

# FINAL PLAT

## THE SANCTUARY

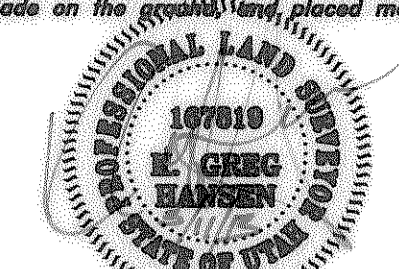
A Part of Section 3 & 4, T6N, R2E  
of the Salt Lake Base and Meridian.  
Weber County, Utah  
March 2013

### Surveyor's Certificate

I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 56, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat of THE SANCTUARY 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 completed of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, made on the ground, placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this 14<sup>th</sup> day of March, 2013

K. Greg Hansen License No. 167819



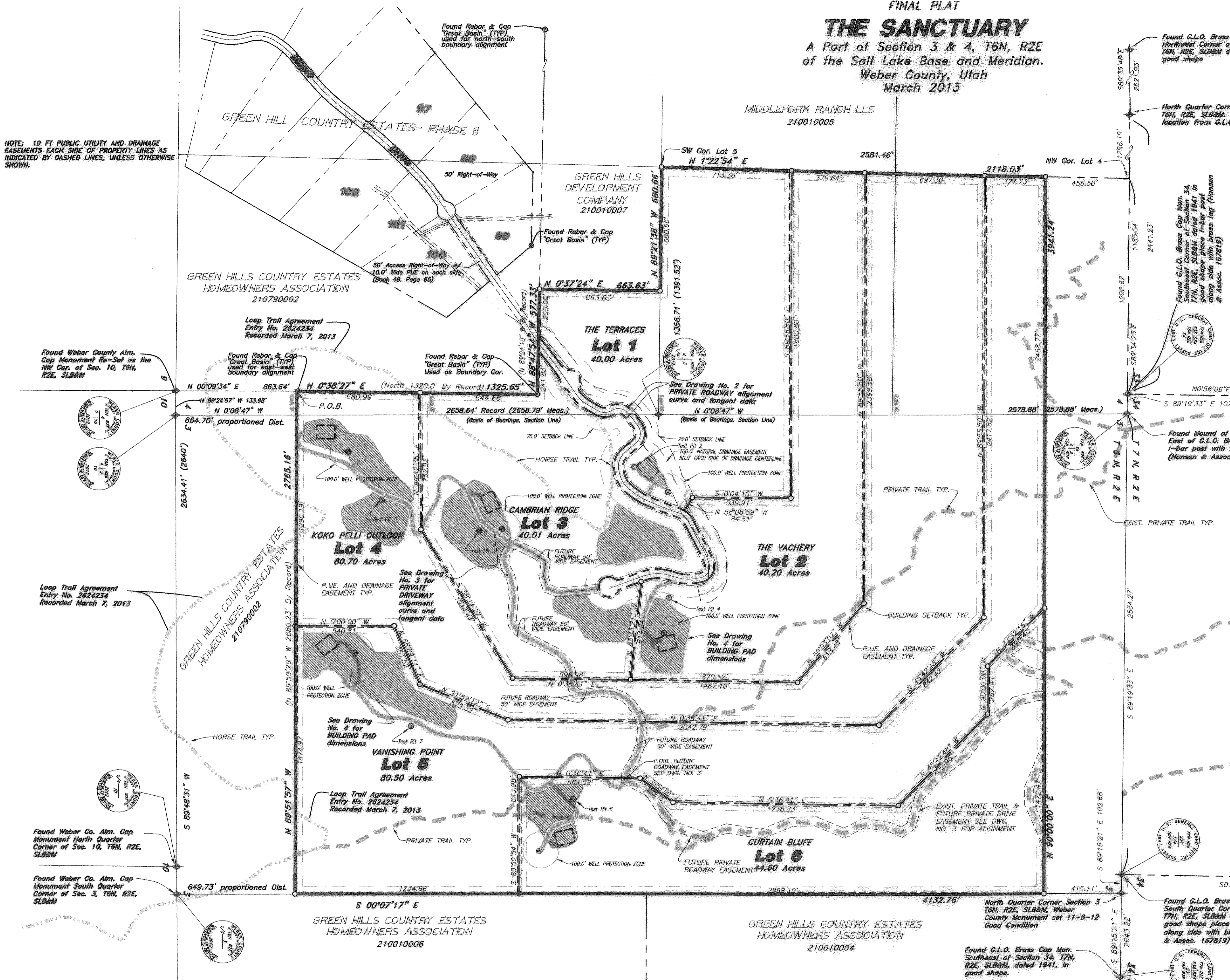
### Boundary Description

ALL OF THE SOUTH ONE HALF AND THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTH WEST QUARTER AND ALL OF THE NORTH ONE HALF OF THE SOUTH WEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 EAST AND ALL OF LOTS 4, 5, 6 AND 7 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN LESS AND EXCEPTING THE NORTHWEST QUARTER OF SAID LOT 6 AND ALSO LESS AND EXCEPTING GREEN HILL COUNTRY ESTATES PHASE NO. 6, ENTRY NO. 1570517 IN BOOK 48 AT PAGE 64 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER AS EVIDENCED ON THE GROUND BY FOUND GREAT BASIN REBAR AND CAP MORE PARTICULAR DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTH WEST QUARTER OF SAID SECTION 3 AND THE BOUNDARY LINE OF SAID GREEN HILL COUNTRY ESTATES PHASE NO. 6 AS STAKED ON THE GROUND LOCATED NORTH 00°09'34" EAST 683.64 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN BEING A WEBER COUNTY ALUMINUM CAP MONUMENT DATED 2012; RUNNING THENCE ALONG THE STAKED BOUNDARY LINE OF SAID GREEN HILL COUNTRY ESTATES PHASE NO. 6 THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°39'07" EAST 1325.65 FEET (NORTH 1320.0' BY RECORD) TO A GREAT BASIN REBAR AND CAP; AND (2) NORTH 88°47'54" WEST (NORTH 89°24'10" WEST BY RECORD) 577.33 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID LOT 6; THENCE NORTH 00°24'24" EAST 683.65 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID LOT 6; THENCE NORTH 89°21'58" WEST 680.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 01°22'54" EAST 2118.03 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT 5 AND THEN SAID LOT 4 IN PART; THENCE NORTH 90°00'00" EAST 3941.24 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°07'17" EAST 4132.76 FEET ALONG THE CENTER SECTION LINE TO THE SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTH WEST QUARTER OF SAID SECTION 3 BEING A WEBER COUNTY ALUMINUM CAP MONUMENT DATED 2012; THENCE NORTH 89°51'57" WEST 2785.16 FEET (NORTH 89°59'59" WEST 2880.23 FEET BY RECORD) ALONG SAID SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTH WEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 329.08 ACRES. THE BASIS OF BEARING IS THE WEST LINE OF SAID SECTION 3 WHICH BEARS NORTH 00°08'47" WEST ON THIS SURVEY, NORTH 00°00'17" WEST UTM NORTH NAD 83 CALCULATED GRID BEARING.

