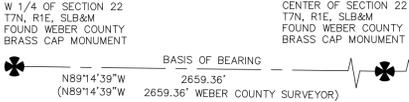


CURVE TABLE				CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	100.72	150.00	38°28'16"	52.34	98.84	N06°42'47"E	C51	69.63	225.00	17°43'54"	35.10	69.35	N63°34'19"W
C2	117.07	150.00	44°43'00"	61.70	114.12	S09°50'09"W	C52	152.31	175.00	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"	49.38	89.37	S02°37'09"W
C6	38.29	500.00	4°23'17"	19.28	38.21	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°55'17"	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	90.13	350.00	14°45'17"	45.32	89.86	S66°13'21"E	C62	82.06	150.00	31°20'41"	42.08	81.04	S43°10'22"E
C13	114.30	130.00	50°22'36"	61.14	110.63	S02°37'09"W	C63	96.57	375.00	14°43'17"	48.55	96.30	S68°11'21"W
C14	174.07	200.00	49°52'03"	92.98	168.63	S47°30'14"E	C64	13.71	375.00	2°05'39"	6.85	13.70	S59°53'32"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	15.12	16.00	54°08'48"	8.18	14.56	N46°31'35"W
C17	83.93	125.00	38°28'16"	43.62	82.36	N06°42'47"E	C67	271.71	54.00	288°17'35"	39.02	63.26	N16°24'01"E
C18	117.50	175.00	38°28'16"	61.06	115.31	N06°42'47"E	C68	60.43	54.00	64°07'07"	33.82	57.33	S51°30'45"E
C19	71.70	175.00	23°28'34"	36.36	71.20	S00°47'04"E	C69	78.78	54.00	83°35'08"	48.27	71.98	N54°38'08"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"	15.48	30.82	S68°11'21"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	15.12	16.00	54°08'48"	8.18	14.56	N79°19'37"E
C23	25.16	16.00	90°00'00"	16.00	22.63	S77°11'39"W	C73	25.13	16.00	90°00'00"	16.00	22.63	S12°48'21"E
C24	3.51	475.00	0°25'26"	1.76	3.51	S67°49'38"E	C74	51.44	138.00	21°21'28"	26.02	51.14	S56°56'11"E
C25	23.23	16.00	83°11'45"	14.20	21.24	N16°12'28"W	C75	71.60	155.00	26°27'59"	36.45	70.96	S81°16'20"E
C26	129.64	150.00	47°55'17"	68.88	125.90	S01°23'27"W	C76	32.65	162.00	11°32'53"	16.38	32.60	S52°01'54"E
C27	32.42	155.00	11°39'03"	16.22	32.36	S19°21'35"W							
C28	80.00	155.00	29°34'19"	40.91	79.11	S01°25'07"W							
C29	17.22	155.00	6°21'57"	8.62	17.21	S19°23'14"E							
C30	195.83	225.00	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°24'34"	39.82	78.43	S62°24'03"E							
C34	87.47	175.00	22°05'23"	43.18	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	278.13	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"	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°01'16"	11.78	23.03	S44°22'00"W							
C47	14.44	15.00	55°09'00"	7.83	13.89	N64°54'37"W							
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							



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

**COMMON AREA CALCULATION**

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,689	180,541	30%
2	461,289	166,239	36%
3	502,508	121,192	24%
<b>Project</b>	<b>1,558,486</b>	<b>467,972</b>	<b>30%</b>

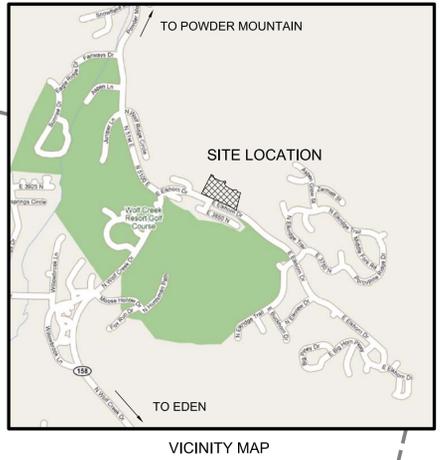
- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - CENTERLINE OF ROADWAY
  - LOT LINE
  - RIGHT OF WAY LINE
  - UTILITY EASEMENT
  - BUILDING SETBACK LINE
  - NO ACCESS
  - LOT NUMBER
  - LOT ACRES
  - LOT SQUARE FEET
  - LOT ADDRESS
  - CENTERLINE MONUMENT
  - SET #5 X 24" REBAR & CAP "L.S. 316833"
  - FIRE HYDRANT

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



**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.

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 128.61 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°14'39" 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°56'58" 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°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 southwesterly along the arc of said curve 83.69 feet through a central angle of 14°45'17"; thence South 73°35'59" East 34.21 feet to a point of curvature of a 16.00 foot radius curve to the left, the center of which bears North 13°74'7" 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 594,689 Sq. Ft. or 13.652 acres, more or less.

**OWNER'S DEDICATION**  
 We, the undersigned Owner's 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 grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage and canal maintenance easements, 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 drainage channels in their natural state whichever is applicable as may be authorized by Weber County, Utah, with no buildings or structures being erected within such easements.  
 And hereby grant and convey to the Retreat Homeowners Association, all those parts or portions of said tract of land designated as Common Area to be used for recreational and open space purposes for the Association and guarantee to Weber County that the Common Area will remain open and undeveloped except 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: \_\_\_\_\_

PREPARED BY  
**BASELINE SURVEYING, Inc**  
 1058 East 2100 SOUTH  
 Salt Lake City, UT 84106 (801) 209-2152

**WEBER COUNTY COMMISSION ACCEPTANCE**  
 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: \_\_\_\_\_

**WEBER COUNTY ENGINEER**  
 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

**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 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)