

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:

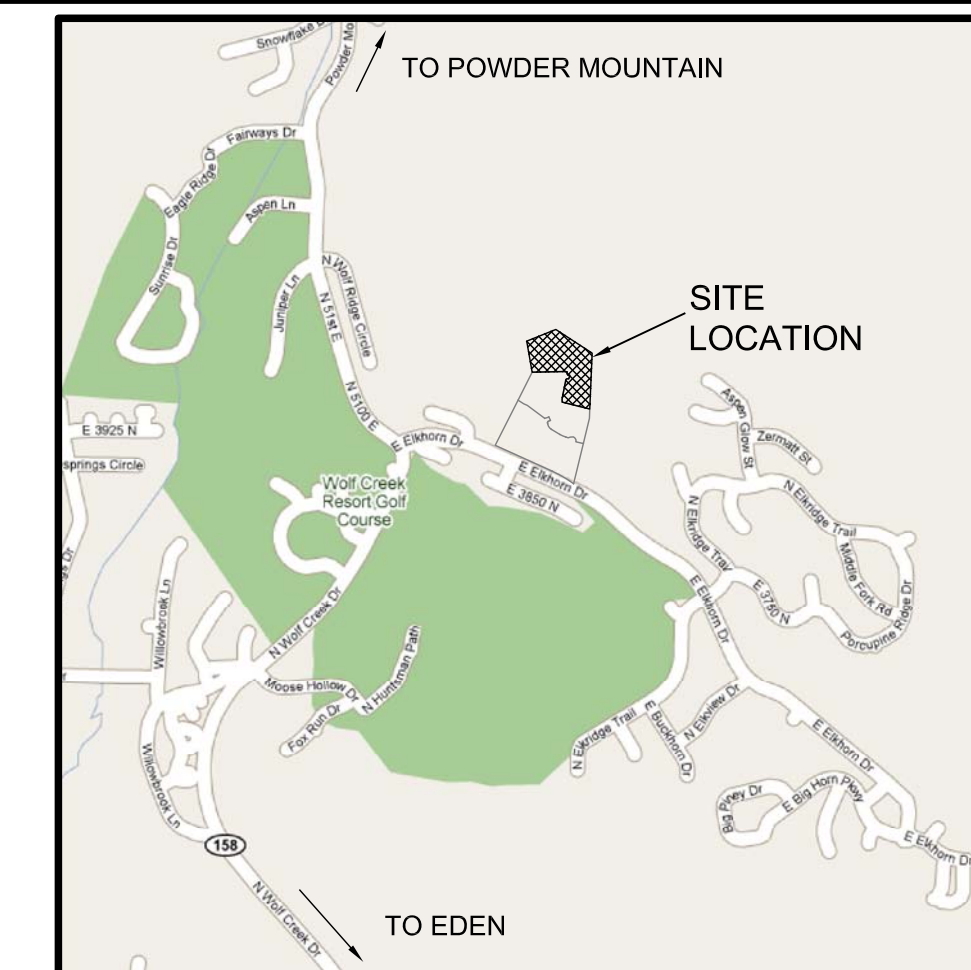
THIS SURVEY AND SUBSEQUENT SUBDIVISION WAS PREPARED FOR CAPON CAPITAL, LLC.

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 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 SUBDIVISION - PHASE 3 A CLUSTER SUBDIVISION