### Narrative

The purpose of this survey was to establish the boundary of subdivision and the lots within as shown and described hereon. The survey was ordered by Tim Charwood, the property owner. The control used to establish the boundary of the subdivision was the found GLO Section Corner Monumentation in Sections 33 and 34, T7N, R2E, of the SLB&M along with the recent monumentation of Section 3 and Section 4, T6N, R2E, by the Weber County Surveyors office. Also used was the East and North boundaries of Green Hill Subdivision as plotted and stated on the ground by Great Basin. The break down of Lots 4 & 5, of Section 4, T6N, R2E, SLB&M was based on said recent monumentation by the Weber County Surveyors office and the GLO monumentation along the North line of said Section 4. The basis of bearing is the West line of said Section 3 assumed to bear North 00°08'47" West, Utah North NAD 83, Weber County Surveyor, Grid bearing for this Section line is North 00°00'17" West.

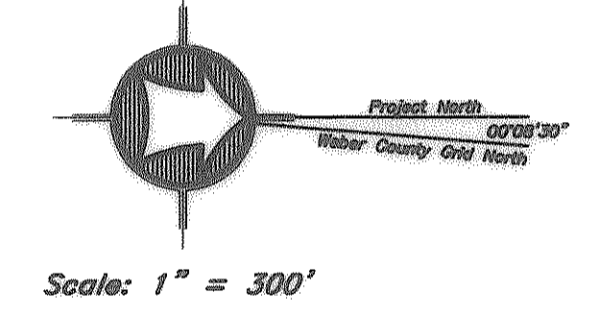
NOTE: 10 FT PUBLIC UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES, UNLESS OTHERWISE SHOWN.



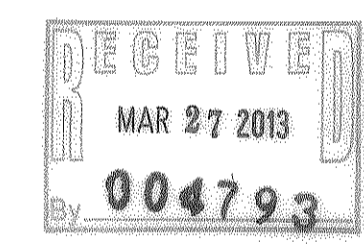
**Remainder Parcel**  
200.20 Acres  
Not Approved for Development  
(See Dwg. No. 2 for Description)

STATE OF UTAH, DNR, D.W.R.  
230120050

THE STATE UTAH, DEPT OF NATURAL RESOURCES, DIV OF WILDLIFE RESOURCES  
230120023



LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINE
	ADJOINER LOT LINE
	CENTERLINE
	SETBACK LINE
	EASEMENT
	PRIVATE TRAIL
	HORSE TRAIL
	FOOT TRAIL
	PRIVATE DRIVEWAY
	FUTURE ROADWAY EASEMENT
	SET 5/8" x 24" REBAR w/ CAP
	FOUND GREAT BASIN REBAR w/ CAP
	Minimum Building Envelope (75' x 100'). Shown for illustration purpose only. Building can be located anywhere within preferred building areas as shown hereon.
	Limited Building Area (Less than 25% slope)
	SEPTIC SITE
	WELL SITE



### OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, Private Streets and Private Drives as shown hereon and name said tract THE SANCTUARY, and do hereby:

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a 50' right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Roadways and Private Driveways as access to the individual lots and adjoining lands to the north designated as Parcel "A" hereof, to be maintained by a Lot Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

And do also hereby grant and convey to the subdivision Lot Owners Association, all those parts or portions of said tract of land designated as Horse Trails, Private Foot Trails and Private Trails to be used for recreational purposes for the benefit of each Lot Owners Association member in common with all others in the subdivision.

And do also hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water 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.

And do also hereby grant and dedicate a perpetual right and easement over, upon and under all of the lands designated as lots hereof excepting therefrom those portions of land designated as "Limited Building Area" hereof as storm water detention ponds, drainage easements, creek and drainage channel maintenance easements, the same to be used for the installation maintenance and operation of natural runoff and storm drainage facilities or for the perpetual preservation and/or maintenance of water 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 and/or natural creeks and or drainage channels.

### ACKNOWLEDGMENT

STATE OF Utah  
COUNTY OF Weber

ON THIS 14<sup>th</sup> DAY OF March, 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Timothy Charwood THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

NOTARY PUBLIC Cindy Bergman COMMISSION EXPIRES 7/1/2013  
RESIDING IN Weber COUNTY, UTAH.

**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 the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_ day of \_\_\_, 2013.

**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 \_\_\_, 2013.

Signature \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION**

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_ day of \_\_\_, 2013.

Chairman, 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 the financial guarantee of public improvements associated with this subdivision, thereon are hereby accepted by the Commissioners of Weber County, Utah this \_\_\_ day of \_\_\_, 2013.

