

CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE	LENGTH	RADIUS
C1	100.72	150.00	38°28'16"	52.34'	98.84'	N06°42'47"E	C51	69.63	225.00
C2	117.07	150.00	44°43'00"	61.70'	114.12'	S09°50'09"W	C52	152.31	175.00
C3	93.28	150.00	35°37'45"	48.20'	91.78'	S05°17'32"W	C53	36.72	175.00
C4	23.79	150.00	9°05'15"	11.92'	23.77'	S27°39'02"W	C54	115.59	175.00
C5	89.30	500.00	10°14'00"	44.77'	89.18'	S62°55'21"E	C55	92.32	105.00
C6	38.29	500.00	4°23'17"	19.42'	38.28'	S59°59'59"W	C56	22.45	15.00
C7	51.01	500.00	5°50'44"	25.53'	50.99'	S65°06'59"E	C57	14.64	525.00
C8	150.74	180.00	47°59'00"	80.11'	146.38'	N87°58'09"E	C58	65.87	205.00
C9	90.74	180.00	28°53'05"	46.36'	89.79'	S82°28'53"E	C59	20.82	15.00
C10	60.00	180.00	19°05'55"	30.28'	59.72'	N73°31'37"E	C60	135.93	150.00
C11	113.27	125.00	51°55'17"	60.86'	109.44'	S32°53'04"E	C61	53.87	150.00
C12	87.53	350.00	14°19'46"	44.00'	87.31'	S66°00'35"E	C62	82.06	150.00
C13	114.30	130.00	50°22'36"	61.14'	110.65'	S02°37'05"W	C63	93.79	375.00
C14	174.07	200.00	49°52'03"	92.98'	168.63'	S47°30'14"E	C64	4.74	375.00
C15	77.11	200.00	22°05'23"	39.04'	76.63'	N61°23'34"W	C65	89.04	375.00
C16	110.32	150.00	42°08'15"	57.79'	107.85'	S71°25'00"E	C66	14.44	15.00
C17	83.93	125.00	38°28'16"	43.62'	82.36'	N06°42'47"E	C67	278.67	55.00
C18	117.50	175.00	38°28'16"	61.06'	115.31'	N06°42'47"E	C68	64.22	55.00
C19	71.70	175.00	23°28'34"	36.36'	71.20'	S00°47'04"E	C69	81.86	55.00
C20	97.56	125.00	44°43'00"	51.42'	95.10'	S09°50'09"W	C70	30.85	205.00
C21	20.38	15.00	77°50'48"	12.11'	18.85'	N27°58'11"W	C71	20.82	15.00
C22	21.18	15.00	80°54'45"	12.79'	19.47'	N72°39'02"E	C72	14.44	15.00
C23	25.16	16.00	90°00'00"	16.00'	22.63'	S77°11'39"W	C73	25.13	16.00
C24	3.51	475.00	0°25'26"	1.76'	3.51'	S67°49'38"E	C74	51.44	138.00
C25	23.23	16.00	83°11'45"	14.20'	21.24'	N16°12'28"W	C75	71.60	155.00
C26	129.64	155.00	47°55'34"	68.88'	125.90'	S01°23'27"W	C76	32.65	162.00
C27	32.42	155.00	11°59'03"	16.27'	32.36'	S19°21'35"W	C77	44.09	165.00
C28	80.00	155.00	29°34'19"	40.91'	79.11'	S01°25'07"E	C78	125.56	1496.00
C29	17.22	155.00	6°21'57"	8.62'	17.21'	S19°23'14"E	C79	47.28	1496.00
C30	195.83	225.00	49°52'03"	104.60'	189.71'	S47°30'14"E	C80	17.45	175.00
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	78.63	225.00	20°04'25"	39.82'	78.43'	S62°24'03"E			
C34	87.42	155.00	22°05'23"	34.18'	87.05'	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	8°38'08"	13.21'	26.35'	N54°39'57"W			
C37	128.70	175.00	42°08'15"	67.42'	125.82'	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"	38.30'	62.86'	N02°29'08"W			
C43	123.47	55.00	128°37'33"	114.35'	119.13'	N78°21'06"E			
C44	63.23	55.00	65°51'54"	35.63'	59.80'	N18°53'37"W			
C45	68.77	55.00	71°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	85°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	225.00	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			

LINE TABLE	
LINE	BEARING
L1	S16°52'50"W
L2	S18°36'04"E
L3	S27°31'33"E
L4	S77°58'47"E
L5	S63°39'42"E
L6	S28°17'39"E
L7	S87°21'10"E
L8	N84°19'50"E
L9	N36°34'21"E
L10	N43°37'09"E
L11	N24°08'32"E
L12	N25°14'47"E
L13	S21°08'56"W
L14	S32°02'51"W
L15	S17°25'00"E
L16	S24°07'15"W
L17	N88°53'13"E
L18	S61°05'04"E
L19	N88°48'24"W

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

BASIS OF BEARING  
N89°14'39"W 2659.36'  
(N89°14'39"W 2659.36' WEBER COUNTY SURVEYOR)

