

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 AND SNOW STORAGE EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

NARRATIVE:

1. 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.

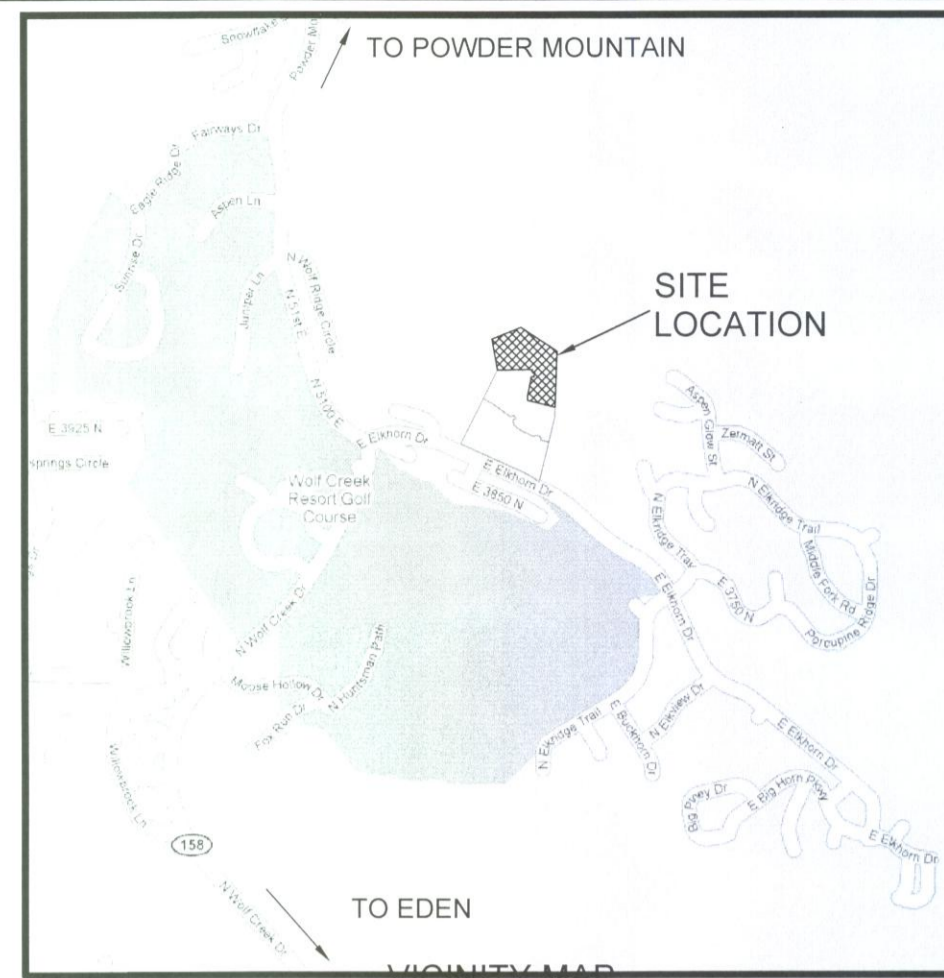
2. THE WOLF RIDGE PHASE 3 & 4 SUBDIVISIONS WERE USED TO ESTABLISH THAT PORTION OF ELKHORN DRIVE NOT DEDICATED IN THE ELKHORN SUBDIVISION, PHASE 1 SUBDIVISION, THE WOLF RIDGE SUBDIVISIONS WERE ROTATED TO MATCH THE ELKHORN SUBDIVISION, PHASE 1, BEARING FOR THE CENTERLINE OF ELKHORN DRIVE.

