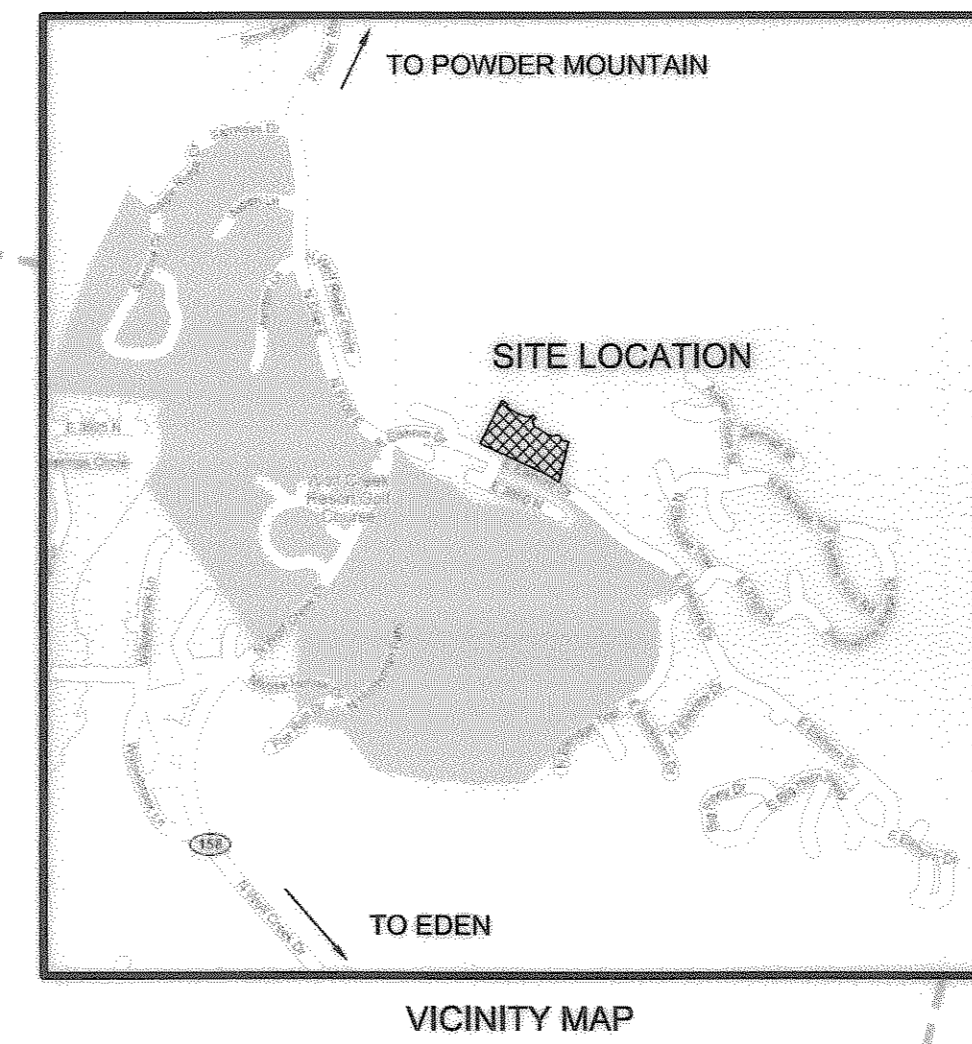


# THE RETREAT AT WOLF CREEK SUBDIVISION PHASE 1 A CLUSTER SUBDIVISION

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



### 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 and this Subdivision Plat complies with the provisions of the current subdivision RE-20 zoning and ordinance regulations of Weber County.