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



VICINITY MAP

ZIONS BANK

OWNER

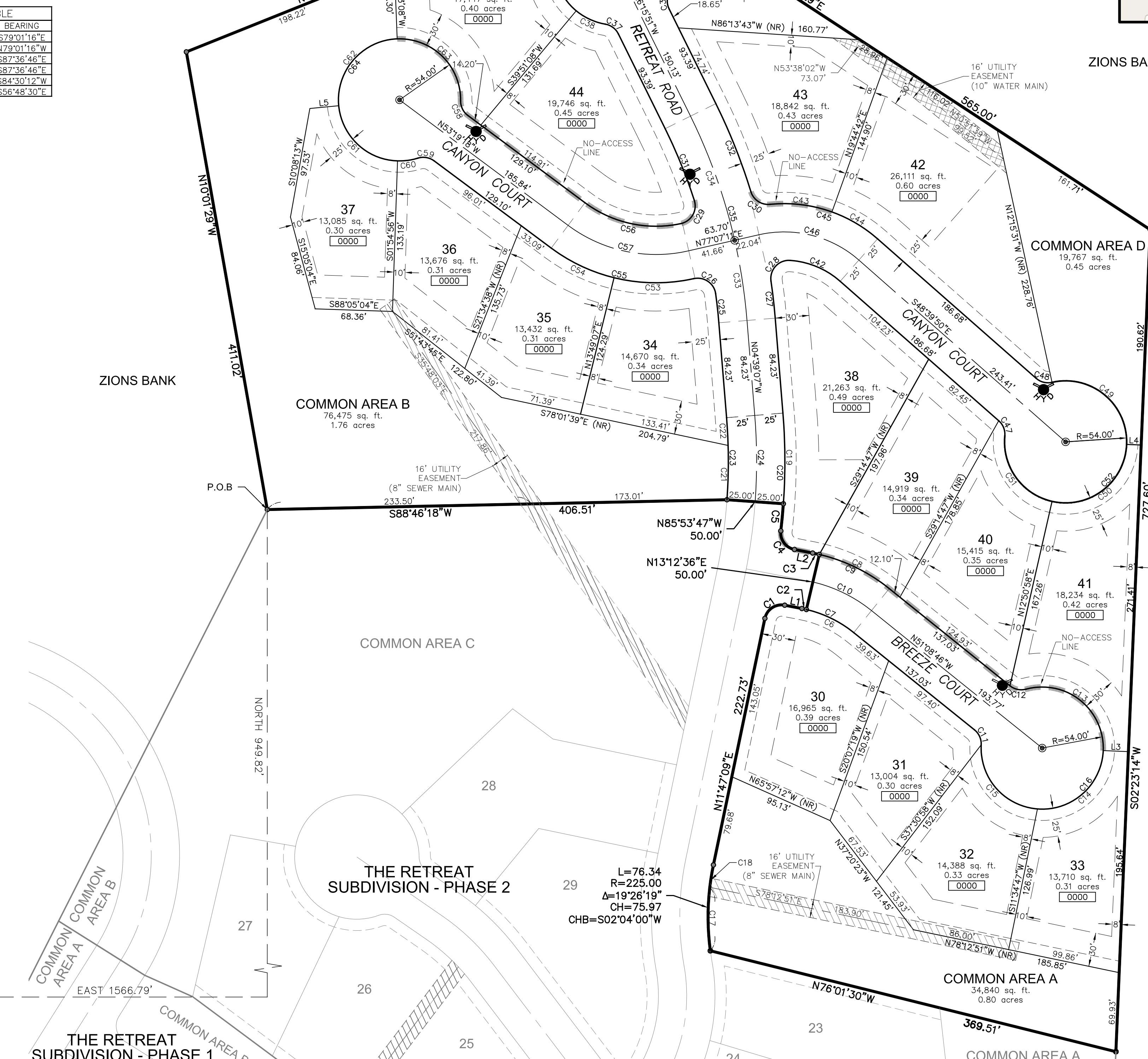
CAPON CAPITAL, LLC 5577 EAST ELKHORN DRIVE EDEN, UTAH 84310

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING. Lists curve data for curves C1 through C64.

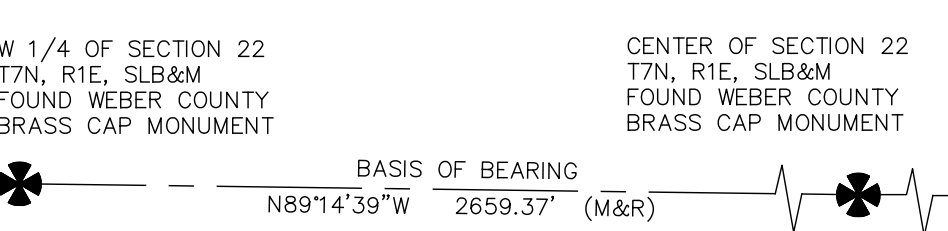
LINE TABLE

Table with columns: LINE, LENGTH, BEARING. Lists line data for lines L1 through L6.



COMMON AREA CALCULATION

Table with columns: PHASE, AREA (sf), COMMON AREA (sf), % OPEN SPACE. Shows calculations for phases 1, 2, and 3, and a total project total.



THE RETREAT SUBDIVISION - PHASE 1

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.

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.

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.

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.

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.

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\_\_\_\_.

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.

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 are in accordance with the provisions of the current subdivision and RE-20 zoning 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 a point East 1,566.79 feet and North 949.82 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 10°12'29" West 411.02 feet; thence North 68°09'06" East 408.68 feet; thence South 56°48'29" East 565.00 feet; thence South 02°23'14" West 727.60 feet; thence North 76°01'30" West 369.51 feet to a point of curvature of a 225.00 foot radius non-tangent curve to the right, the center of which bears North 82°20'50" East; thence northerly 76.34 feet along the arc of said curve through a central angle of 19°26'19"; thence North 11°47'09" East 222.73 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears South 78°12'51" East; thence northeasterly 23.35 feet along the arc of said curve through a central angle of 89°11'35"; thence South 79°01'16" East 15.45 feet to a point of curvature of a 105.00 foot radius curve to the right, the center of which bears South 10°58'44" West; thence easterly 4.09 feet along the arc of said curve through a central angle of 02°13'52"; thence North 13°12'36" East 50.00 feet to a point of curvature of a 155.00 foot radius non-tangent curve to the left, the center of which bears South 13°12'36" West; thence westerly 6.04 feet along the arc of said curve through a central angle of 02°13'52"; thence North 79°01'16" West 16.42 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears North 10°58'44" East; thence northeasterly 22.45 feet along the arc of said curve through a central angle of 85°45'07" to a point of reverse curvature of a 525.00 foot radius curve to the left, the center of which bears North 83°18'08" West; thence northerly 24.08 feet along the arc of said curve through a central angle of 02°37'39"; thence North 85°53'47" West 50.00 feet; thence South 88°46'18" West 406.51 feet to the Point of Beginning.

Containing 502,508 square feet or 11.54 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 SUBDIVISION PHASE 3 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 Open Space to be used for recreational and open space purposes and guarantee to Weber County that the Common Open Space Area will remain open and undeveloped except for approved recreational and open space purposes.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2013.

CAPON CAPITAL, LLC, a Utah limited liability company.

By: John L. Lewis Managing Member

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: \_\_\_\_\_

