

PLAT NOTES:

- 1. IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM.
2. 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.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING. Lists curve data for CRV1 through CRV57.

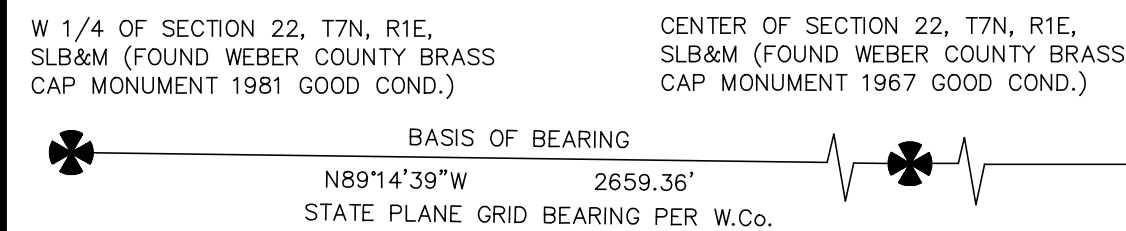
Table with 3 columns: LINE, LENGTH, BEARING. Lists line data for L1 through L7.

OWNER

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

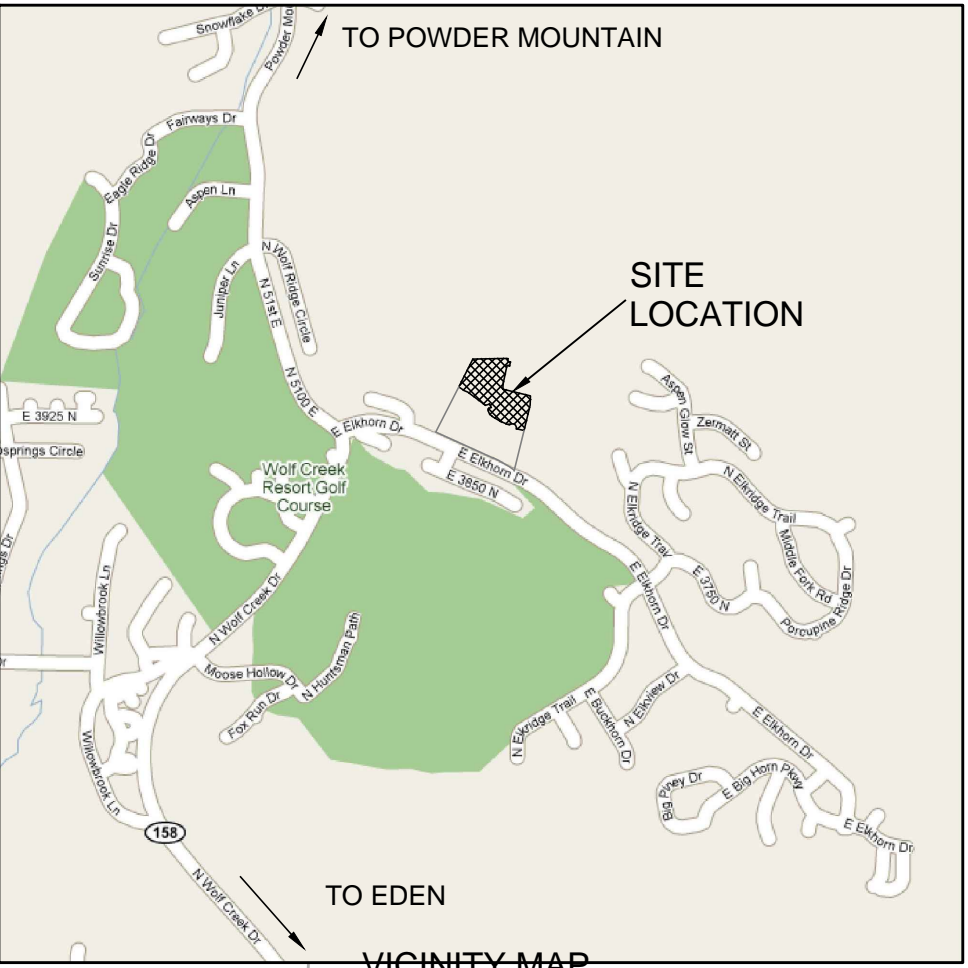
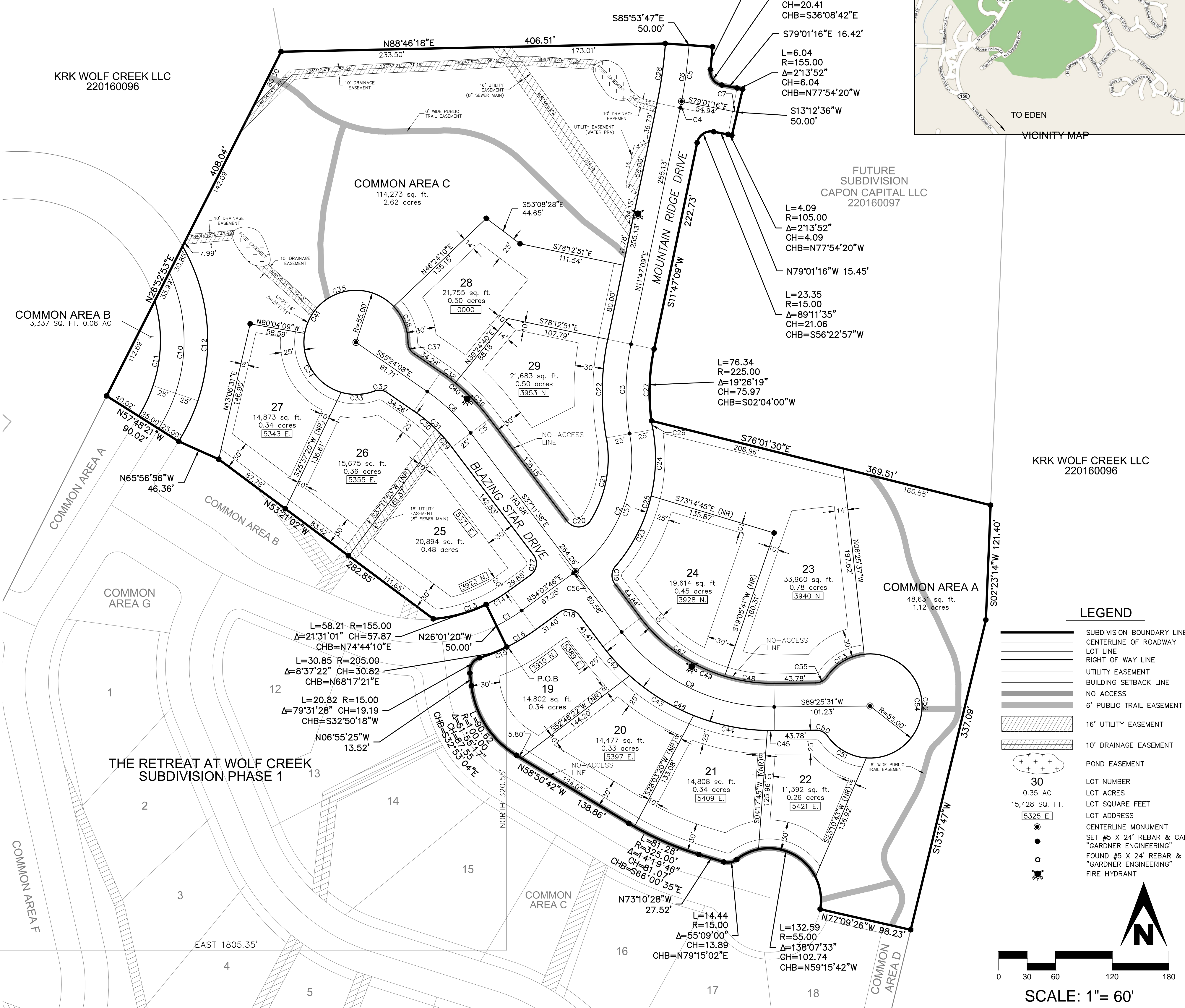
COMMON AREA CALCULATION