Date: 10/23/13  
Signature: *R. Campbell*

### 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 the Northwest Corner of the Elkhorn Subdivision, Phase 1, recorded as Entry No. 1415848, said point being East 1,363.44 feet and South 128.61 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 65°37'15" West 306.69 feet along the north line of the Elkhorn Drive and the Wolf Ridge Phase 3 Subdivision (recorded as Entry No. 1338495); thence North 26°52'53" East 659.19 feet; thence South 57°48'21" East 90.02 feet; thence South 65°56'56" East 46.36 feet; thence South 53°21'02" East 282.85 feet to a non-tangent point of curvature of a 155.00 foot radius curve to the left, the center of which bears North 04°30'19" West; thence easterly along the arc of said curve 58.21 feet through a central angle of 21°31'01"; thence South 26°10'20" East 50.00 feet to a non-tangent point of curvature of a 205.00 foot radius curve to the right, the center of which bears North 26°10'20" West; thence southwesterly along the arc of said curve 30.85 feet through a central angle of 08°37'22" to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears South 17°23'58" East; thence southwesterly along the arc of said curve 20.82 feet through a central angle of 79°31'28"; thence South 06°55'25" East 13.52 feet to a point of curvature of a 100.00 foot radius curve to the left, the center of which bears North 83°04'35" East; thence southeasterly along the arc of said curve 90.62 feet through a central angle of 51°55'17"; thence South 58°50'42" East 138.86 feet to a point of curvature of a 325.00 foot radius curve to the left, the center of which bears North 31°09'18" East; thence southeasterly along the arc of said curve 132.59 feet through a central angle of 13°52'59" East; thence South 77°09'26" East 27.52 feet to a point of curvature of a 15.00 foot radius curve to the left, the center of which bears North 16°49'32" East; thence easterly 14.44 feet along the arc of said curve through a central angle of 58°09'00" to a point of reverse curvature of a 55.00 foot radius curve to the right, the center of which bears North 38°19'28" East; thence southeasterly 132.59 feet along the arc of said curve through a central angle of 138°07'33"; thence South 77°09'26" East 27.52 feet; thence South 13°37'47" West 539.38 feet to a non-tangent point of curvature of a 1496.00 foot radius curve to the left and the northerly right of way of Elkhorn Drive, the center of which bears South 36°41'50" West; thence northwesterly along said northerly right of way and the arc of said curve 321.63 feet through a central angle of 12°19'05"; thence North 53°15'15" West 510.98 feet along said northerly right of way to the Point of Beginning.

Parcel contains 594,343 Sq. Ft. or 13.644 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 1 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 October, 2013.

RETREAT UTAH DEVELOPMENT CORPORATION,  
A Utah corporation.

By: John L. Lewis  
President

### ACKNOWLEDGEMENT

State of Utah  
County of Weber

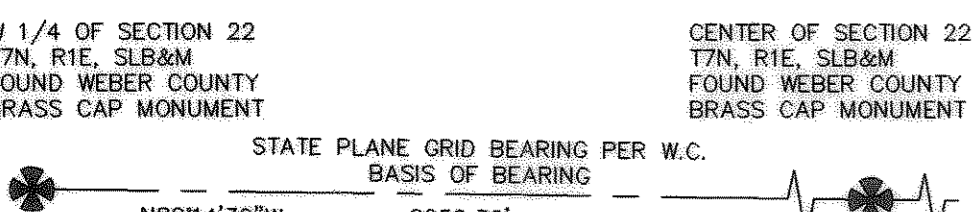
On this \_\_\_ day of \_\_\_, 2013, personally appeared before me,

