

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.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	31.15	180.00	9°54'54"	15.61	31.11	N59°01'13"E
C2	167.81	150.00	64°05'56"	93.91	159.20	N22°00'48"E
C3	95.22	250.00	21°49'19"	48.19	94.64	S00°52'30"W
C4	7.04	500.00	0°48'26"	3.52	7.04	N11°22'52"E
C5	60.00	500.00	6°52'32"	30.04	59.96	N07°32'28"E
C6	67.04	500.00	7°40'57"	33.57	66.99	N07°56'41"E
C7	5.06	130.00	21°35'2"	2.53	5.06	N77°54'29"W
C8	63.56	200.00	18°12'30"	32.05	63.29	N46°17'53"W
C9	186.33	200.00	53°22'51"	100.55	179.67	S63°53'04"E
C10	172.80	175.00	56°34'30"	94.18	165.86	N03°54'25"E
C11	126.77	150.00	48°25'19"	67.45	123.03	N07°59'00"E
C12	216.82	200.00	62°06'52"	120.44	206.36	N01°08'13"E
C13	85.03	155.00	31°25'55"	43.67	83.97	N69°46'43"E
C14	76.82	158.00	28°54'4"	40.44	76.72	N09°10'17"E
C15	66.33	205.00	18°32'16"	33.46	66.04	N63°19'54"E
C16	35.48	205.00	9°54'54"	17.78	35.43	N59°01'13"E
C17	23.89	15.00	91°15'24"	15.33	21.44	N08°26'04"E
C18	23.23	15.00	88°44'36"	14.67	20.98	N81°33'56"W
C19	20.38	15.00	77°50'48"	12.11	18.85	S01°43'46"W
C20	29.14	15.00	111°9'25"	21.96	24.77	N87°08'39"E
C21	90.58	125.00	41°11'08"	47.38	88.61	N10°14'32"E
C22	104.74	225.00	21°49'19"	53.01	104.11	S00°52'30"W
C23	84.18	175.00	27°33'39"	42.92	83.37	N26°52'20"E
C24	70.64	175.00	23°07'41"	36.81	70.16	N01°31'40"E
C25	154.82	175.00	50°41'20"	82.89	149.82	N15°18'30"E
C26	9.36	225.00	2°23'00"	4.68	9.36	S08°50'40"E
C27	85.70	225.00	21°49'19"	43.37	85.18	S00°52'30"W
C28	63.69	475.00	7°40'57"	31.89	63.64	N07°56'41"E
C29	18.03	175.00	5°54'08"	9.02	18.02	N40°08'42"W
C30	37.59	175.00	12°18'22"	18.87	37.51	N49°14'57"W
C31	55.61	175.00	18°12'30"	28.04	55.38	N46°17'53"W
C32	14.44	15.00	55°09'00"	7.83	13.89	N82°58'38"W
C33	35.66	55.00	37°08'38"	18.48	35.03	N88°01'11"E
C34	80.00	55.00	83°20'27"	48.95	73.13	S31°44'20"E
C35	121.40	55.00	128°28'19"	109.95	98.22	S73°10'00"W
C36	41.61	55.00	43°20'42"	21.86	40.62	N01°55'29"W
C37	14.44	15.00	55°09'00"	7.83	13.89	S27°49'38"E
C38	18.90	225.00	4°48'48"	9.46	18.90	N52°59'44"W
C39	52.60	225.00	13°23'42"	26.42	52.48	N43°53'29"W
C40	71.50	225.00	18°12'30"	36.06	71.20	N46°17'53"W
C41	278.67	55.00	290°18'01"	36.30	62.86	S81°35'07"E
C42	42.01	225.00	10°41'52"	21.07	41.95	S42°32'34"E
C43	80.00	225.00	20°22'19"	40.43	79.58	S58°04'39"E
C44	80.00	225.00	20°22'19"	40.43	79.58	S78°26'58"E
C45	7.62	225.00	1°56'22"	3.81	7.62	S89°36'18"E
C46	209.63	225.00	53°22'51"	113.12	202.13	S63°53'04"E
C47	109.96	175.00	36°00'05"	56.86	108.16	S55°11'41"E
C48	53.08	175.00	17°22'46"	26.75	52.89	S81°35'07"E
C49	163.04	175.00	53°22'51"	87.98	157.81	S63°53'04"E
C50	14.44	15.00	55°09'00"	7.83	13.89	N62°59'59"W
C51	48.48	55.00	50°29'57"	25.94	46.92	S60°40'27"E
C52	182.87	55.00	190°30'12"	598.38	109.54	N01°10'32"W
C53	47.32	55.00	49°17'52"	25.24	45.88	S58°55'27"W
C54	278.67	55.00	290°18'01"	36.30	62.86	N00°34'29"W
C55	14.44	15.00	55°09'00"	7.83	13.89	N61°51'01"E