Table with 4 columns: PHASE, AREA (sf), COMMON AREA (sf), % OPEN SPACE. Shows calculations for phases 1, 2, 3, and total project.



THE RETREAT AT WOLF CREEK
SUBDIVISION PHASE 2
A CLUSTER SUBDIVISION

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



FUTURE SUBDIVISION
CAPON CAPITAL LLC
220160097

OWNER'S DEDICATION

SURVEYOR'S CERTIFICATE

I, Clint H. Whitney, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 8227228 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. 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.

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 1,805.35 feet and North 320.55 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 2659.36' from said Section 22) to the East Corner of said Section 22) and also being at a point of the east corner of The Retreat at Wolf Creek Subdivision Phase 1 recorded Entry No. 2662002, Weber County Recorder, and running thence along said boundary the following five (5) courses: 1) North 26°10'20" West 50.00 feet to a point of curvature of a 155.00 foot radius non-tangent curve to the right, the center of which bears North 26°10'20" West, 2) westerly 58.21 feet along the arc of said curve through a central angle of 21°31'01", 3) North 53°21'02" West 282.85 feet, 4) North 65°56'56" West 46.36 feet, 5) North 57°48'21" West 90.02 feet; thence North 26°52'53" East 408.04 feet; thence North 85°46'18" East 406.51 feet; thence South 85°53'47" 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 85°53'47" 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 63°16'08" East; thence southeasterly 22.45 feet along the arc of said curve through a central angle of 85°46'07", 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 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 13°12'36" West 50.00 feet to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears North 13°12'36" West; thence southeasterly 132.59 feet along the arc of said curve through a central angle of 138°7'33" to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears North 81°11'35" East; thence southerly 76.34 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 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; 9) 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, 10) 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 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 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 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 said 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.

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:

LEGEND: SUBDIVISION BOUNDARY LINE, CENTERLINE OF ROADWAY, LOT LINE, RIGHT OF WAY LINE, UTILITY EASEMENT, BUILDING SETBACK LINE, NO ACCESS, 6' PUBLIC TRAIL EASEMENT, 16' UTILITY EASEMENT, 10' DRAINAGE EASEMENT, POND 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. Includes a scale bar and north arrow.

PREPARED BY GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING

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. 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.

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. WEBER COUNTY RECORDER: ___ (DEPUTY)