SURVEYOR'S CERTIFICATE THE RETREAT AT WOLF CREEK TO POWDER MOUNTAIN (3) WE NEED TO LABEL THE COMMON AREAS CONSECUTIVELY **PLAT NOTES:** SUBDIVISION PHASE 2 1. IN LIEU OF A SECONDARY ACCESS, ALL HOMES BUILT WITHIN THIS LIKE WITH LOT#3. PHASE 1 IS RECORDED WITH COMMON SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLER SYSTEM. A CLUSTER SUBDIVISION 2. 10' PUBLIC UTILITY AND SNOW STORAGE EASEMENT TYPICAL AS 4) VERIFY W/ERIC HOUSEHOLDER AS TO THE OWNER OF L=24.08SHOWN UNLESS OTHERWISE NOTED. R = 525.00LYING WITHIN THE NORTHEAST QUARTER OF SECTION 22, DEED BEFORE THE PRINTING OF THE HYLAR'S. $\Delta = 2^{\circ}37'39''$ NARRATIVE: LOCATION CH = 24.07IF THERE IS A CHANGE IN TITLE, IT WILL NEED TO BE T7N, R1E, SLB&M, RE-20 zoning and ordinance regulations of Weber County. THE BASIS OF BEARING IS NORTH 89"14'39" WEST 2659.36' FROM CHB=S05°25'02"W THE MONUMENTED CENTER OF SECTION 22, T7N, R1E, SLB&M. TO RECORDED PRIOR TO THE RECORDING OF THIS DEDICATION PLAT. WEBER COUNTY, UTAH MONUMENTED WEST QUARTER CORNER OF SAID SECTION 22, AS SHOWN ON L = 22.45THE ELKHORN SUBDIVISION, PHASE 1, ENTRY No. 1415848. MARCH 2014 R=15.00THE WOLF RIDGE PHASE 3 & 4 SUBDIVISIONS WERE USED TO ∆=85°45'07" ESTABLISH THAT PORTION OF ELKHORN DRIVE NOT DEDICATED IN THE ELKHORN CH = 20.41SUBDIVISION, PHASE 1 SUBDIVISION, THE WOLF RIDGE SUBDIVISIONS WERE CHB=S36°08'42"E ROTATED TO MATCH THE ELKHORN SUBDIVISION, PHASE 1, BEARING FOR S85'53'47"E THE CENTERLINE OF ELKHORN DRIVE. 50.00 - S79°01'16"E 16.42' CURVE TABL N86'47'50"E 96,18' R=155.00 S86'51'27"E 71.09' Signature N87'32'21"E 71,46' N85'41'14"E 82.34' KRK WOLF CREEK LLC **BOUNDARY DESCRIPTION** CH=6.04 10' DRAINAGE 16' UTILITY EASEMENT— (8" SEWER MAIN) 220160096 CHB=N77*54'20"W C4 7.04' 500.00' 0'48'25" 3.52' 7.04' N11'22'5 Base and Meridian described as follows: C5 60.00' 500.00' 6'52'32" 30.04' 59.96' N07'32'28 S13°12'36"W Beginning at a point East 1,805.35 feet and North 320.55 feet from the monumented Center C6 67.04' 500.00' 7*40'57" 33.57' 66.99' N07*56'41' <u></u>C4 50.00 C7 5.06' 130.00' 2°13'52" 2.53' 5.06' N77°54'20 C8 63.56' 200.00' 18'12'30" 32.05' 63.29' N46'17'53 C9 186.33' 200.00' 53*22'51" 100.55' 179.67' S C10 172.80' 175.00' 56*34'30" 94.18' 165.86' N **FUTURE** C12 216.82' 200.00' 62°06'52" 120.44' 206.36' N01°08'13"E C13 85.03' 155.00' 31°25'55" 43.62' 83.97' N69°46'43"E C14 26.82' 155.00' 9°54'54" 13.44' 26.79' N59°01'13"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 SUBDIVISION COMMON AREA CAPON CAPITAL LLC 114,273 sq. ft. 220160097 2.62 acres S53°08'28"E 44.65 C17 23.89' 15.00' 91"15'24" 15.33' 21.44' N08"26'04" R=105.00C18 23.23' 15.00' 88'44'36" 14.67' 20.98' N81'33'56' - ∆=2°13'52" C19 20.38' 15.00' 77°50'48" 12.11' 18.85' S01°43'46"V CH = 4.09C20 29.14' 15.00' 111°18'44" 21.96' 24.77' N87°08'39" CHB=N77°54'20"W C21 90.58' 125.00' 41'31'07" 47.38' 88.61' N10'43'23" C22 | 104.74' | 275.00' | 21°49'19" | 53.01' | 104.11' | S00°52'30 ─ N79°01'16"W 15.45' C23 84.18' 175.00' 27*33'39" 42.92' 8. C24 70.64' 175.00' 23*07'41" 35.81' 7 28 L=23.3521,755 sq. ft. R=15.00· ∆=89°11'35" COMMON AREA C28 63.69' 475.00' 7*40'57" 31.89' 63.64' N07*56'41" C29 18.03' 175.00' 5*54'08" 9.02' 18.02' N40*08'42" CH = 21.06CHB=S56°22'57"W C30 37.59' 175.00' 1218'22" 18.87' 37.51' N4914'57 C32 14.44' 15.00' 55*09'00" 7.83' 13.89' N82*58'38' L = 76.3433 35.66' 55.00' 37'08'38" 18.48' 35.03' N88'01'11 R = 225.00C34 80.00' 55.00' 83*20'22" 48.95' 73.13' S31*44'20" Δ=19°26'19" C35 121.40' 55.00' 126*28'19" 109.05' 98.22' \$73*10'0 C36 41.61' 55.00' 43*20'42" 