33'	S32°53'04"E
C11	113.27	125.00	51°55'17"	60.86'	109.44'	S32°53'04"E	C61	53.87	150.00	20°34'36"	27.23'	53.58'	S17°12'43"E
C12	30.13	350.00	14°44'51"	15.32'	29.88'	S66°13'21"E	C62	82.06	150.00	31°29'41"	42.08'	81.04'	S43°10'22"E
C13	114.30	130.00	50°22'36"	61.14'	110.65'	S02°37'05"W	C63	96.57	375.00	14°45'17"	48.55'	96.30'	S66°13'21"E
C14	174.07	200.00	49°52'03"	92.98'	168.63'	S47°30'14"E	C64	13.71	375.00	2°03'39"	6.85'	13.70'	S59°53'22"E
C15	77.11	200.00	22°05'23"	39.04'	76.63'	N61°23'34"W	C65	82.86	375.00	12°39'38"	41.60'	82.69'	S67°16'10"E
C16	110.32	150.00	42°08'15"	57.79'	107.85'	S71°25'00"E	C66	22.39	25.00	51°19'04"	12.01'	21.65'	N47°56'27"W
C17	83.93	125.00	38°28'16"	43.62'	82.36'	N06°42'47"E	C67	271.31	55.00	28°38'08"	44.04'	68.75'	N16°24'01"E
C18	117.50	175.00	38°28'16"	61.06'	115.31'	N06°42'47"E	C68	59.07	55.00	61°32'10"	32.75'	56.27'	S53°03'00"E
C19	71.70	175.00	23°28'34"	36.36'	71.20'	S00°47'04"E	C69	80.00	55.00	83°20'22"	48.95'	73.13'	N54°30'44"E
C20	97.56	125.00	44°43'00"	51.42'	95.10'	S09°50'09"W	C70	30.85	205.00	8°37'22"	15.46'	30.82'	S68°17'21"W
C21	20.38	15.00	77°50'48"	12.11'	18.85'	N27°58'11"W	C71	20.82	15.00	79°31'28"	12.48'	19.19'	S32°50'18"W
C22	21.18	15.00	80°54'45"	12.79'	19.47'	N72°39'02"E	C72	22.39	25.00	51°19'04"	12.01'	21.65'	N47°56'27"W
C23	23.56	15.00	90°00'00"	15.00'	21.21'	S77°11'39"W	C73	23.56	15.00	90°00'00"	15.00'	21.21'	S12°48'21"E
C24	2.33	537.00	0°14'55"	1.17'	2.33'	S57°55'48"E	C74	53.31	137.00	22°17'43"	27.00'	52.97'	S56°53'29"E
C25	21.84	15.00	83°24'22"	13.37'	19.96'	N16°21'05"W	C75	71.60	155.00	26°27'59"	36.45'	70.96'	S81°16'20"E
C26	129.64	155.00	47°55'19"	68.88'	125.90'	S01°23'27"W	C76	34.31	163.00	12°03'43"	17.22'	34.25'	S51°46'29"E
C27	32.42	155.00	11°59'03"	16.27'	32.36'	S19°21'35"W							
C28	80.00	155.00	29°34'19"	40.91'	79.11'	S01°25'07"E							
C29	17.22	155.00	6°21'57"	8.62'	17.21'	S19°21'14"E							
C30	195.83	125.00	49°52'03"	104.60'	189.71'	S47°30'14"E							
C31	37.00	225.00	9°25'19"	18.54'	36.96'	S27°16'52"E							
C32	80.00	225.00	20°22'19"	40.43'	79.58'	S42°10'41"E							
C33	78.83	225.00	20°04'25"	39.82'	78.43'	S62°24'03"E							
C34	67.47	175.00	22°05'23"	34.16'	67.05'	N61°23'34"W							
C35	41.09	175.00	13°27'14"	20.64'	41.00'	N65°42'39"W							
C36	26.38	175.00	6°38'08"	13.21'	26.35'	N54°39'57"W							
C37	128.70	175.00	42°08'15"	67.42'	128.82'	S71°25'00"E							
C38	17.35	175.00	5°40'48"	8.68'	17.34'	S53°11'17"E							
C39	80.00	175.00	26°11'32"	40.71'	79.31'	S69°07'27"E							
C40	31.35	175.00	10°15'54"	15.72'	31.31'	S87°21'10"E							
C41	14.44	15.00	55°09'00"	7.83'	13.89'	N64°54'37"W							
C42	278.67	55.00	29°18'01"	36.30'	62.86'	N02°29'08"W							
C43	123.47	55.00	128°37'33"	114.35'	99.13'	N78°21'06"E							
C44	63.23	55.00	65°51'54"	36.65'	63.80'	N18°53'37"W							
C45	68.77	55.00	11°38'17"	39.70'	64.37'	N87°38'43"W							
C46	23.20	55.00	24°10'16"	11.78'	23.03'	S44°27'00"W							
C47	14.44	15.00	55°09'00"	7.83'	13.89'	N59°56'22"E							
C48	91.93	125.00	42°08'15"	48.16'	89.87'	S71°25'00"E							
C49	86.75	125.00	22°05'23"	43.92'	86.21'	N61°23'34"W							
C50	17.11	225.00	4°21'29"	8.56'	17.11'	N52°31'38"W							

