

NARRATIVE:

This survey and subdivision was requested by Mr. Eugene Pollitt for the purpose of combining Lot 5 and Parcel "A" of the original Howard Subdivision.

Brass Cap monuments have been located at the Northwest corner and the West quarter corner of Section 13, T6N, R3W, SLB&M, U.S. Survey. A line bearing North 0°24'09" East between these two monuments was used as the basis of bearings for the original Howard Subdivision.

Centerline monuments have been found at the point of intersection in curve and the center of the cul-de-sac of 200 North Street. A line bearing North 70°50'07" East (record) between these two monuments was used as the basis of bearings for this plat.

Rebar's with Great Basin Engineering caps were found along the exterior boundary as shown on this drawing. The location of these rebar and caps were checked and the position were honored.

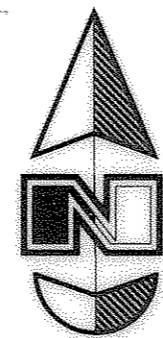
Lot corners were monumented as depicted on this plat.

Sanctuary at Homestead Acres

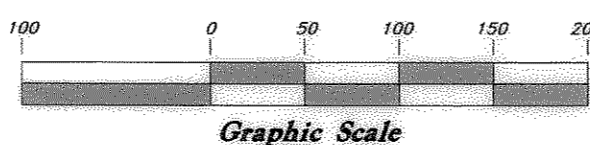
All of Lot 5 and Parcel "A", Howard Subdivision, Weber County, Utah and a part of the Northwest 1/4 of Section 13, T6N, R3W, SLB&M, U.S. Survey

Weber County, Utah

March 2010



Scale: 1" = 100'



LEGEND

- ▲ Set '0' mark nail
- Found '0' mark nail
- Found Rebar w/GBE cap
- ⊗ Set 5/8" # Rebar (24" Long) & Cap w/ Fencepost
- W.C.S. Weber County Surveyor
- (R1) Survey Performed by "Butlers Surveying"
- Signed 4/24/92
- Exist. 5' Non-Climbable Fence
- ⊙ Found centerline Monument

Benchmark:

Brass Cap monument at the Northwest corner of Section 13, T6N, R3W, SLB&M, U.S. Survey Elevation 4215.82

NOTE:

All habitable building floors to be constructed above Elevation 4216.

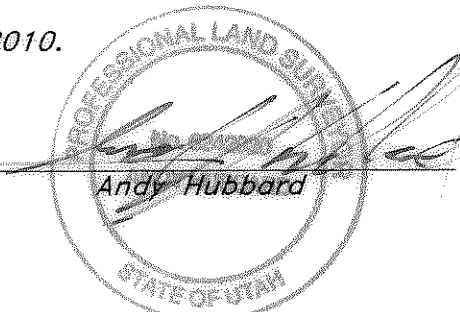
SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Sanctuary at Homestead Acres in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

I also certify that all the lots within the plat of Sanctuary at Homestead Acres meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this 1st day of December, 2010.

6242920 License No.



Note:

This subdivision is located within an agricultural zone, which is the preferred use. Agricultural operations as specified in the Zoning Ordinance for a particular zone, are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Sanctuary at Homestead Acres and do hereby 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 service lines, 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 the governing authority, with no buildings or structures being erected within such easements. We, also hereby dedicate, grant and convey to Howard Subdivision Lot Owner's Association all those parts or portions of said tract of land designated as private utility easement, the same to be used as a private thoroughfare, and also dedicate and grant a perpetual right and easement over, upon and under the lands designated herein as private utility easement, the same to be used for the installation maintenance and operation of private utility service lines, as needed for the use and improvement of the private utility lines.

Signed this day of , 20 .

Eugene W. Pollitt III & wife Karen A. Pollitt

ACKNOWLEDGEMENT

State of Utah }
County of } ss

On the day of , 20 , personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, two, in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: A Notary Public commissioned in Utah

Commission Expires: Print Name

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 .

Chair, Weber County Planning Commission

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 this day of , 20 .

Chair, Weber County Commission

Title Attest

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this day of , 20 .

Signature

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 .

Director, Weber-Morgan Health Department

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 the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this day of , 20 .