21.86' 40.62' N21*55'2 CH = 75.9714.44' 15.00' 55'09'00" 7.83' 13.89' \$27'49'38"E 18.90' 225.00' 4'48'48" 9.46' 18.90' N52'59'44"W CHB=S02°04'00"W 14,873 sq. ft. C40 71.50' 225.00' 18'12'30" 36.06' 71.20' N46'17'53"W C41 278.67' 55.00' 290'18'01" 38.30' 62.86' \$34'35'52"W C42 42.01' 225.00' 10'41'52" 21.07' 41.95' \$42'32'34"E 0.34 acres NO-ACCESS C43 80.00' 225.00' 20*22'19" 40.43' 79.58' \$58*04'39"E KRK WOLF CREEK LLC C44 80.00' 225.00' 20°22'19" 40.43' 79.58' \$78°26'58"E 15,675 sq. ft. 220160096 C45 7.62' 225.00' 1°56'22" 3.81' 7.62' S89°36'18"E N65°56'56"W C47 | 109.96' | 175.00' | 36°00'05" | 56.86' | 108.16' C48 | 53.08' | 175.00' | 17*22'46" | 26.75' | 52.88' OWNER'S DEDICATION 20,894 sq. ft. 0.48 acres A CLUSTER SUBDIVISION 33,960 sq. ft. 19,614 sq. ft. COMMON AREA COMMON 3940 N. 48,631 sq. ft. AREA G 1.12 acres LEGEND LINE TABLE LINE LENGTH BEARING L=58.21 R=155.00 SUBDIVISION BOUNDARY LINE .1 20.69' N74°30'24"W Δ =21°31'01" CH=57.87 NO-ACCESS _____ CENTERLINE OF ROADWAY 2 9.29' N49°39'22"W buildings or structures being erected within such easements. CHB=N74°44'10"E 50.00' _____ LOT LINE 3 12.69' S56°47'09"W L4 5.70' N78*04'55"W L5 40.00' S11*55'05"W L6 5.67' S78*04'55"E L=30.85 R=205.00 — — — — UTILITY EASEMENT Δ=8°37'22" CH=30.82 - P.O.B BUILDING SETBACK LINE CHB=N68°17'21"E 19 NO ACCESS 14,802 sq. ft. L=20.82 R=15.00 6' PUBLIC TRAIL EASEMENT 0.34 acres Δ=79°31'28" CH=19.19 Signed this _____day of January 2014. 20 16' UTILITY EASEMENT CHB=S32*50'18"W OWNER 14,477 sq. ft. 10' DRAINAGE EASEMENT Capon Capital LLC, RETREAT UTAH DEVELOPMENT CORPORATION 13.52 a Utah corporation. 5577 EAST ELKHORN DRIVE R=325.00' POND EASEMENT THE RETREAT AT WOLF CREEK EDEN, UTAH 84310 CH=6.92 SUBDIVISION PHASE 1 22 30 LOT NUMBER 14,808 sq. ft. 11,392 sq. ft. LOT ACRES 0.34 acres 0.35 AC 0.26 acres 5409 E. LOT SQUARE FEET 15,428 SQ. FT. COMMON AREA CALCULATION President 5325 E. LOT ADDRESS CENTERLINE MONUMENT AREA (sf) COMMON AREA (sf) % OPEN SPACE SET #5 X 24" REBAR & CAP ACKNOWLEDGEMENT "GARDNER ENGINEERING" 166,241 36% FOUND #5 X 24" REBAR & CAP 461,640 State of Utah "GARDNER ENGINEERING" County of Weber FIRE HYDRANT 1,558,491 487,485 COMMON N73°10'28"W AREA C 27.52 CENTER OF SECTION 22, T7N, R1E, W 1/4 OF SECTION 22, T7N, R1E, L=14.44SLB&M (FOUND WEBER COUNTY BRASS SLB&M (FOUND WEBER COUNTY BRASS R = 15.00L=132.59 CAP MONUMENT 1967 GOOD COND.) CAP MONUMENT 1981 GOOD COND.) △=55°09'00" R = 55.00CH=13.89 EAST 1805.35' · Δ=138°07'33" CHB=N79°15'02"E CH=102.74 N89'14'39"W (2659.36'WCS CHB=N59°15'42"W 2659.40' MEAS.) STATE PLANE GRID BEARING PER W.Co SCALE: 1"= 60' WEBER COUNTY PLANNING COMMISSION APPROVAI WEBER COUNTY ATTORNEY WEBER COUNTY SURVEYOR WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE PREPARED BY THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON 5150 S. 375 E. OGDEN UTAH 801-476-0202 DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN IN MY OPINION, THEY CONFORM WITH THE COUNTY ORDINANCE CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED THE _____ DAY OF _______20 _____ APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ON-SITE WASTEWATER DISPOSAL SYSTEMS. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. OF THESE IMPROVEMENTS. SURVEYOR DOES NOT NOT RELIEVE THE LICENSED LAND SIGNED THIS_____DAY OF_____ SIGNED THIS____DAY OF____ SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND OR LIABILITIES ASSOCIATED THEREWITH. CHAIRMAN WEBER COUNTY PLANNING COMMISSION SIGNATURE SIGNED THIS ____DAY OF _____20 ___. CHAIRMAN WEBER COUNTY COMMISSION