COMMON AREA CALCULATION

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,839	180,550	30%
2	461,289	166,239	36%
3	502,508	120,930	24%
Project	1,558,636	467,719	30%

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

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

BASIS OF BEARING
N89°14'39"W 2659.37' (M&R)

THE RETREAT SUBDIVISION - PHASE 2 A CLUSTER SUBDIVISION

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

ZIONS BANK

COMMON AREA B
3,337 SQ. FT. 0.08 AC

COMMON AREA A
48,629 sq. ft.
1.12 acres

COMMON AREA G

COMMON AREA F

COMMON AREA C
114,273 sq. ft.
2.62 acres

COMMON AREA D
11,272 sq. ft.
0.26 acres

VICINITY MAP

OWNER

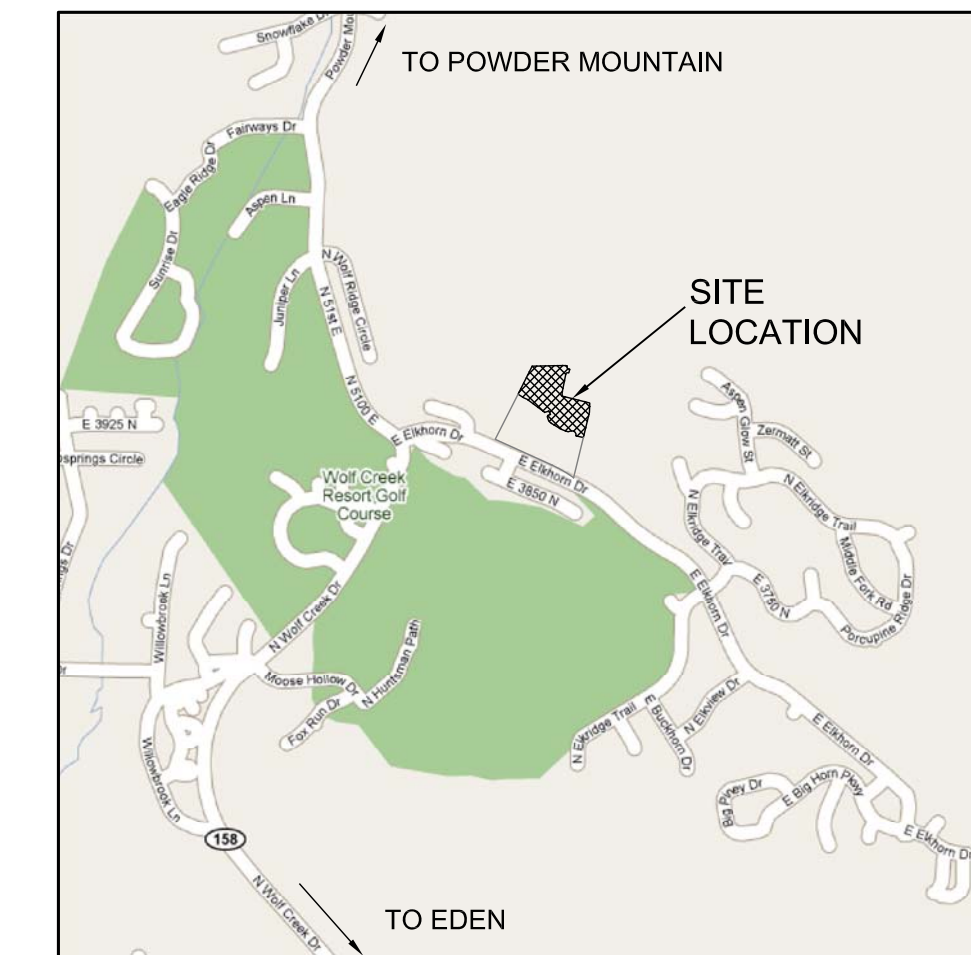
CAPON CAPITAL, LLC
5577 EAST ELKHORN DRIVE
EDEN, UTAH 84310