Chairman, Weber County Commission

**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 \_\_\_, 2013.

Signature \_\_\_\_\_

**WEBER-MORGAN HEALTH DEPARTMENT**

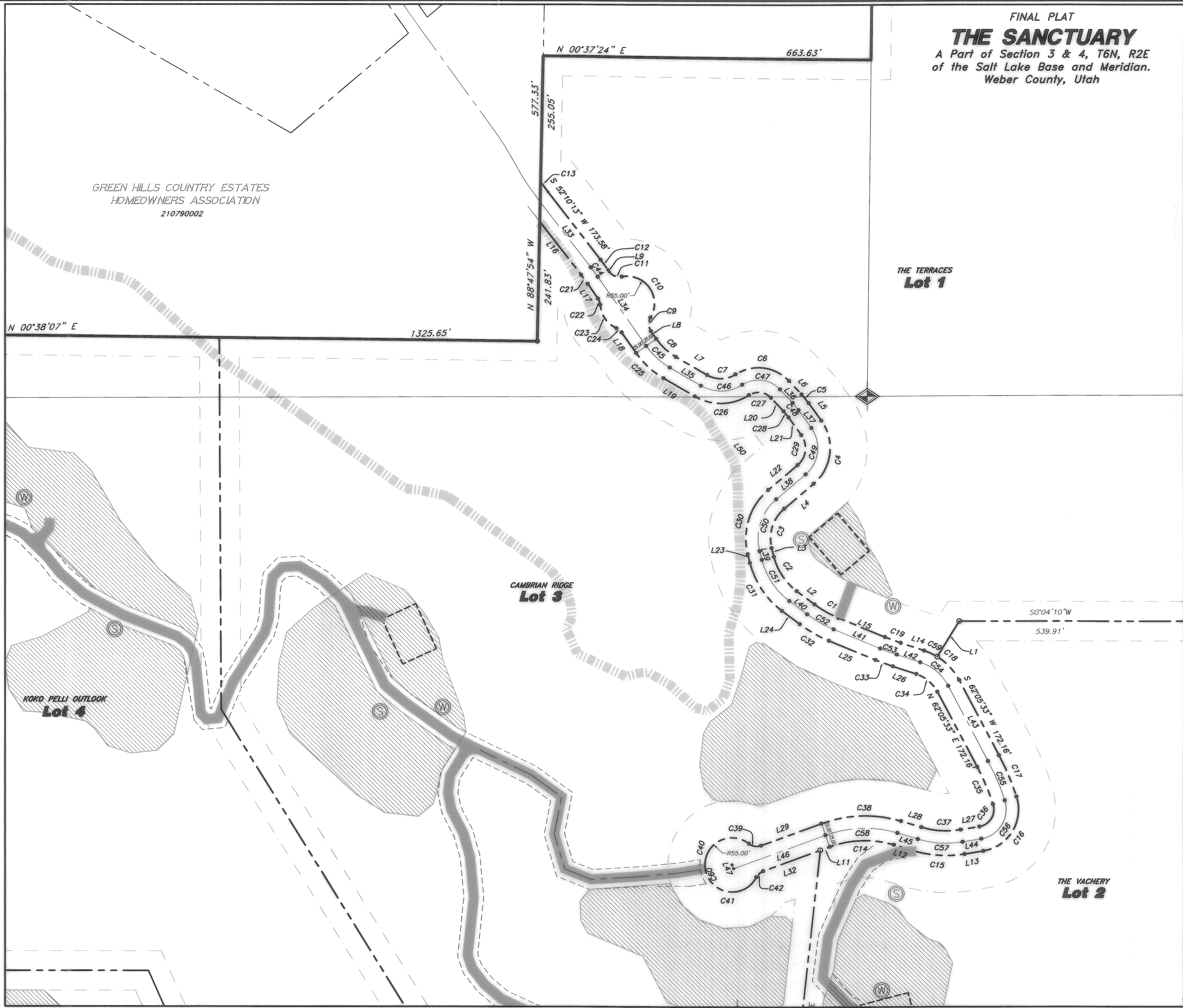
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

THIS \_\_\_ DAY OF \_\_\_, 2013.

Director, Weber-Morgan Health Department

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)

Brigham City    Ogden    Logan  
(435) 723-3491    (801) 399-4905    (435) 752-8272



**FINAL PLAT**  
**THE SANCTUARY**  
 A Part of Section 3 & 4, T6N, R2E  
 of the Salt Lake Base and Meridian.  
 Weber County, Utah

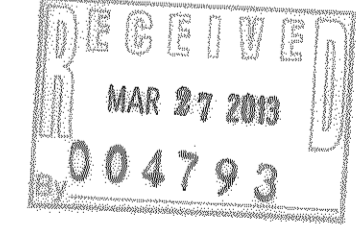
Line Table for PRIVATE ROADWAY			Curve Table for PRIVATE ROADWAY						
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
L1	N58°08'59"W	84.51'	C1	14°09'43"	225.00'	55.61'	27.95'	S29°38'10"W	55.47'
L2	S36°43'02"W	45.11'	C2	39°00'15"	125.00'	45.11'	44.27'	S56°13'09"W	83.46'
L3	S75°43'16"W	18.30'	C3	64°00'21"	79.09'	18.30'	49.43'	N72°16'33"W	83.36'
L4	N40°16'22"W	77.99'	C4	85°25'03"	95.00'	141.63'	87.69'	N82°58'54"W	128.87'
L5	S54°18'34"W	44.23'	C5	07°19'45"	175.00'	22.39'	11.21'	S50°38'42"W	22.37'
L6	S46°58'50"W	37.29'	C6	79°57'21"	85.00'	118.62'	71.27'	S07°00'09"W	109.22'
L7	S29°58'17"W	73.01'	C7	62°56'48"	55.00'	60.43'	33.87'	S01°30'07"E	57.43'
L8	S54°52'27"W	18.97'	C8	24°54'10"	125.00'	54.33'	27.60'	S42°23'22"W	53.80'
L9	S54°52'27"W	4.59'	C9	66°56'37"	25.00'	29.08'	16.42'	N68°10'45"E	27.43'
L10	N20°00'42"W	20.45'	C10	133°13'08"	55.00'	127.89'	127.17'	S54°52'27"W	100.97'
L11	N16°55'52"E	43.00'	C11	66°36'32"	25.00'	29.06'	16.42'	N21°34'09"E	27.45'
L12	N09°18'53"W	38.51'	C12	02°42'14"	525.00'	24.78'	12.39'	S53°31'20"W	24.77'
L13	S18°26'15"W	49.96'	C13	03°01'24"	475.00'	25.06'	35.22'	S53°40'55"W	25.06'
L14	S22°33'19"W	102.12'	C14	36°56'34"	205.00'	132.18'	68.48'	N01°32'25"W	129.90'
L15	N52°10'13"E	136.14'	C15	26°14'45"	225.00'	103.07'	52.45'	N03°48'29"E	102.17'
L16	N54°52'27"E	36.27'	C16	98°39'08"	60.00'	146.35'	98.91'	N58°38'27"W	128.93'
L17	N54°52'27"E	50.65'	C17	09°56'26"	525.00'	91.09'	45.66'	S67°03'46"W	90.97'
L18	N29°58'17"E	73.01'	C18	30°14'27"	125.00'	65.98'	33.78'	S46°58'20"W	65.21'
L19	N54°52'27"E	36.27'	C19	04°07'04"	475.00'	34.14'	17.08'	S20°29'47"W	34.13'
L20	N46°58'50"W	37.29'	C20	02°42'14"	475.00'	22.42'	11.21'	N53°31'20"E	22.41'
L21	N54°18'34"E	44.23'	C21	31°22'28"	25.00'	13.73'	7.04'	S70°36'11"W	13.55'
L22	N40°16'22"E	77.99'	C22	62°54'56"	55.00'	60.39'	33.65'	N54°52'27"E	57.40'
L23	N75°43'16"E	18.30'	C23	31°22'28"	25.00'	13.73'	7.04'	S39°08'43"W	13.52'
L24	N36°43'02"E	45.11'	C24	24°54'10"	125.00'	78.08'	38.64'	N42°23'22"E	75.46'
L25	N22°33'19"E	102.12'	C25	62°56'48"	105.00'	115.36'	64.28'	N01°30'07"E	109.64'
L26	N18°26'15"E	49.96'	C26	79°57'21"	85.00'	118.62'	71.27'	N07°00'09"E	109.22'
L27	S09°18'53"W	38.51'	C27	07°19'45"	175.00'	15.99'	8.01'	N60°38'42"E	15.98'
L28	S16°55'52"W	43.00'	C28	85°25'03"	45.00'	67.09'	41.54'	S82°58'54"E	61.05'
L29	S20°00'42"W	130.12'	C29	64°00'21"	129.09'	144.21'	80.68'	S72°16'33"E	136.83'
L30	N20°00'42"W	130.12'	C30	39°00'15"	175.00'	119.13'	61.88'	N56°13'09"E	116.84'
L31	N52°10'13"E	167.61'	C31	14°09'43"	275.00'	67.97'	34.16'	N29°38'10"E	67.80'
L32	N54°52'27"E	170.42'	C32	04°07'04"	525.00'	37.73'	18.87'	N20°29'47"E	37.72'
L33	N29°58'17"E	73.01'	C33	43°39'19"	75.00'	87.14'	50.04'	N40°15'54"E	55.77'
L34	N54°52'27"E	36.27'	C34	09°56'26"	475.00'	82.41'	41.51'	N67°03'46"E	82.31'
L35	N29°58'17"E	73.01'	C35	98°39'08"	35.00'	60.28'	40.73'	S58°38'27"E	53.09'
L36	N46°58'50"W	37.29'	C36	26°14'45"	175.00'	80.16'	40.80'	S03°48'29"W	79.46'
L37	N54°18'34"E	44.23'	C37	36°56'34"	255.00'	164.42'	85.18'	S01°32'25"E	161.58'
L38	S40°16'22"E	77.99'	C38	58°37'29"	25.00'	25.58'	14.04'	N08°18'22"E	24.49'
L39	N75°43'16"E	18.30'	C39	158°25'37"	55.00'	152.08'	288.89'	S40°35'49"E	108.06'
L40	N36°43'02"E	45.11'	C40	123°21'52"	55.00'	118.42'	102.07'	N01°29'34"W	96.84'
L41	N22°33'19"E	102.12'	C41	43°09'53"	25.00'	18.83'	9.89'	S41°35'28"E	18.39'
L42	N18°26'15"E	49.96'	C42	02°42'14"	500.00'	26.80'	11.80'	N63°31'20"E	23.59'
L43	N62°05'33"E	172.16'	C43	04°07'04"	500.00'	35.94'	17.98'	N20°29'47"E	35.93'
L44	S09°18'53"W	38.51'	C44	24°54'10"	150.00'	65.20'	33.12'	N42°25'22"E	64.68'
L45	S16°55'52"W	43.00'	C45	62°56'48"	80.00'	87.89'	48.97'	N01°30'07"E	83.54'
L46	S20°00'42"W	198.42'	C46	79°57'21"	60.00'	83.73'	50.31'	N07°00'09"E	77.10'
L47	S69°59'18"W	8.35'	C47	07°19'45"	150.00'	19.19'	9.61'	N50°38'42"E	19.18'
			C48	85°25'03"	70.00'	104.36'	64.61'	S82°58'54"E	94.96'
			C49	64°00'21"	104.09'	116.28'	65.05'	S72°16'33"E	110.33'
			C50	39°00'15"	150.00'	102.11'	53.12'	N56°13'09"E	100.15'
			C51	14°09'43"	250.00'	61.79'	31.06'	N29°38'10"E	61.64'
			C52	04°07'04"	500.00'	35.94'	17.98'	N20°29'47"E	35.93'
			C53	24°54'10"	150.00'	65.20'	33.12'	N42°25'22"E	64.68'
			C54	43°39'19"	100.00'	76.19'	40.05'	N40°15'54"E	74.36'
			C55	09°56'26"	500.00'	86.75'	43.48'	N67°03'46"E	86.64'
			C56	98°39'08"	60.00'	103.31'	68.82'	S58°38'27"E	91.01'
			C57	26°14'45"	200.00'	91.62'	46.63'	S03°48'29"W	90.82'
			C58	36°56'34"	230.00'	148.30'	76.83'	S01°32'25"E	145.74'
			C59	13°24'52"	125.00'	29.27'	14.70'	S25°08'40"W	29.20'
			C60	26°14'28"	55.00'	270.50'	44.70'	N77°45'12"E	69.38'