I, Klint 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 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, and have placed monuments as represented on this plat, and that this plat of THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 2 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 Recorders 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

A part of the Northeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake

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 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°01'20" West 50.00 feet, 2) to a point of curvature of a 155.00 foot radius non-tangent curve to the right, 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", 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 88°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 83°16'08" 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 non-tangent 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 10.5844" West; thence southwesterly 23.35 feet along the arc of said curve through a central angle of 89°11'35"; thence South 11°47'09" West 222.73 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears South 78*12'51" 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 on the northerly boundary of The Retreat at Wolf Creek Subdivision Phase 1; thence along said boundary the following ten (10) courses: 1) North 77°09'26" West 98.23 feet to a point of curvature of a 55.00 foot radius non-tangent curve to the left, the center of which bears North 80°11'55" West, 2) northwesterly 132.59 feet along the arc of said curve through a central angle of 138°07'33" to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears North 38°19'28" West, 3) westerly 14.44 feet along the arc of said curve through a central angle of 55°09'00", 4) North 73°10'28" West 27.52 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears North 16°49'32" East, 5) northwesterly 81.28 feet along the arc of said curve through a central angle of 14*19'46", 6) North 58'50'42" West 138.86 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, 7) northwesterly 90.62 feet along the arc of said curve through a central angle of 51°55'17", 8) 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, 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.

Containing 461,640 square feet or 10.598 acres, more or less.

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

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

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.

, 2014, personally appeared before me,

the signers of the above Owner's Dedication, ___ in number, who dully acknowledged to me that they signed it freely and voluntarily and for the purposes therin mentioned.

Notary F		-L.			
R	esiding	at:			

CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING

WEBER COUNTY ENGINEER

WEBER COUNTY RECORDER

FILED FOR RECORD AND RECORDED THIS _____ DAY OF ______, 20___AT_____M IN BOOK _____ AT PAGE _____OF OFFICAL RECORDS. WEBER COUNTY RECORDER___