① COMMON AREAS NEED TO BE COLLECTIVELY ADJUSTED
P.L. 1-A-9, P.L. 2-1-3

② VERIFY THE AREA OF LOT 45 AND COMMON AREAS
"L" & "M"

THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 3 A CLUSTER SUBDIVISION

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 22,
T7N, R1E, SLB&M,
WEBER COUNTY, UTAH
APRIL 2014



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	23.35'	15.00'	89°11'35"	14.79'	21.06'	S56°22'57"W
C2	4.09'	105.00'	2°13'52"	2.04'	4.09'	N77°54'20"W
C3	6.04'	155.00'	2°13'52"	3.02'	6.04'	N77°54'20"W
C4	22.45'	15.00'	85°45'07"	13.93'	20.41'	S36°08'42"E
C5	24.08'	525.00'	7°37'39"	12.04'	24.07'	N05°25'02"E
C6	47.01'	105.00'	108°11'00"	76.86'	89.39'	N50°51'16"W
C7	51.08'	105.00'	22°52'30"	26.06'	50.58'	N65°05'01"W
C8	69.37'	155.00'	25°38'38"	35.28'	68.80'	N63°58'05"W
C9	75.41'	155.00'	27°52'30"	38.47'	74.67'	N65°05'01"W
C10	58.18'	130.00'	25°38'38"	29.59'	57.70'	N63°58'05"W
C11	14.44'	15.00'	55°09'00"	7.83'	13.89'	N23°34'16"W
C12	14.44'	15.00'	55°08'57"	7.83'	13.89'	S78°43'16"E
C13	104.33'	55.00'	108°11'00"	76.86'	89.39'	N50°51'16"W
C14	88.47'	55.00'	32°10'03"	57.12'	79.24'	N48°28'15"E
C15	85.87'	55.00'	89°26'58"	54.47'	77.41'	S40°43'14"E
C16	278.67'	55.00'	290°18'01"	38.30'	62.86'	N38°51'14"E
C17	56.31'	225.00'	14°20'20"	28.30'	56.16'	S00°29'00"W
C18	20.03'	225.00'	5°05'59"	10.02'	20.02'	S09°14'10"W
C19	80.23'	525.00'	8°45'20"	40.19'	80.15'	N00°16'27"W
C20	104.30'	525.00'	11°22'18"	52.32'	104.13'	N01°02'22"E
C21	47.89'	475.00'	14°47'18"	24.01'	47.87'	N01°02'22"E
C22	24.60'	475.00'	2°58'01"	12.30'	24.59'	N03°10'06"W
C23	72.59'	475.00'	8°45'20"	36.36'	72.51'	N00°16'27"W
C24	76.41'	500.00'	8°45'20"	38.28'	76.33'	N00°16'27"W
C25	25.73'	475.00'	3°06'15"	12.87'	25.73'	N06°12'14"W
C26	26.45'	16.00'	94°43'50"	17.38'	23.54'	N55°07'17"W
C27	33.08'	525.00'	3°38'59"	16.54'	33.07'	N06°27'24"W
C28	28.58'	16.00'	107°39'59"	19.88'	24.93'	N12°27'29"W
C29	26.78'	16.00'	95°52'58"	17.73'	23.76'	N29°56'07"E
C30	21.96'	16.00'	78°38'45"	13.11'	20.28'	S56°26'02"E
C31	68.46'	475.00'	8°15'29"	34.29'	68.40'	N22°08'06"W
C32	83.87'	525.00'	9°09'11"	42.02'	83.78'	N21°41'15"W
C33	71.81'	500.00'	8°13'42"	35.96'	71.74'	N08°45'58"W
C34	116.80'	500.00'	13°23'06"	58.66'	116.53'	N19°34'20"W
C35	188.60'	500.00'	21°36'44"	95.43'	187.49'	N12°27'29"W
C36	14.44'	15.00'	55°09'00"	7.83'	13.89'	S01°16'40"W
C37	14.44'	15.00'	55°09'00"	7.83'	13.89'	N53°50'21"W
C38	30.01'	55.00'	31°15'59"	15.39'	29.64'	S65°46'51"E
C39	80.00'	55.00'	83°20'22"	48.95'	73.13'	S08°28'41"E
C40	168.65'	55.00'	178°41'40"	146.12'	109.92'	N58°57'40"W
C41	278.67'	55.00'	290°18'01"	38.30'	62.86'	S63°44'09"W
C42	48.78'	75.00'	37°18'18"	25.23'	47.92'	N67°12'22"E
C43	55.64'	125.00'	25°30'06"	28.29'	55.18'	N83°00'21"W
C44	47.10'	125.00'	21°35'28"	23.84'	46.83'	N59°27'34"W
C45	102.74'	125.00'	47°05'34"	54.47'	99.87'	N72°12'37"W
C46	94.63'	100.00'	54°12'59"	51.19'	91.13'	N75°46'20"W
C47	14.44'	15.00'	55°08'59"	7.83'	13.89'	N21°05'20"W
C48	14.44'	15.00'	55°09'02"	7.83'	13.89'	S76°14'20"E
C49	101.95'	55.00'	108°11'00"	73.25'	87.97'	N50°51'16"W
C50	96.60'	55.00'	100°37'40"	66.28'	84.65'	N52°42'04"E
C51	80.13'	55.00'	83°28'17"	49.06'	73.23'	S35°14'58"E
C52	278.67'	55.00'	290°18'01"	38.30'	62.86'	N41°20'10"E
C53	71.16'	155.00'	26°18'19"	36.22'	70.54'	S89°20'03"E
C54	61.84'	155.00'	22°51'35"	31.34'	61.43'	S64°45'06"E
C55	133.00'	155.00'	49°09'54"	70.91'	128.96'	S77°54'15"E
C56	89.43'	105.00'	48°44'00"	47.63'	86.75'	S77°43'21"E
C57	112.44'	130.00'	49°33'31"	60.01'	108.97'	S78°06'04"E
C58	14.44'	15.00'	55°09'00"	7.83'	13.89'	S25°44'48"E
C59	14.44'	15.00'	55°09'00"	7.83'	13.89'	N80°53'48"W
C60	19.57'	55.00'	20°23'15"	9.89'	19.47'	N81°43'19"E
C61	79.28'	55.00'	82°35'16"	48.31'	72.59'	S46°47'26"E
C62	89.54'	55.00'	53°18'40"	58.24'	79.97'	S41°08'32"W
C63	90.28'	55.00'	94°02'51"	59.03'	80.48'	N45°11'43"W
C64	278.67'	55.00'	290°18'01"	38.30'	62.86'	S36°40'42"W