Signature

BOUNDARY DESCRIPTION

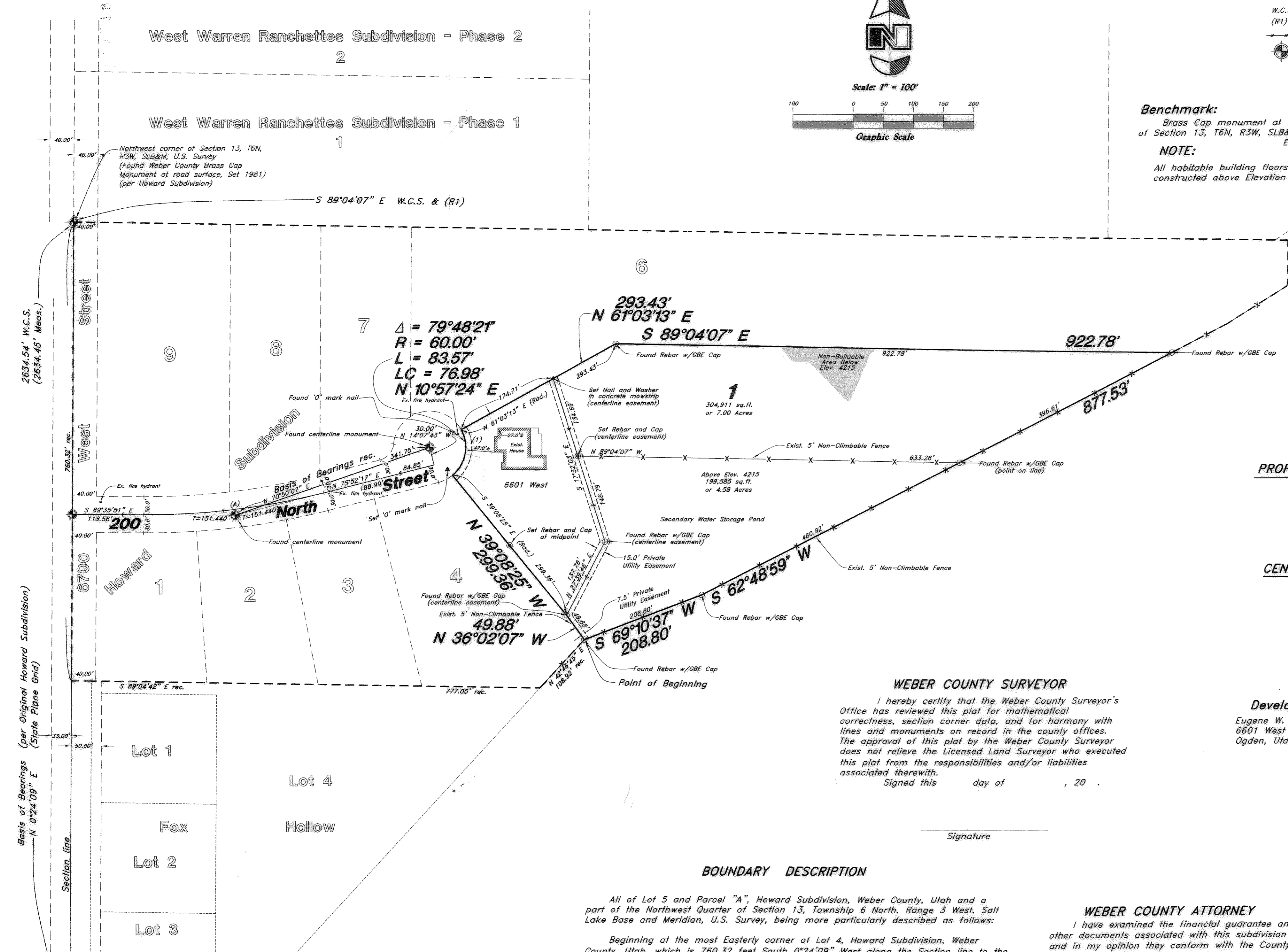
All of Lot 5 and Parcel "A", Howard Subdivision, Weber County, Utah and a part of the Northwest Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, being more particularly described as follows:

Beginning at the most Easterly corner of Lot 4, Howard Subdivision, Weber County, Utah, which is 760.32 feet South 0°24'09" West along the Section line to the Southerly boundary line of said Howard Subdivision; 777.05 feet South 89°03'19" East and 108.92 feet North 42°46'45" East along said Southerly boundary line from the Northwest corner of said Section 13; and running thence two (2) courses along the Easterly line of said Lot 4 as follows: North 36°02'07" West 49.88 feet and North 39°08'25" West 299.36 feet to the Southerly right of way line of 200 North Street; thence Northeasterly along the arc of an 60.00 foot radius curve to the left a distance of 83.57 feet (Central angle equals 79°48'21" and Long Chord bears North 10°57'24" East 76.98 feet) along said Southerly right of way line to the Southerly boundary line of Lot 6 of said Howard Subdivision; thence two (2) courses along said Southerly boundary line as follows: North 61°03'13" East 293.43 feet and South 89°04'07" East 922.78 feet to the Southerly boundary line of said Howard Subdivision; thence two (2) courses along said Southerly boundary line as follows: South 62°48'59" West 877.53 feet and South 69°10'37" West 208.80 feet to the point of beginning.

Contains 7.00 Acres

NOTE:

10' wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines or as otherwise shown.



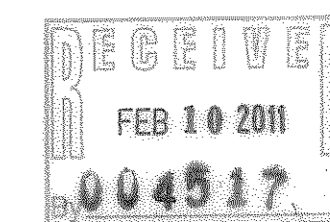
PROPERTY LINE CURVE DATA

(1)
Δ = 79°48'21"
R = 60.00'
L = 83.57'
LC = 76.98'
N 10°57'24" E

CENTERLINE CURVE DATA

(A)
Δ = 14°31'52"
R = 1187.85'
L = 301.28'
LC = 300.45'
W 83°08'13" E
T = 151.44'

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM



WEBER COUNTY RECORDER
ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY