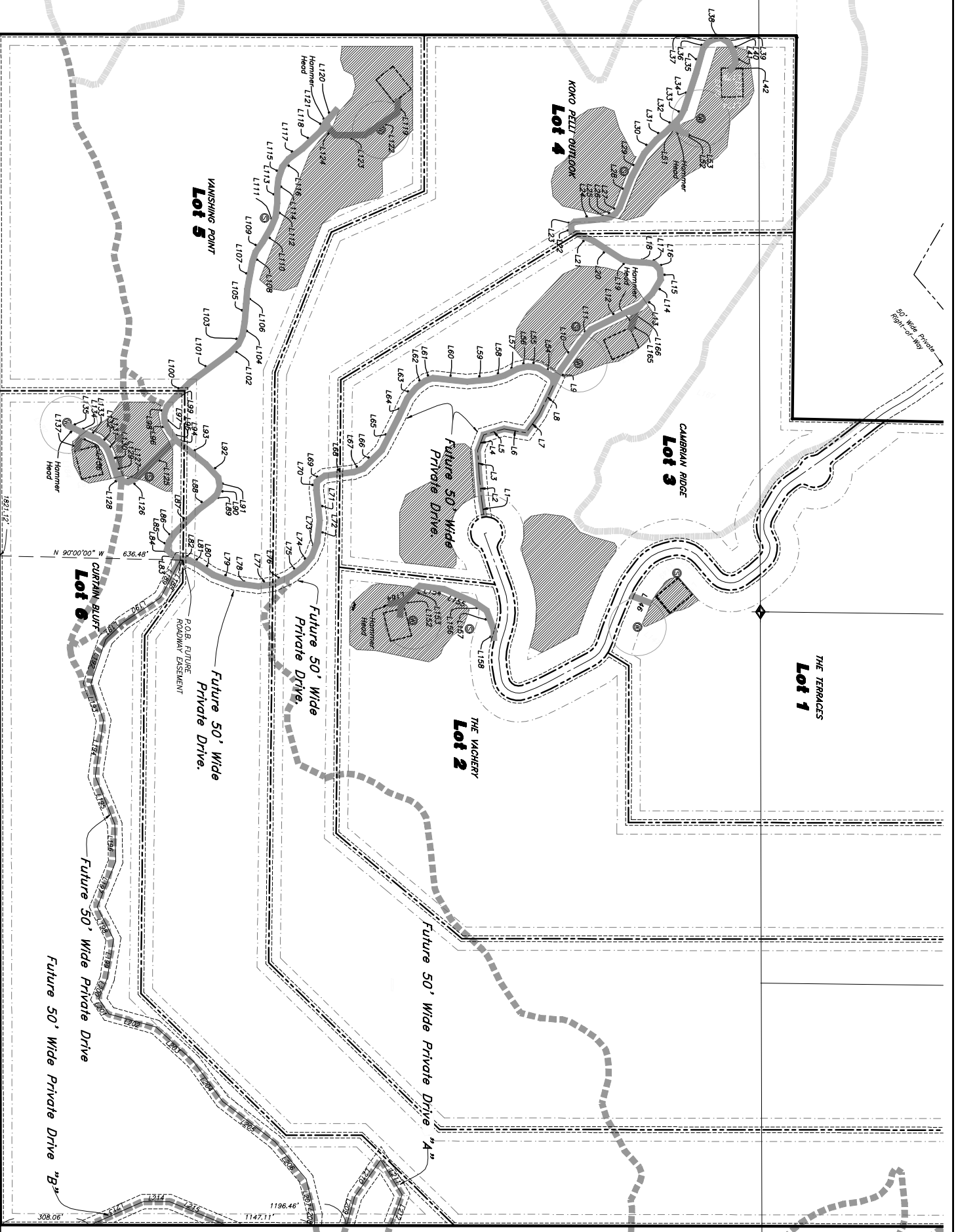


THE SANCTUARY
A Part of Section 3 & 4, T6N, R2E
of the Salt Lake Base and Meridian.
Weber County, Utah



Centerline Future 50' Wide Private Roadway Easement Description

A Part of the West Half of Section 3, Township 6 North, Range 2 East of the Salt Lake Base and Meridian.

Beginning of the centerline of an Existing Dirt Road Located North 00°07'17" East 1821.12 Feet Along the monumented Center of said Section 3 and North 90°00'00" West 636.46 Feet from the centerline of said Section 3 and Running Along the Centerline of said Existing Dirt Road the following Course: South 58°41'02.4" East 110.00 Feet; Thence North 22°12'53.4" East 144.78 Feet; Thence North 55°20'3.9" East 150.539 Feet; Thence North 55°58'58.9" East 62.85 Feet; Thence North 13°23'52.4" East 128.17 Feet; Thence North 52°13'09 Feet; Thence North 07°17'22.97" West 124.53 Feet; Thence North 07°17'22.97" West 135.89 Feet; Thence North 32°18'51.7" West 173.04 Feet; Thence North 32°25'54.5" West 228.98 Feet; Thence North 30°56'18" West 157.22 Feet; Thence North 31°36'53" West 127.37 Feet; Thence North 23°32'50" East 35.54 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 of 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 1033.06 Feet from the centerline of said Section 3 and Running Along the centerline of said Existing Dirt Road the following Course: South 10°22'38" West 1033.06 Feet; Thence North 84°47'15" West 56.94 Feet; Thence North 51°24'53" West 142.50 Feet; Thence North 20°45'20" East 115.55 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 of 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 1033.06 Feet from the centerline of said Section 3 and Running Along the centerline of said Existing Dirt Road the following Course: South 65°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.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	62.17	S08°32'24"E	L81	34.42	S77°14'54"E	L161	75.00	S89°51'25"W
L2	82.19	S05°23'23"E	L82	28.49	S72°54'54"E	L162	100.00	N42°58'25"W
L3	57.73	S03°44'53"E	L83	1.84	S65°44'08"E	L163	60.00	N27°56'24"E
L4	73.29	S37°34'57"W	L84	25.82	S15°22'59"W	L164	48.21	S20°00'21"W
L5	72.04	N09°00'30"W	L85	35.21	S32°48'42"W	L165	27.27	S20°57'17"E
L6	76.46	S35°40'50"W	L86	116.27	S53°00'48"W	L166	62.12	S23°29'25"E
L7	138.39	S25°44'43"W	L87	54.07	S53°25'18"W	L167	75.00	S20°34'19"E
L8	35.99	S25°44'43"W	L88	28.71	S60°06'14"W	L168	100.00	S69°23'41"W
L9	112.37	S35°58'26"W	L89	32.76	S10°24'44"E	L169	75.00	N20°58'19"W
L10	56.78	S39°59'28"W	L90	61.46	S42°24'39"E	L170	100.00	N69°23'41"E
L11	189.92	S44°00'19"W	L91	61.46	S42°24'39"E	L171	422.94	N21°52'13"W
L12	57.57	S44°37'44"W	L92	130.57	S51°21'12"E	L172	100.00	N00°17'17"W
L13	57.57	S44°37'44"W	L93	5.93	S37°32'22"E	L173	75.00	N88°42'43"E
L14	57.16	S03°34'41"E	L94	34.47	S37°32'22"E	L174	100.00	S00°17'17"E
L15	35.03	S03°34'41"E	L95	34.47	S37°32'22"E	L175	100.00	S00°17'17"E
L16	27.68	S45°22'07"E	L96	37.06	S27°42'07"E	L176	75.00	S39°42'43"W
L17	27.68	S45°22'07"E	L97	26.99	S02°44'28"E	L177	155.35	S43°44'02"W
L18	53.50	S66°36'07"E	L98	27.87	S19°17'54"W	L178	75.00	N51°34'26"E
L19	30.53	S57°28'59"E	L99	38.87	S41°53'57"W	L179	100.00	N39°23'54"W
L20	112.46	S57°20'24"E	L100	148.82	S45°01'50"W	L180	75.00	S23°25'32"E
L21	23.81	S57°20'24"E	L101	168.82	S45°01'50"W	L181	106.80	S35°52'06"E
L22	23.81	S57°20'24"E	L102	42.81	S39°11'21"W	L182	268.48	N27°16'31"E