LINE	LENGTH	BEARING
L1	15.45'	S79°01'16"E
L2	16.42'	N79°01'16"W
L3	21.31'	S87°36'46"E
L4	11.60'	S87°36'46"E
L5	24.65'	S84°30'12"W
L6	29.13'	S56°48'30"E
L7	26.51'	S55°32'06"W
L8	45.32'	S32°43'52"W
L9	17.39'	N78°03'26"W
L10	86.29'	S53°50'54"W
L11	5.10'	N59°05'49"W
L12	56.14'	N56°08'15"W
L13	60.56'	N51°51'50"W
L14	137.72'	N50°51'39"W
L15	126.12'	N53°38'02"W
L16	26.96'	N53°36'53"W
L17	30.73'	N56°47'09"E
L18	28.63'	N11°39'14"E
L19	30.84'	N33°12'51"W
L20	59.26'	N00°17'58"W



PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,343	150,504	20%
2	161,300	140,704	28%
3	502,508	140,704	28%
Project	1,558,491	487,485	31%

W 1/4 OF SECTION 22, T7N, R1E, SLB&M (FOUND WEBER COUNTY BRASS CAP MONUMENT 1981 GOOD COND.)

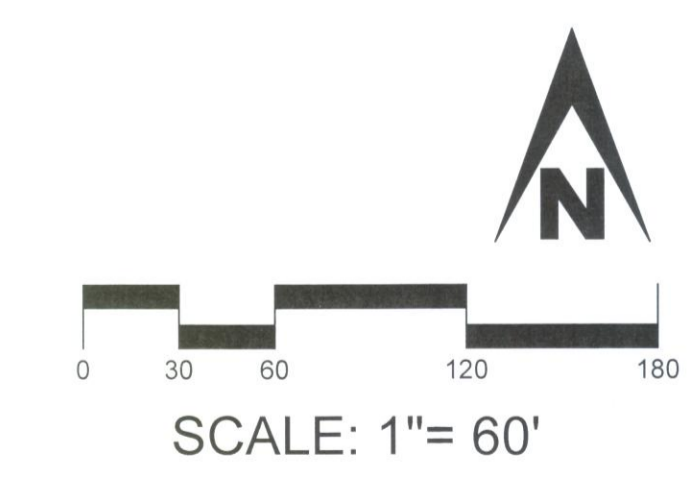
CENTER OF SECTION 22, T7N, R1E, SLB&M (FOUND WEBER COUNTY BRASS CAP MONUMENT 1967 GOOD COND.)



THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 2

L=76.34
R=225.00
Δ=19°26'19"
CH=75.97
CHB=S02°04'00"W

LEGEND	DESCRIPTION
---	SUBDIVISION BOUNDARY LINE
---	CENTERLINE OF ROADWAY
---	LOT LINE
---	RIGHT OF WAY LINE
---	UTILITY EASEMENT
---	BUILDING SETBACK LINE
---	NO ACCESS
---	6' PUBLIC TRAIL EASEMENT
---	10' UTILITY EASEMENT
---	10' DRAINAGE EASEMENT
---	LOT NUMBER
---	LOT ACRES
---	LOT SQUARE FEET
---	LOT ADDRESS
---	CENTERLINE MONUMENT
---	SET #5 X 24" REBAR & CAP
---	"GARDNER ENGINEERING"
---	FOUND #5 X 24" REBAR & CAP
---	"GARDNER ENGINEERING"
---	FIRE HYDRANT
---	RESTRICTED LOT DUE TO SLOPE



SURVEYOR'S CERTIFICATE

I, Clint H. Whitney, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 822728 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing of the State of Utah. 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, and have placed monuments as represented on this plat, and that this plat of THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 3 A CLUSTER SUBDIVISION in Weber County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based on data compiled from records in the Weber County Records office and from said survey made by me on the ground. 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 Northeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at a point East 1,566.64 feet and North 949.89 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 also being at a point of the northwest corner of The Retreat at Wolf Creek Subdivision Phase 2 recorded Entry No. _____, Weber County Recorder, and running thence North 10°12'29" East 411.02 feet; thence North 68°09'06" East 408.68 feet; thence South 56°48'28" East 565.01 feet; thence South 02°23'14" West 727.60 feet to a point on the northerly boundary of The Retreat at Wolf Creek Subdivision Phase 2; thence along said boundary the following thirteen (13) courses: 1) 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, 2) northerly 76.34 feet along the arc of said curve through a central angle of 19°26'19"; 3) North 11°47'09" East 222.73 feet to a point of curvature of a 150.00 foot radius non-tangent curve to the left, the center of which bears South 13°12'36" East, 4) northeasterly 23.35 feet along the arc of said curve through a central angle of 89°11'35"; 5) 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°56'44" West; 6) easterly 4.09 feet along the arc of said curve through a central angle of 02°13'52"; 7) 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, 8) westerly 6.04 feet along the arc of said curve through a central angle of 02°13'52"; 9) 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 South 10°56'44" West; 10) northeasterly 24.45 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°16'09" West, 11) northerly 24.08 feet along the arc of said curve through a central angle of 02°37'39"; 12) North 85°53'47" West 50.00 feet, 13) South 88°46'18" West 406.51 feet to the Point of Beginning.

Containing 502,508 square feet or 11.536 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 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 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, snow storage, storm water detention ponds, drainage and maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, snow removal, 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 January 2014.

Capon Capital LLC, a Utah corporation. RETREAT UTAH DEVELOPMENT CORP

By: John L. Lewis, President

ACKNOWLEDGEMENT

State of Utah
County of Weber

On this _____ day of _____, 2014, 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: _____

<p>PREPARED BY</p> <p>5150 S. 375 E. OGDEN UTAH 801-476-0202</p> <p>GARDNER ENGINEERING</p> <p>CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____ 20____ BY THE _____</p> <p>CHAIRMAN WEBER COUNTY COMMISSION</p> <p>TITLE: _____</p> <p>ATTEST: _____</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____ 20____ BY THE _____</p> <p>WEBER COUNTY ENGINEER</p>	<p>WEBER-MORGAN HEALTH DEPARTMENT</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____ 20____</p> <p>SIGNATURE _____</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____ 20____</p> <p>SIGNATURE _____</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____ 20____</p> <p>SIGNATURE _____</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20____.</p> <p>CHAIRMAN WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY RECORDER</p> <p>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)</p>
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