W 1/4 OF SECTION 22
T7N, R1E, SLB&M
FOUND WEBER COUNTY
BRASS CAP MONUMENT

BASIS OF BEARING
N89°14'39"W 2659.37'
STATE PLATE GRID BEARING PER W.C.

CENTER OF SECTION 22
T7N, R1E, SLB&M
FOUND WEBER COUNTY
BRASS CAP MONUMENT

OWNER

CAPON CAPITAL, LLC
5577 EAST ELKHORN DRIVE
EDEN, UTAH 84310

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,839	180,346	30%
2	461,138	168,203	36%
3	521,638	124,997	24%
Project	1,577,615	471,546	30%

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - CENTERLINE OF ROADWAY
 - LOT LINE
 - RIGHT OF WAY LINE
 - TERMINAL POINT
 - UTILITY EASEMENT
 - BUILDING SETBACK LINE
 - NO ACCESS
 - LOT NUMBER
 - LOT ACRES
 - LOT SQUARE FEET
 - LOT ADDRESS
 - CENTERLINE MONUMENT
 - SET REBAR & CAP "L.S. 316833"
 - (M) MEASURED DISTANCE
 - (R) RECORD DISTANCE

PLAT NOTES:

IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.

ALL FRONT YARD SETBACKS ARE 25', UNLESS OTHERWISE NOTED.

ALL BACK YARD SETBACKS ARE 30', UNLESS OTHERWISE NOTED.

SIDE YARD SETBACKS ARE 8' MINIMUM, UNLESS OTHERWISE NOTED.

10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

NARRATIVE:

THIS SURVEY AND SUBSEQUENT SUBDIVISION WAS PREPARED FOR CAPON CAPITAL, LLC

THE BASIS OF BEARING IS NORTH 89°14'38" WEST 2659.37' 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.

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC PLATS, 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

ATTTEST: _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND ARE APPROVED FOR 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 THERETO 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 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.,

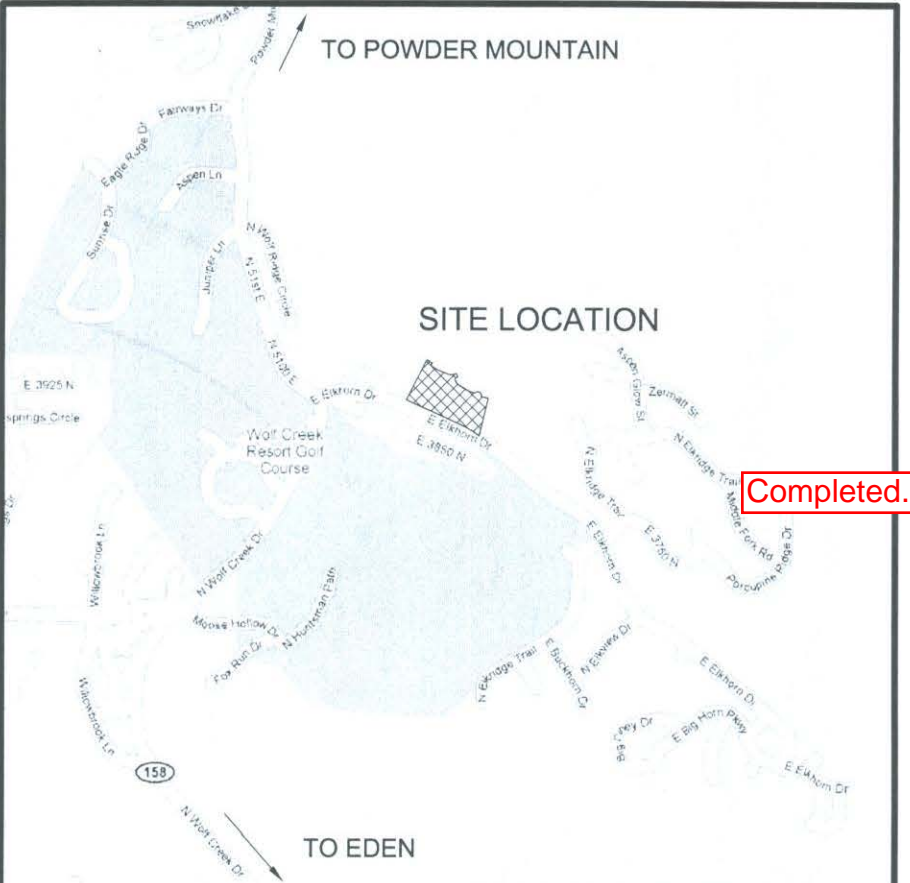
IN BOOK ____ AT PAGE ____ OF OFFICIAL RECORDS.