L23	17.19	S08°33'32"W	L103	45.32	S29°41'52"W	L183	75.00	N27°16'31"E
L24	93.74	S84°25'49"W	L104	48.00	S09°28'00"W	L184	100.00	S17°40'09"E
L25	30.56	S77°00'41"W	L105	61.99	S04°15'59"W	L185	75.00	S26°19'51"W
L26	21.25	S55°11'17"W	L106	50.48	S04°15'59"W	L186	100.00	M13°40'09"W
L27	25.48	S36°32'50"W	L107	95.46	S10°26'37"W	L187	100.00	S88°41'02"E
L28	115.05	S21°50'34"W	L108	36.19	S19°06'08"W	L188	144.76	N 2°22'33"E
L29	92.28	S28°28'17"W	L109	41.06	S35°13'49"W	L189	155.99	N 5°20'09"E
L30	65.42	S41°08'05"W	L110	56.29	S30°10'18"W	L190	82.85	N 45°39'59"E
L31	41.57	S51°40'47"W	L111	42.84	S23°45'21"E	L191	82.85	N 18°44'54"E
L32	69.54	S44°35'14"W	L112	46.89	S06°25'54"W	L192	159.46	N 18°56'50"W
L33	31.54	S27°11'51"W	L113	48.66	S00°00'00"E	L193	136.13	N 18°56'50"W
L34	129.45	S18°05'39"W	L114	37.11	S07°07'42"W	L194	195.09	N 8°23'42"E
L35	90.71	S16°01'06"W	L115	42.84	S17°53'11"W	L195	178.99	N 21°59'16"W
L36	29.74	S36°35'09"W	L116	33.54	S39°00'15"W	L196	129.17	N 1°33'52"W
L37	23.74	S52°26'44"W	L117	35.89	S52°45'27"W	L197	169.85	N 22°04'21"E
L38	23.74	S52°26'44"W	L118	86.55	S46°51'40"W	L198	174.53	N 2°07'13"E
L39	42.91	N67°32'42"W	L119	57.92	S03°22'53"W	L199	138.86	N 2°07'13"E
L40	29.10	N68°12'50"W	L120	57.92	N68°12'50"W	L200	63.97	N 34°21'27"E
L41	29.10	N68°12'50"W	L121	41.83	N68°12'50"W	L201	168.33	N 47°33'51"W
L42	43.16	N09°22'45"E	L122	136.05	N69°20'58"E	L202	127.46	N 47°33'51"W
L43	24.18	N10°04'56"W	L123	101.66	N69°20'58"E	L203	127.46	N 47°33'51"W
L44	24.18	N69°21'06"W	L124	52.99	S40°49'29"E	L204	117.04	N 56°14'41"W
L45	19.90	N69°21'06"W	L125	194.36	N45°24'26"E	L205	228.99	N 52°25'55"W
L46	73.19	S57°37'03"E	L126	28.79	N64°53'44"E	L206	167.22	N 39°56'18"W
L47	35.82	S57°37'03"E	L127	25.10	N 7°56'53"E	L207	127.37	N 39°56'18"W
L48	35.82	S57°37'03"E	L128	21.32	S43°27'55"E	L208	38.54	N 2°32'50"E
L49	35.82	S57°37'03"E	L129	41.20	S18°26'35"E	L209	103.10	S18°26'35"E
L50	62.62	N4°16'50"E	L130	41.97	S18°26'35"E	L210	156.94	S34°47'55"W
L51	62.62	N4°16'50"E	L131	27.98	S26°02'24"E	L211	142.90	N 31°24'35"W
L52	118.16	N01°09'18"E	L132	36.33	S47°44'23"E	L212	113.53	N 20°45'26"E
L53	28.50	N01°09'18"E	L133	34.34	S66°08'00"E	L213	202.05	N 66°12'21"W
L54	40.79	N62°13'09"E	L134	30.61	S64°48'33"E	L214	91.68	N80°00'00"W
L55	45.73	N62°13'09"E	L135	34.82	S65°30'24"E	L215	212.12	N 67°23'59"W
L56	78.50	N25°01'38"E	L136	34.45	N50°43'23"E			
L57	128.50	N45°00'46"E	L137	82.60	N10°19'12"E			
L58	33.32	N45°00'46"E	L138	286.80	S58°15'14"E			
L59	102.08	N63°34'11"E	L139	25.00	S32°18'52"E			
L60	33.67	N64°00'15"E	L140	100.00	S32°18'52"E			
L61	29.66	N03°42'57"E	L141	25.00	N52°32'52"W			
L62	106.53	N06°22'56"W	L142	100.00	N57°27'08"E			
L63	76.39	N06°22'56"W	L143	28.84	S29°43'29"E			
L64	73.29	N22°11'59"E	L144	71.47	S47°45'01"W			
L65	48.23	N59°49'08"E	L145	83.52	N62°24'54"W			
L66	61.52	N65°41'09"E	L146	115.27	N15°2'87"			
L67	53.87	N61°34'57"E	L147	70.34	N66°09'40"W			
L68	81.69	S82°08'04"E	L148	37.48	N01°25'49"W			
L69	81.43	S56°05'32"E	L149	239.40	S69°04'18"E			
L70			L150	100.00	S27°08'35"E			