**REMAINDER PARCEL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 3 AND A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 EAST AND A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34 BEING A G.L.O. BRASS CAP MONUMENT AND RUNNING THENCE NORTH 00°56'06" EAST 2644.52 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 BEING A G.L.O. BRASS CAP MONUMENT; THENCE SOUTH 89°26'15" EAST 2646.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01°01'43" WEST 2649.69 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BEING A G.L.O. BRASS CAP MONUMENT; THENCE SOUTH 89°15'21" EAST 102.68 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°07'17" WEST 415.11 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 90°00'00" WEST 3941.24 FEET TO THE WEST LINE OF LOT 4 OF SAID SECTION 4; THENCE NORTH 01°22'54" EAST 456.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°34'23" EAST 1185.04 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. CONTAINING 200.20 ACRES. TOGETHER WITH A PRIVATE ACCESS ROAD AND P.U.E. DESCRIBED AS FOLLOWS: A PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE CENTERLINE OF AN EXISTING DIRT ROAD LOCATED NORTH 00°07'17" WEST 1821.12 FEET ALONG THE MONUMENTED CENTER OF SAID SECTION 3 AND NORTH 90°00'00" WEST 636.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3 AND RUNNING ALONG THE CENTERLINE OF SAID EXISTING DIRT ROAD THE FOLLOWING COURSES: SOUTH 88°41'02" EAST 10.00 FEET; THENCE NORTH 27°22'33" EAST 144.76 FEET; THENCE NORTH 44°13'49" EAST 33.81 FEET; THENCE NORTH 56°20'19" EAST 155.59 FEET; THENCE NORTH 45°39'39" EAST 82.85 FEET; THENCE NORTH 18°44'54" EAST 159.46 FEET; THENCE NORTH 18°56'50" WEST 136.13 FEET; THENCE NORTH 8°23'42" EAST 195.09 FEET; THENCE NORTH 21°59'16" WEST 178.99 FEET; THENCE NORTH 1°23'52" WEST 129.17 FEET; THENCE NORTH 22°4'21" EAST 169.85 FEET; THENCE NORTH 27°1'9" WEST 124.33 FEET; THENCE NORTH 9°7'17" EAST 138.38 FEET; THENCE NORTH 22°18'37" EAST 76.6 FEET; THENCE NORTH 34°21'27" WEST 62.37 FEET; THENCE NORTH 74°21'1" WEST 168.15 FEET; THENCE NORTH 47°33'31" WEST 177.46 FEET; THENCE NORTH 36°14'41" WEST 171.04 FEET; THENCE NORTH 52°25'55" WEST 228.99 FEET; THENCE NORTH 39°58'18" WEST 167.22 FEET; THENCE NORTH 13°36'53" WEST 127.37 FEET; THENCE NORTH 2°32'50" EAST 38.54 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SANCTUARY SUBDIVISION AND THE POINT OF TERMINATION BEING LOCATED 1147.11 FEET NORTH 90°00'00" WEST FROM THE NORTHEAST CORNER OF SAID SUBDIVISION.