**OWNER**

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

#### COMMON AREA CALCULATION

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%

#### 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

#### 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 1 A CLUSTER SUBDIVISION

LYING WITHIN THE EAST HALF OF SECTION 22,

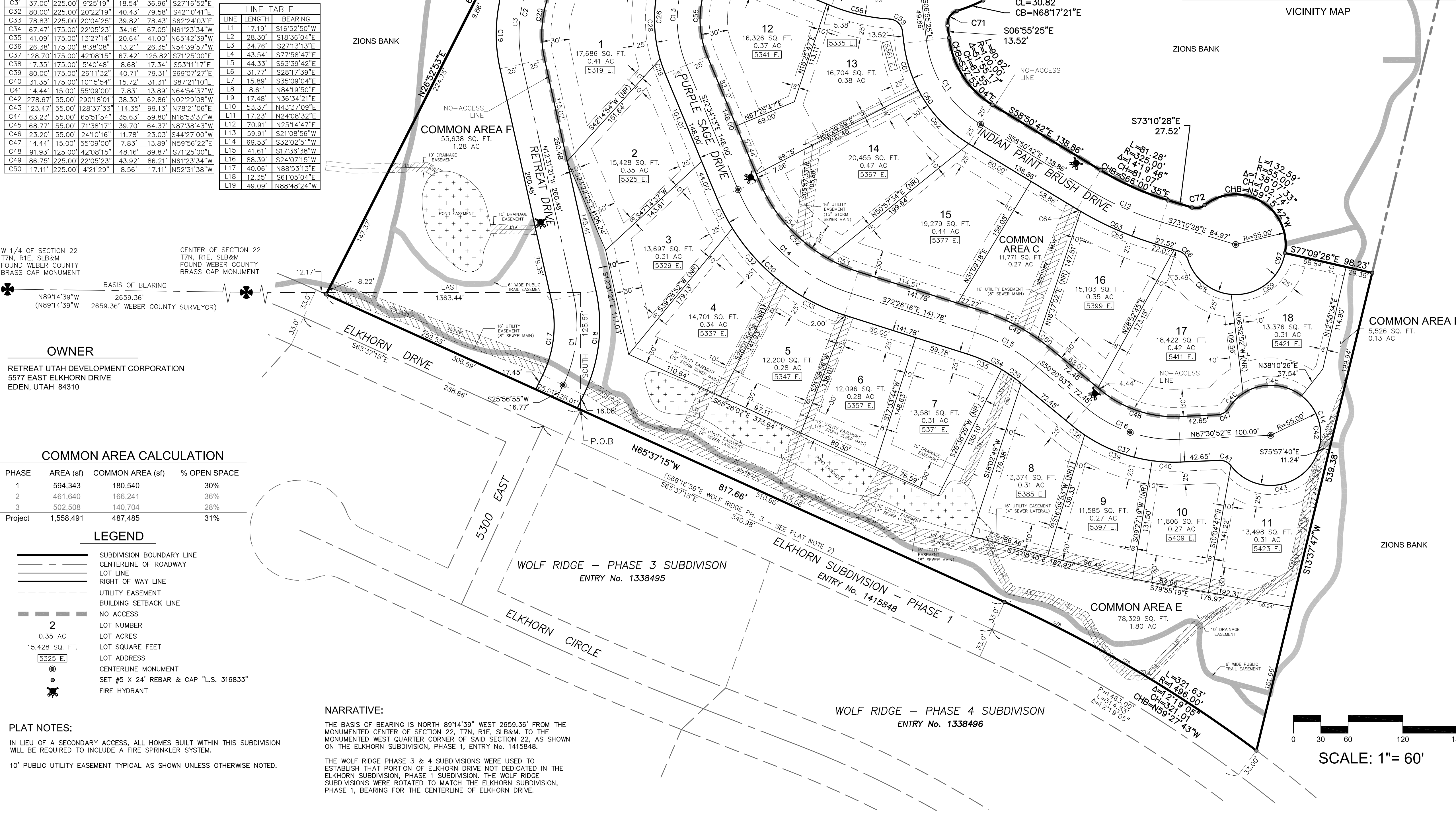
T7N, R1E, SLB&M,

WEBER COUNTY, UTAH

SEPTEMBER 2013



VICINITY MAP



SCALE: 1"= 60'

#### 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 17-23-1.7 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.

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 Elkhorn Subdivision, Phase 1, recorded as Entry No. 1415848, said point being East 1,363.44 feet and South 128.81 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 running thence North 65°37'15" West 306.69 feet along the north line of the Elkhorn Drive and the Wolf Ridge Phase 3 Subdivision (recorded as Entry No.1338495); thence North 26°52'53" East 659.19 feet; thence South 57°48'21" East 90.02 feet; thence South 65°56'56" East 46.36 feet; thence South 53°21'02" East 282.85 feet to a non-tangent 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 non-tangent 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 30.85 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 southwesterly along the arc of said curve 90.62 feet through a central angle of 51°51'17"; thence South 58°50'42" East 138.86 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 81.28 feet through a central angle of 14°19'48"; thence South 73°10'28" East 27.52 feet to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears North 15°49'32" East; thence easterly 14.44 feet along the arc of said curve through a central angle of 55°09'00" to a point of reverse curvature of a 55.00 foot radius curve to the right, the center of which bears South 38°19'28" East; thence southeasterly 132.59 feet along the arc of said curve through a central angle of 138°07'33"; thence South 77°09'26" East 98.23 feet; thence South 13°37'47" West 539.38 feet to a non-tangent point of curvature of a 1496.00 foot radius curve to the left and the northerly right of way of Elkhorn Drive, the center of which bears South 36°41'50" West; thence northwesterly along said northerly right of way and the arc of said curve 321.63 feet through a central angle of 12°19'05"; thence North 65°37'15" West 510.98 feet along said northerly right of way to the Point of Beginning.

Parcel contains 594,343 Sq. Ft. or 13.644 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 1 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, 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

#### ACKNOWLEDGEMENT

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: \_\_\_\_\_