- LEGEND:**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJOINER LOT LINE
 - CENTRINE LINE
 - SETBACK LINE
 - EASEMENT
 - PRIVATE TRAIL
 - HORSE TRAIL
 - FOOT TRAIL
 - PRIVATE DRIVEWAY
 - SET 5/8" REBAR W/ CAP (75'x100')
 - Minimum Building Envelope
 - United Building Area (Less than 25% slope)

- 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, DECKS, ETC.) ARE REQUIRED TO HAVE FIRE SPRINKLER SYSTEMS THAT COMPLY WITH NFPA 130.
 - 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.
 - THE HOME OWNER OF EACH LOT SHALL PROVIDE AN ON-SITE STORM WATER DETENTION BASIN AS REQUIRED BY HOME SIZE, PARAMETERS HAND WATER QUALITY, PARASITICIDING, ETC. AS PER WEBER COUNTY STANDARDS AND REQUIREMENTS.
 - EACH STRUCTURE IS REQUIRED TO HAVE A MINIMUM 30 FEET DENNISABLE SPACE.
 - ALL STRUCTURES SHALL COMPLY WITH THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE.

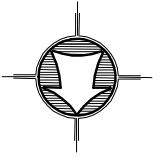
10 ft. Public Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.

DEVELOPER: The Owner of the Property, Weber County, Utah 84098-0400 435-901-2337

SHEET 3 OF 4
PRIVATE DRIVEWAYS

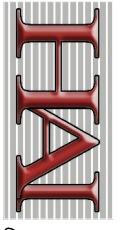
WEBER COUNTY RECORDER
ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____ OF OFFICIAL
RECORDS PAGE _____ RECORDED
FOR _____ COUNTY RECORDER

DATE: 07-12-07 07:12:51p 10812.dwg 11/7/22/12



NOTE: SETBACKS ARE 75' FROM FRONT, 40' FROM SIDE, & 50' FROM REAR

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PROFESSIONAL LAND SURVEYOR
LETTIE K. GIBBS
No. 10812
Weber County, Utah