WEBER COUNTY RECORDER ____

BY: ____ (DEPUTY)

THE RETREAT SUBDIVISION - PHASE 1 A CLUSTER SUBDIVISION

LYING WITHIN THE EAST HALF OF SECTION 22,
T7N, R1E, SLB&M,
WEBER COUNTY, UTAH
MAY 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 and RE-20 zoning ordinance regulations of Weber County.

RE-20 zoning

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 the Northwest Corner of the Elk Horn Subdivision, Phase 1, recorded as Entry No. 1415848, said point being East 1,363.44 feet and South 128.61 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°14'38" West from said Center of Section to the West Quarter Corner of said Section 22) and running thence North 53°21'02" East 282.85 feet to a point of curvature of a 155.00 foot radius curve to the left, the center of which bears North 04°30'19" West; thence easterly along the arc of said curve 58.21 feet through a central angle of 21°31'01"; thence South 26°01'20" East 50.00 feet to a point of curvature of a 205.00 foot radius curve to the right, the center of which bears North 26°01'20" West; thence southwesterly along the arc of said curve 90.62 feet through a central angle of 08°37'22" to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 17°23'58" East; thence southwesterly along the arc of said curve 20.82 feet through a central angle of 79°31'28"; thence South 06°55'25" East 13.52 feet to a point of curvature of a 100.00 foot radius curve to the left, the center of which bears North 83°04'35" East; thence southeasterly along the arc of said curve 90.62 feet through a central angle of 51°55'17"; thence South 58°50'42" East 129.85 feet to a point of curvature of a 325.00 foot radius curve to the left, the center of which bears North 31°09'18" East; thence southeasterly along the arc of said curve 83.69 feet through a central angle of 14°45'17"; thence South 73°35'59" East 28.50 feet to a point of curvature of a 25.00 foot radius curve to the left, the center of which bears North 16°24'01" East; thence easterly along the arc of said curve 22.39 feet through a central angle of 51°19'04" to a point of curvature of a 55.00 foot radius curve to the right, the center of which bears South 34°55'03" East; thence southeasterly along the arc of said curve 132.24 feet through a central angle of 137°45'37"; thence South 77°09'26" East 98.10 feet to a point of curvature of a 25.00 foot radius curve to the left, the center of which bears North 16°24'01" East; thence easterly along the arc of said curve 22.39 feet through a central angle of 51°19'04" to a point of curvature of a 55.00 foot radius curve to the right, the center of which bears South 34°55'03" East; thence southeasterly along the arc of said curve 132.24 feet through a central angle of 137°45'37"; thence South 77°09'26" East 98.10 feet to a point of curvature of a 25.00 foot radius curve to the left, the center of which bears North 16°24'01" East; thence easterly along the arc of said curve 22.39 feet through a central angle of 51°19'04" to a point of curvature of a 55.00 foot radius curve to the right, the center of which bears South 34°55'03" East; thence southeasterly along the arc of said curve 132.24 feet through a central angle of 137°45'37"; thence South 77°09'26" East 98.10 feet to a point of curvature of a 25.00 foot radius curve to the left, the center of which bears North 16°24'01" East; 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