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: \_\_\_\_\_

CURVE TABLE				CURVE TABLE								
CURV	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURV	RADIUS	DELTA	TANGENT	CHORD	BEARING	
C1	100.72	150.00	38°28'16"	52.34	98.84	N06°42'47"E	C51	69.63	225.00	17°43'54"	35.10	69.35
C2	117.07	150.00	44°43'00"	61.70	114.12	S09°50'09"W	C52	152.31	175.00	49°52'03"	81.36	147.58
C3	93.28	150.00	35°37'45"	48.20	91.78	S05°17'32"W	C53	36.72	175.00	12°01'25"	18.43	36.66
C4	23.79	150.00	9°05'15"	11.92	23.77	S27°39'02"W	C54	115.59	175.00	37°50'38"	59.99	113.50
C5	89.30	500.00	10°14'00"	44.77	89.18	S62°55'21"E	C55	92.32	105.00	50°22'36"	49.38	89.37
C6	38.29	500.00	4°23'17"	19.16	38.28	S59°59'59"E	C56	22.45	15.00	85°45'07"	13.93	20.41
C7	51.01	500.00	5°50'44"	25.53	50.99	S65°06'59"E	C57	14.64	525.00	1°35'51"	7.32	14.64
C8	150.74	180.00	47°59'00"	80.11	148.38	N87°58'09"E	C58	65.87	205.00	18°24'32"	33.22	65.58
C9	90.74	180.00	28°33'05"	46.36	89.73	S89°25'57"E	C59	20.82	15.00	79°31'28"	12.48	19.19
C10	60.00	180.00	19°05'34"	30.28	59.72	N73°31'37"E	C60	135.93	150.00	51°55'17"	73.03	131.33
C11	113.27	125.00	51°55'17"	60.86	109.44	S32°53'04"E	C61	53.87	150.00	20°34'36"	27.23	53.58
C12	87.53	350.00	14°19'46"	44.00	87.31	S68°00'35"E	C62	82.06	150.00	31°20'41"	42.08	81.04
C13	114.30	150.00	50°22'36"	61.14	110.65	S02°37'05"W	C63	93.79	375.00	14°19'46"	47.14	93.79
C14	174.07	200.00	49°52'03"	92.98	168.63	S47°30'14"E	C64	4.74	375.00	0°43'28"	2.37	4.74
C15	77.11	200.00	22°05'23"	39.04	76.63	N61°23'34"W	C65	89.04	375.00	1°36'31"	44.73	88.83
C16	110.32	150.00	42°08'15"	57.79	107.85	S71°25'00"E	C66	14.44	15.00	55°09'00"	7.83	13.89
C17	83.93	125.00	38°28'16"	43.62	82.36	N06°42'47"E	C67	278.67	55.00	290°18'01"	36.30	62.86
C18	117.50	175.00	38°28'16"	61.06	115.31	N06°42'47"E	C68	84.22	55.00	68°33'46"	36.33	60.63
C19	71.70	175.00	23°28'34"	36.36	71.20	S00°47'04"E	C69	81.86	55.00	85°16'42"	50.64	74.51
C20	97.56	125.00	44°43'00"	51.42	95.10	S09°50'09"W	C70	30.85	205.00	8°37'22"	15.46	30.82
C21	20.38	15.00	77°50'48"	12.11	18.85	N27°58'11"W	C71	20.82	15.00	79°31'28"	12.48	19.19
C22	21.18	15.00	80°54'45"	12.79	19.47	N72°39'02"E	C72	14.44	15.00	55°09'00"	7.83	13.89
C23	25.13	16.00	80°00'00"	16.00	22.63	S77°11'39"W	C73	25.13	16.00	90°00'00"	16.00	22.63
C24	3.51	475.00	0°25'26"	1.76	3.51	S67°49'38"E	C74	51.44	138.00	21°21'28"	26.02	51.14
C25	23.23	16.00	83°11'45"	14.20	21.24	N16°12'28"W	C75	71.60	155.00	26°27'59"	36.45	70.96
C26	129.64	155.00	47°59'00"	68.98	125.90	S01°23'27"W	C76	32.65	162.00	11°32'33"	16.38	32.60
C27	32.42	155.00	11°59'03"	16.27	32.36	S19°21'35"W	C77	44.09	155.00	161°75'27"	22.20	43.95
C28	80.00	155.00	29°34'19"	40.91	79.11	S01°25'07"E	C78	172.84	496.00	6°37'11"	86.52	172.74
C29	17.22	155.00	6°21'57"	8.62	17.21	S19°23'14"E	C79	17.45	175.00	5°42'43"	8.73	17.44
C30	195.83	225.00	49°52'03"	104.60	189.71	S47°30'14"E						
C31	37.00	225.00	9°25'19"	18.54	36.96	S27°16'52"E						
C32	80.00	225.00	20°22'19"	40.43	79.58	S42°10'41"E						
C33	78.83	225.00	20°04'25"	39.82	78.43	S62°24'03"E						
C34	67.47	175.00	22°05'23"	34.16	67.05	N61°23'34"W						
C35	41.09	175.00	13°27'14"	20.64	41.00	N65°42'39"W						
C36	26.38	175.00	8°38'08"	13.21	26.35	N54°39'57"W						
C37	128.70	175.00	42°08'15"	67.42	125.82	S71°25'00"E						
C38	17.35	175.00	5°40'48"	8.68	17.34	S53°11'17"E						
C39	80.00	175.00	26°11'32"	40.71	79.31	S69°07'27"E						
C40	31.35	175.00	10°15'54"	15.72	31.31	S87°21'10"E						
C41	14.44	15.00	55°09'00"	7.83	13.89	N64°54'37"W						
C42	67.47	155.00	29°01'01"	34.16	67.05	N02°29'08"W						
C43	123.47	155.00	12°37'33"	114.35	99.13	N78°11'06"E						
C44	63.23	55.00	65°51'54"	35.63	59.80	N18°53'37"W						
C45	68.77	55.00	71°38'17"	39.70	64.37	N87°38'43"W						
C46	23.20	55.00	24°10'16"	11.78	23.03	S44°27'00"W						
C47	14.44	15.00	55°09'00"	7.83	13.89	N59°56'22"E						
C48	91.93	125.00	42°08'15"	48.16	89.87	S71°25'00"E						
C49	86.75	225.00	22°05'23"	43.92	86.21	N61°23'34"W						
C50	17.11	225.00	4°21'29"	8.56	17.11	N52°31'38"W						



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

PHASE	AREA (sf)	COMMON AREA (sf)	% OPEN SPACE
1	594,343	180,540	30%
2	461,640	166,241	36%
3	502,508	146,704	29%
Project	1,568,498	487,485	31%

LEGEND	
	SUBDIVISION BOUNDARY LINE
	CENTERLINE OF ROADWAY
	LOT LINE
	RIGHT OF WAY LINE
	UTILITY AND SNOW STORAGE 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 "L.S. 316833"
	FIRE HYDRANT

**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.

**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 DESIGNATION OF STREETS AND OTHER PUBLIC UTILITIES 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 \_\_\_\_\_  
IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF OFFICIAL RECORDS  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ (DEPU)