**LEGEND:**

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINER LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- PRIVATE TRAIL
- HORSE TRAIL
- FOOT TRAIL
- PRIVATE DRIVEWAY
- SET 5/8"x24" REBAR W/ CAP
- Minimum Building Envelope (75'x100')
- Limited Building Area (Less than 25% slope)
- SEPTIC SITE
- WELL SITE

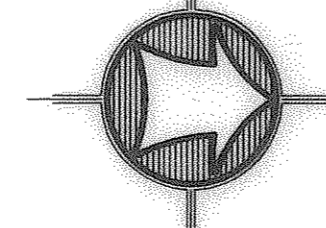


SHEET 2 of 4  
**PRIVATE ROADWAY**  
 07-129 07-129fp110812.dwg 11/12/12

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_  
 \_\_\_\_\_ COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

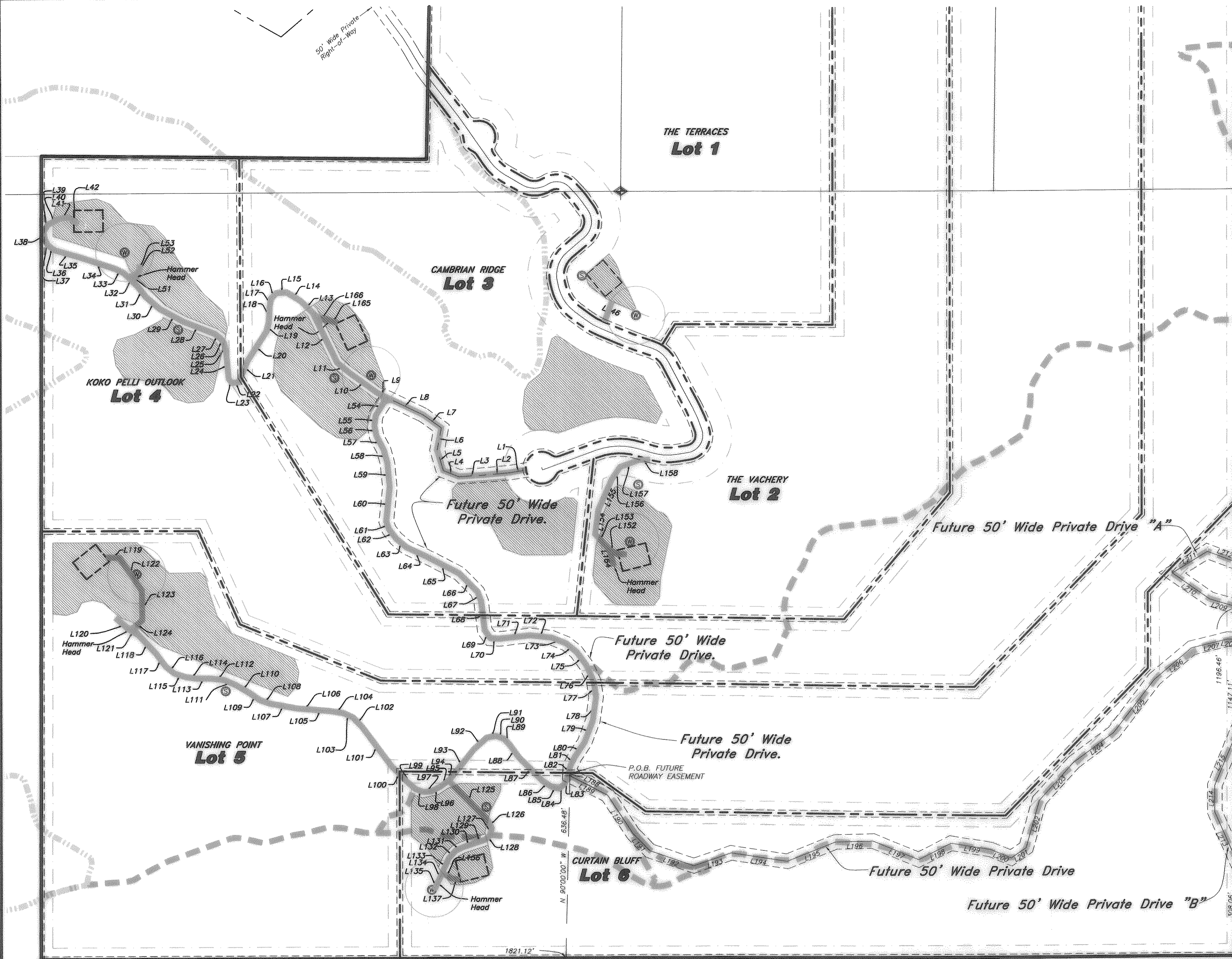
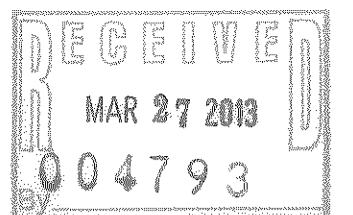
**HAI** HANSEN & ASSOCIATES, INC.  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.net  
 Brigham City Ogden Logan  
 (435) 723-3491 (801) 399-4905 (435) 752-8272



Scale: 1" = 100'

NOTE: SETBACKS ARE 75' FROM FRONT, 40' FROM SIDE, & 30' FROM REAR

THE SANCTUARY A Part of Section 3 & 4, T6N, R2E of the Salt Lake Base and Meridian. Weber County, Utah



LINE TABLE FOR PRIVATE DRIVEWAYS table with columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Lists 180 entries of line data.

LEGEND table defining symbols for SUBDIVISION BOUNDARY, LOT LINE, ADJOINER LOT LINE, CENTERLINE, SETBACK LINE, EASEMENT, PRIVATE TRAIL, HORSE TRAIL, FOOT TRAIL, PRIVATE DRIVEWAY, SET 8"x24" REBAR W/ CAP, Minimum Building Envelope (75'x100'), Limited Building Area (Less than 25% slope), SEPTIC SITE, WELL SITE.

NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS:

- 1. LOTS DESIGNATED WITH "BUILDING AREAS" HAVE BEEN APPROVED BY WEBER COUNTY SUBJECT TO THE CONDITION THAT THE BUILDING DEVELOPMENT SHALL BE CONSTRUCTED ONLY WITHIN SUCH DESIGNATED AREAS. EACH APPROVED "BUILDING AREA" SHOWN ON THE PLAT EXCEEDS THE MINIMUM AREA (100'x75') REQUIRED BY WEBER COUNTY ORDINANCE, AND HAS A SLOPE OF LESS THAN 10 PERCENT. THE (100'x75') MINIMUM AREAS ARE SHOWN ONLY AS A REFERENCE AND AS SUCH, THE SHOWN LOCATION DOES NOT PHYSICALLY FIX THE LOCATION OF THE RESIDENTIAL STRUCTURES. RESIDENTIAL STRUCTURES MAY BE LOCATED ANYWHERE WITHIN THE "BUILDING AREAS" AS SHOWN HEREON.
2. ALL CONSTRUCTED HOMES (INCLUDED GARAGES, EAVES, ETC.) ARE REQUIRED TO HAVE FIRE SPRINKLER SYSTEMS THAT COMPLY WITH NFPA 13D.
3. 10 FT PUBLIC UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES, PRIVATE ROADWAYS AND PRIVATE DRIVEWAYS AS INDICATED BY DASHED LINES, UNLESS OTHERWISE SHOWN.
4. WATER SYSTEM TO BE INDIVIDUAL PRIVATE WELLS. A 100' WELL PROTECTIVE ZONE IS ENFORCED AROUND THE WELL LOCATION.
5. THE HOME OWNER OF EACH LOT SHALL PROVIDE AN ON-SITE SEPTIC SYSTEM AND DRAINAGE FIELDS AS REQUIRED BY HOME SIZE AND /OR WASTEWATER DISCHARGE AS PER WEBER COUNTY STANDARDS AND REQUIREMENTS.
6. THE HOME OWNER OF EACH LOT SHALL PROVIDE AN ON-SITE STORM WATER DETENTION BASIN AS REQUIRED BY HOME SIZE, PAVEMENTS, HARD SURFACES, LANDSCAPING, ETC. AS PER WEBER COUNTY STANDARDS AND REQUIREMENTS.
7. EACH STRUCTURE IS REQUIRED TO HAVE A MINIMUM 30 FEET DEFENSIBLE SPACE.
8. ALL STRUCTURES SHALL COMPLY WITH THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE.

Centerline Future 50' Wide Private Road and P.U.E. Description

(Existing Private Trail and Future Private Drive for Access and Utility Service for the Remainder Parcel) A Part of the West Half of Section 3, Township 6 North, Range 2 East of the Salt Lake Base and Meridian. Beginning at the centerline of an Existing Dirt Road Located North 00°07'17" West 1821.12 Feet Along the monumented Center of said Section 3 and North 90°00'00" West 636.48 Feet from the South Quarter Corner of said Section 3 and Running Along the Centerline of said Existing Dirt Road the Following Courses: South 88°41'02" East 10.00 feet; Thence North 27°22'33" East 144.76 Feet; Thence North 44°13'49" East 33.81 Feet; Thence North 56°20'09" East 155.59 Feet; Thence North 45°39'39" East 82.85 Feet; Thence North 18°44'54" East 159.46 Feet; Thence North 18°56'50" West 136.13 Feet; Thence North 8°23'42" East 195.09 Feet; Thence North 21°59'16" West 178.99 Feet; Thence North 12°23'52" West 129.17 Feet; Thence North 22°4'21" East 169.85 Feet; Thence North 27°1'9" West 124.33 Feet; Thence North 9°7'17" East 138.38 Feet; Thence North 22°18'37" East 76.6 Feet; Thence North 34°21'27" West 62.37 Feet; Thence North 74°21'1" West 168.13 Feet; Thence North 47°33'31" West 177.46 Feet; Thence North 36°14'41" West 171.04 Feet; Thence North 52°25'55" West 228.99 Feet; Thence North 13°36'53" West 167.22 Feet; Thence North 13°36'53" West 127.37 Feet; Thence North 2°32'50" East 38.54 Feet to a point on the North Boundary of The Sanctuary Subdivision and the Point of termination being located 1147.11 feet North 90°00'00" West from the northeast corner of said subdivision.

Centerline Future 50' Wide Private Drive "A" Easement Description

A Part of the Northwest Quarter of Section 3, Township 6 North, Range 2 East of the Salt Lake Base and Meridian. Beginning at the centerline of an Existing Dirt Road Located South 00°07'17" East 426.17 feet Along the east line of said Northwest Quarter and North 90°00'00" West 1196.46 feet from the North Quarter Corner of said Section 3 and Running Along the Centerline of said Existing Dirt Road the Following Courses: South 16°22'58" West 103.10 feet; Thence South 34°47'36" West 156.94 Feet; Thence North 31°24'33" West 142.50 Feet; Thence North 20°45'26 East 113.55 Feet to a point on the North Boundary of The Sanctuary Subdivision and the Point of termination.

Centerline Future 50' Wide Private Drive "B" Easement Description

A Part of the Northwest Quarter of Section 3, Township 6 North, Range 2 East of the Salt Lake Base and Meridian. Beginning at the centerline of an Existing Dirt Road Located South 00°07'17" East 426.17 feet Along the East line of said Northwest Quarter and North 90°00'00" West 308.06 Feet from the North Quarter Corner of said Section 3 and Running Along the Centerline of said Existing Dirt Road the Following Courses: South 66°12'21" West 202.05 feet; Thence North 90°00'00" West 91.68 Feet; Thence North 67°23'59" West 212.12 Feet to a point on the North Boundary of The Sanctuary Subdivision and the Point of termination.

Hansen & Associates, Inc. Consulting Engineers and Land Surveyors. 538 North Main Street, Brigham, Utah 84302. Visit us at www.haies.net. Includes logo and contact information.

Professional Land Surveyor seal for Greg Hansen, No. 107018, State of Utah. Includes recording information: SHEET 3 of 4 PRIVATE DRIVEWAYS, WEBER COUNTY RECORDER, ENTRY NO., FEE PAID, FILED FOR RECORD AND, RECORDED, IN BOOK, OF OFFICIAL, RECORDS, PAGE, OF, RECORDED, FOR, COUNTY RECORDER, BY, DEPUTY.

**FINAL PLAT**  
**THE SANCTUARY**  
 A Part of Section 3 & 4, T6N, R2E  
 of the Salt Lake Base and Meridian.

Line Table for LIMITED BUILDING AREAS

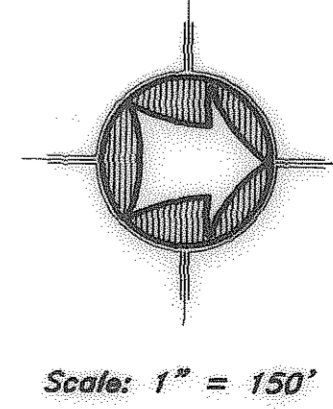
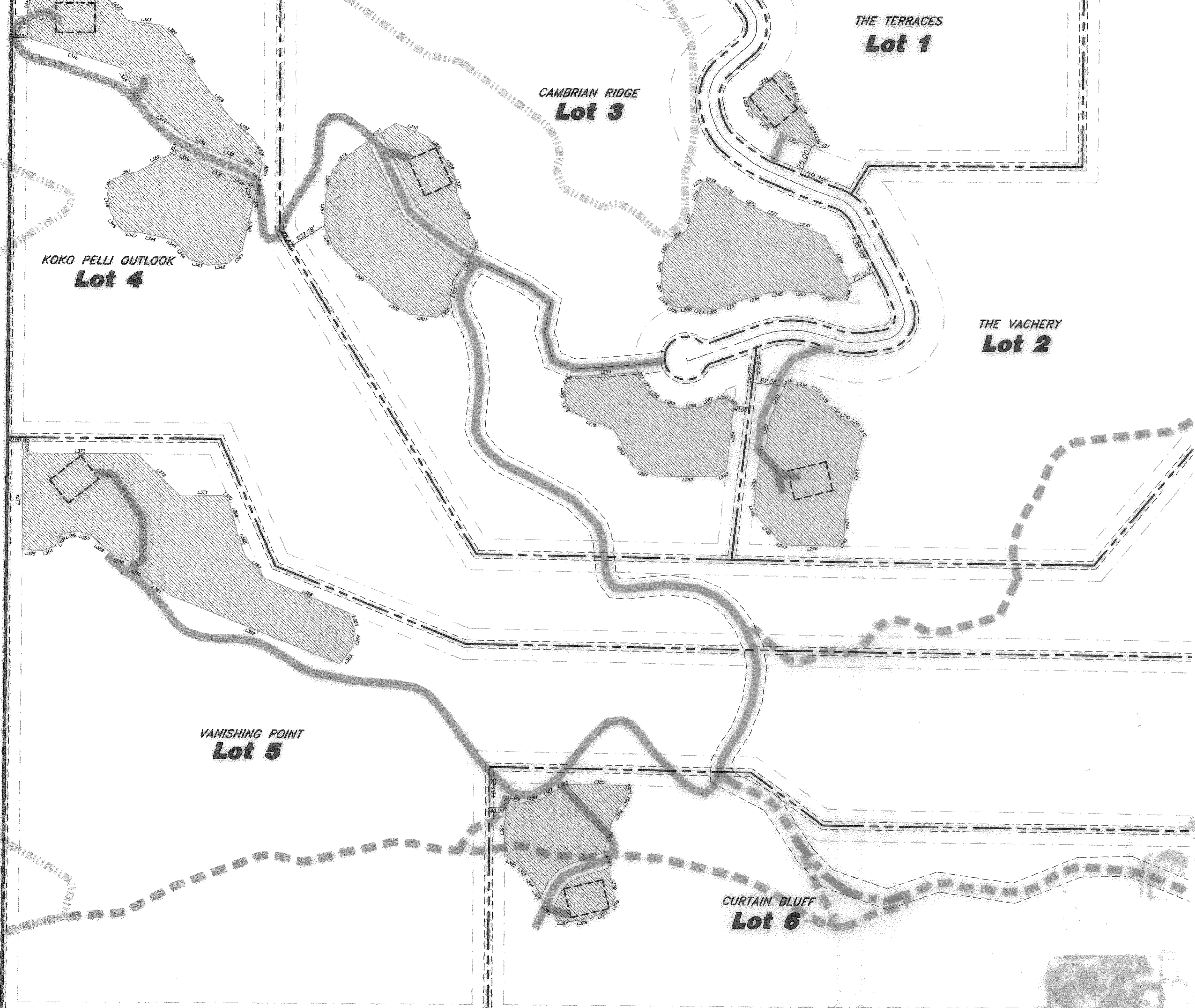
Line No.	Distance	Bearing	Line No.	Distance	Bearing
L223	29.88	N74°11'35"E	L310	86.83	S22°44'32"W
L224	16.58	N54°42'03"E	L311	129.38	S33°48'24"W
L225	70.00	N36°04'01"E	L312	70.43	S41°59'50"E
L226	95.52	N23°14'29"E	L313	107.73	S43°47'52"W
L227	12.16	N37°13'51"W	L314	65.94	S44°40'43"W
L228	7.84	S71°37'51"W	L315	44.13	S69°01'46"W
L229	58.23	S65°50'02"W	L316	259.36	S17°23'40"W
L230	51.98	S58°44'02"W	L317	63.24	N85°51'57"W
L231	24.10	S80°09'44"W	L318	40.78	N75°46'02"W
L232	27.44	S41°21'21"E	L319	54.17	N14°29'44"W
L233	40.36	S65°27'32"W	L320	89.54	N07°33'19"W
L234	108.05	S55°14'32"W	L321	50.34	N22°28'16"E
L235	17.99	N28°09'00"W	L322	85.12	N47°54'54"E
L236	54.90	N19°34'08"E	L323	91.80	N07°15'27"E
L237	21.58	N33°11'48"E	L324	51.23	N44°20'33"E
L238	32.52	N54°36'25"E	L325	118.61	N59°53'23"E
L239	53.14	N38°54'01"E	L326	123.21	N51°35'42"E
L240	22.35	N18°32'00"E	L327	84.01	N40°53'40"E
L241	17.79	N43°39'52"E	L328	61.86	N73°49'37"E
L242	34.16	N61°18'00"E	L329	27.46	S77°15'25"E
L243	187.25	S77°53'33"E	L330	4.71	S55°11'17"W
L244	66.23	S86°54'08"E	L331	31.43	S36°32'30"W
L245	31.08	S53°07'53"E	L332	116.47	S21°20'34"W
L246	121.46	S00°39'38"W	L333	78.50	S28°28'17"E
L247	23.92	S19°09'14"W	L334	69.74	N28°28'17"E
L248	89.49	S48°09'43"W	L335	113.63	N21°20'34"E
L249	29.41	S77°35'34"W	L336	19.53	N36°32'50"E
L250	96.17	N64°10'18"W	L337	14.11	N55°11'17"E
L251	62.87	N11°32'50"W	L338	25.21	N44°20'33"E
L252	62.57	N81°56'54"W	L339	13.59	N77°00'41"E
L253	90.71	N68°08'47"W	L340	121.52	N84°25'49"E
L254	54.81	S38°32'22"E	L341	47.72	S77°15'25"E
L255	27.40	S60°59'24"E	L342	53.48	S45°08'12"E
L256	65.20	S83°21'08"E	L343	48.25	S05°46'51"E
L257	46.94	N79°40'01"E	L344	43.54	S17°04'32"W
L258	28.75	N51°58'57"E	L345	24.56	S52°00'03"W
L259	17.61	N14°21'10"E	L346	84.98	S40°44'28"W
L260	36.60	N01°49'29"W	L347	43.16	S11°54'38"W
L261	32.25	N13°23'36"E	L348	53.38	S03°44'04"W
L262	29.18	N05°48'32"W	L349	53.38	S66°41'59"W
L263	70.25	N20°00'42"W	L350	39.42	S79°49'40"W
L264	96.34	N17°25'31"W	L351	63.77	N69°12'29"W
L265	81.68	N07°32'02"W	L352	107.91	N16°51'46"W
L266	65.35	N03°46'12"E	L353	7.47	N27°53'47"W
L267	73.22	N14°53'09"E	L354	38.67	N77°15'01"W
L268	45.85	N64°10'12"W	L355	35.79	N17°11'36"W
L269	138.22	S67°05'33"W	L356	39.51	N62°55'47"W
L270	113.33	S20°12'08"W	L357	38.39	N12°48'43"W
L271	60.79	S22°33'19"W	L358	75.65	N15°59'12"E
L272	62.31	S24°44'12"W	L359	43.19	N41°25'57"E
L273	74.60	S34°25'28"W	L360	72.71	N20°24'47"E
L274	21.37	S16°59'21"W	L361	59.99	N42°34'16"E
L275	15.88	S30°47'35"E	L362	466.84	N36°19'37"E
L276	72.89	S74°29'41"E	L363	49.12	N21°39'30"E
L277	51.31	S70°09'02"E	L364	47.28	N51°02'33"W
L278	28.17	N60°21'51"E	L365	48.53	N81°07'21"W
L279	121.03	N22°27'37"E	L366	232.75	S70°11'20"W
L280	105.20	N62°44'54"E	L367	75.51	S21°52'05"W
L281	85.16	N19°43'52"E	L368	81.73	S50°01'36"W
L282	147.22	N00°04'06"W	L369	60.54	S71°58'56"W
L283	33.11	N33°34'29"W	L370	22.90	S75°05'20"W
L284	163.88	N83°43'21"W	L371	106.24	S40°24'22"W
L285	19.61	S48°46'32"W	L372	153.01	S00°58'46"E
L286	30.72	S02°47'44"W	L373	289.22	S43°34'49"W
L287	47.32	S26°17'45"E	L374	243.74	S00°00'00"E
L288	53.01	S04°02'47"E	L375	46.65	S00°00'00"E
L289	54.29	S19°46'12"W	L376	54.23	N89°11'57"W
L290	39.48	S40°33'26"W	L377	54.54	N06°30'21"E
L291	39.03	S57°55'33"W	L378	28.61	N08°28'40"W
L292	14.45	S69°44'40"W	L379	67.56	N27°33'58"W
L293	164.54	S04°27'02"E	L380	57.09	N63°51'01"W
L294	31.37	S50°49'23"E	L381	75.76	S79°10'06"W
L295	39.85	N86°58'18"E	L382	55.71	S76°14'35"W
L296	63.75	S75°44'25"E	L383	24.70	N75°55'45"W
L297	81.79	S87°03'55"E	L384	21.44	N66°48'01"W
L298	68.56	N66°31'27"E	L385	140.93	S89°41'32"W
L300	68.26	N42°40'18"E	L386	43.82	S00°36'41"W
L301	69.20	N35°28'49"E	L387	39.40	S22°27'09"E
L302	39.80	N06°26'19"E	L388	55.64	S32°05'02"E
L303	70.83	N40°20'25"W	L389	28.11	S12°07'45"E
L304	90.20	N57°26'56"W	L390	24.13	S19°17'54"W
L305	35.62	S82°03'04"W	L391	121.18	S60°07'10"E
L306	117.40	S69°11'21"W	L392	51.10	N89°59'54"E
L307	46.83	S79°43'01"W	L393	26.45	N34°42'37"E
L308	56.38	S59°33'20"W	L394	45.53	N46°09'17"E
L309	63.05	S50°41'18"W	L395	22.05	N57°53'59"E
			L396	71.98	N68°10'11"E
			L397	28.46	N52°14'21"E
			L398	75.90	S12°44'35"E

**NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS:**

- LOTS DESIGNATED WITH "BUILDING AREAS" HAVE BEEN APPROVED BY WEBER COUNTY SUBJECT TO THE CONDITION THAT THE BUILDING DEVELOPMENT SHALL BE CONSTRUCTED ONLY WITHIN SUCH DESIGNATED AREAS. EACH APPROVED "BUILDING AREA" SHOWN ON THE PLAT EXCEEDS THE MINIMUM AREA (100'x75') REQUIRED BY WEBER COUNTY ORDINANCE, AND HAS A SLOPE OF LESS THAN 10 PERCENT. THE (100'x75') MINIMUM AREAS ARE SHOWN ONLY AS A REFERENCE AND AS SUCH, THE SHOWN LOCATION DOES NOT PHYSICALLY FIX THE LOCATION OF THE RESIDENTIAL STRUCTURES. RESIDENTIAL STRUCTURES MAY BE LOCATED ANYWHERE WITHIN THE "BUILDING AREAS" AS SHOWN HEREON.
- ALL CONSTRUCTED HOMES (INCLUDED GARAGES, EAVES, ETC.) ARE REQUIRED TO HAVE FIRE SPRINKLER SYSTEMS THAT COMPLY WITH NFPA 13D.
- 10 FT PUBLIC UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES, PRIVATE ROADWAYS AND PRIVATE DRIVEWAYS AS INDICATED BY DASHED LINES, UNLESS OTHERWISE SHOWN.
- WATER SYSTEM TO BE INDIVIDUAL PRIVATE WELLS. A 100' WELL PROTECTIVE ZONE IS ENFORCED AROUND THE WELL LOCATION.
- THE HOME OWNER OF EACH LOT SHALL PROVIDE AN ON-SITE SEPTIC SYSTEM AND DRAINAGE FIELDS AS REQUIRED BY HOME SIZE AND /OR WASTEWATER DISCHARGE AS PER WEBER COUNTY STANDARDS AND REQUIREMENTS.
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**LEGEND:**

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINER LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- PRIVATE TRAIL
- HORSE TRAIL
- FOOT TRAIL
- PRIVATE DRIVEWAY
- SET 5/8"x24" REBAR W/ CAP
- Minimum Building Envelope (75'x100')
- Limited Building Area (Less than slope)
- ⊙ SEPTIC SITE
- ⊙ WELL SITE



SHEET 4 of 4  
 Limited Building Areas

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NOTE: SETBACKS ARE 75' FROM FRONT, 40' FROM SIDE, & 30' FROM REAR.  
 ALL DIMENSIONS TO THE LIMITED BUILDING AREAS ARE AT RIGHT ANGLES AND PERPENDICULAR TO THE SUBDIVISION BOUNDARY AND LOT LINES.

10 ft Public Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.  
 DEVELOPER:  
 Tim Charlwood  
 P.O. Box 980400  
 Park City, Utah 84098-0400  
 435-901-2337



WEBER COUNTY RECORDER  
 ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_ FILED FOR RECORD  
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