ZIONS BANK

LEGEND

- SUBDIVISION BOUNDARY LINE
- CENTERLINE OF ROADWAY
- LOT LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- NO ACCESS
- LOT NUMBER
- 0.35 AC
- 15,428 SQ. FT.
- (5325 E)
- 19
- 0.35 AC
- 15,428 SQ. FT.
- (5325 E)
- (M)
- (R)
- SET REBAR & CAP "L.S. 31683"
- MEASURED DISTANCE
- RECORD DISTANCE

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 17-23-17 and have verified all measurements. Monuments will be placed as represented on this plat. Each of the Lots shown on said tract and this Subdivision Plat complies 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 1,805.51 feet and North 320.48 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 26°01'20" West 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 North 26°01'20" West; thence westerly 58.21 feet along the arc of said curve through a central angle of 21°31'01"; thence North 53°21'02" West 282.85 feet; thence North 65°56'56" West 46.36 feet; thence North 57°48'21" West 90.02 feet; thence North 26°52'53" East 408.04 feet; thence North 88°46'18" East 406.51 feet; thence South 85°34'47" East 50.00 feet to a point of curvature of a 525.00 foot radius non-tangent curve to the right, the center of which bears North 26°01'20" West; thence southerly 24.08 feet along the arc of said curve through a central angle of 02°37'39" to a point of reverse curvature of a 15.00 foot radius curve to the left, the center of which bears South 83°16'09" East; thence southeasterly 22.45 feet along the arc of said curve through a central angle of 85°45'07"; thence South 79°01'16" East 16.42 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 10°58'44" West; thence easterly 6.04 feet along the arc of said curve through a central angle of 02°13'52"; thence South 13°12'36" West 50.00 feet to a point of curvature of a 105.00 foot radius curve to the left, the center of which bears South 13°12'36" West; thence westerly 4.09 feet along the arc of said curve through a central angle of 02°13'52"; thence North 79°01'16" West 15.45 feet to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 10°58'44" West; thence southeasterly 23.35 feet along the arc of said curve through a central angle of 89°11'35"; thence South 13°12'36" West; thence westerly 4.09 feet along the arc of said curve through a central angle of 02°13'52"; thence North 79°01'16" West 15.45 feet to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 10°58'44" West; thence southeasterly 23.35 feet along the arc of said curve through a central angle of 19°26'19"; thence South 76°01'30" East 369.51 feet; thence South 02°23'14" West 121.40 feet; thence South 13°37'47" West 337.09 feet; thence North 77°09'26" West 99.10 feet to a point of curvature of a 54.00 foot radius non-tangent curve to the left, the center of which bears North 77°09'26" West; thence northwesterly 132.50 feet along the arc of said curve through a central angle of 140°35'20" to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears North 37°44'46" West; thence westerly 15.12 feet along the arc of said curve through a central angle of 54°08'48"; thence North 73°35'59" West 34.21 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears North 16°24'01" East; thence northwesterly 83.69 feet along the arc of said curve through a central angle of 14°45'17"; thence North 58°50'42" West 129.85 feet to a point of curvature of a 100.00 foot radius curve to the right, the center of which bears North 31°09'18" East; thence northwesterly 90.62 feet along the arc of said curve through a central angle of 51°55'17"; thence North 06°55'25" West 13.52 feet to a point of curvature of a 15.00 foot radius curve to the right, the center of which bears North 83°04'35" East; thence northeasterly 20.82 feet along the arc of said curve through a central angle of 79°31'28" to a point of reverse curvature of a 205.00 foot radius curve to the left, the center of which bears North 17°23'57" West; thence easterly 30.85 feet along the arc of said curve through a central angle of 08°37'22" to the Point of Beginning.

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 2 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, 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: _____

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 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)