

THE SANCTUARY FIRST AMENDMENT

Amending All of Lots 4 and 5
A Part of Section 3 & 4, T6N, R2E
of the Salt Lake Base and Meridian.
Weber County, Utah
February 2014

Surveyor's Certificate

I, K. Greg Hansen, a registered land surveyor in the State of Utah, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat of THE SANCTUARY FIRST AMENDMENT in Weber County, Utah has been correctly drawn from 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, marked the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this day of _____, 2014
K. Greg Hansen License No. 167819



Boundary Description

ALL OF LOTS 4 AND 5, THE SANCTUARY, WEBER COUNTY, UTAH SURVEY SITUATED IN SECTION 3 AND 4, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 BEING LOCATED AT INTERSECTION OF THE SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTH ONE HALF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE BOUNDARY LINE OF SAID GREEN HILLS COUNTRY ESTATES PHASE NO. 6 AS STAKED ON THE GROUND LOCATED NORTH 00°09'34" EAST 663.64 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 BOUNDARY LINE OF SAID LOT 4 THE FOLLOWING SIX (6) COURSES: (1) NORTH 00°38'07" EAST 680.99 FEET; (2) NORTH 89°42'33" EAST 732.92 FEET; (3) NORTH 58°14'27" EAST 1044.44 FEET; (4) NORTH 00°36'41" EAST 1457.10 FEET; (5) NORTH 50°03'03" WEST 618.48 FEET; AND (6) NORTH 89°55'50" WEST 2399.58 FEET TO THE WEST BOUNDARY LINE OF SAID "THE SANCTUARY"; THENCE NORTH 01°22'54" EAST 1025.02 FEET ALONG SAID WEST BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 5 THE FOLLOWING NINE (9) COURSES: (1) NORTH 90°00'00" EAST 2468.77 FEET; (2) SOUTH 34°32'16" EAST 390.40 FEET; (3) NORTH 90°00'00" EAST 262.41 FEET; (4) SOUTH 45°42'48" EAST 702.96 FEET; (5) SOUTH 00°36'41" WEST 1238.83 FEET; (6) SOUTH 35°54'00" WEST 225.15 FEET; (7) SOUTH 00°36'41" WEST 664.98 FEET; (8) NORTH 89°59'54" EAST 643.98 FEET TO THE EAST BOUNDARY LINE OF SAID "THE SANCTUARY"; AND (9) SOUTH 00°07'17" EAST 1234.66 FEET ALONG SAID EAST BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°51'57" WEST 2765.16 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID "THE SANCTUARY" TO THE POINT OF BEGINNING, CONTAINING 161.50 ACRES.

Narrative

The purpose of this survey was to amend lots 4 and 5 of the Sanctuary Subdivision 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 Hills Subdivision as plotted and staked 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.

OWNER'S 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 FIRST AMENDMENT, 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 canal 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.

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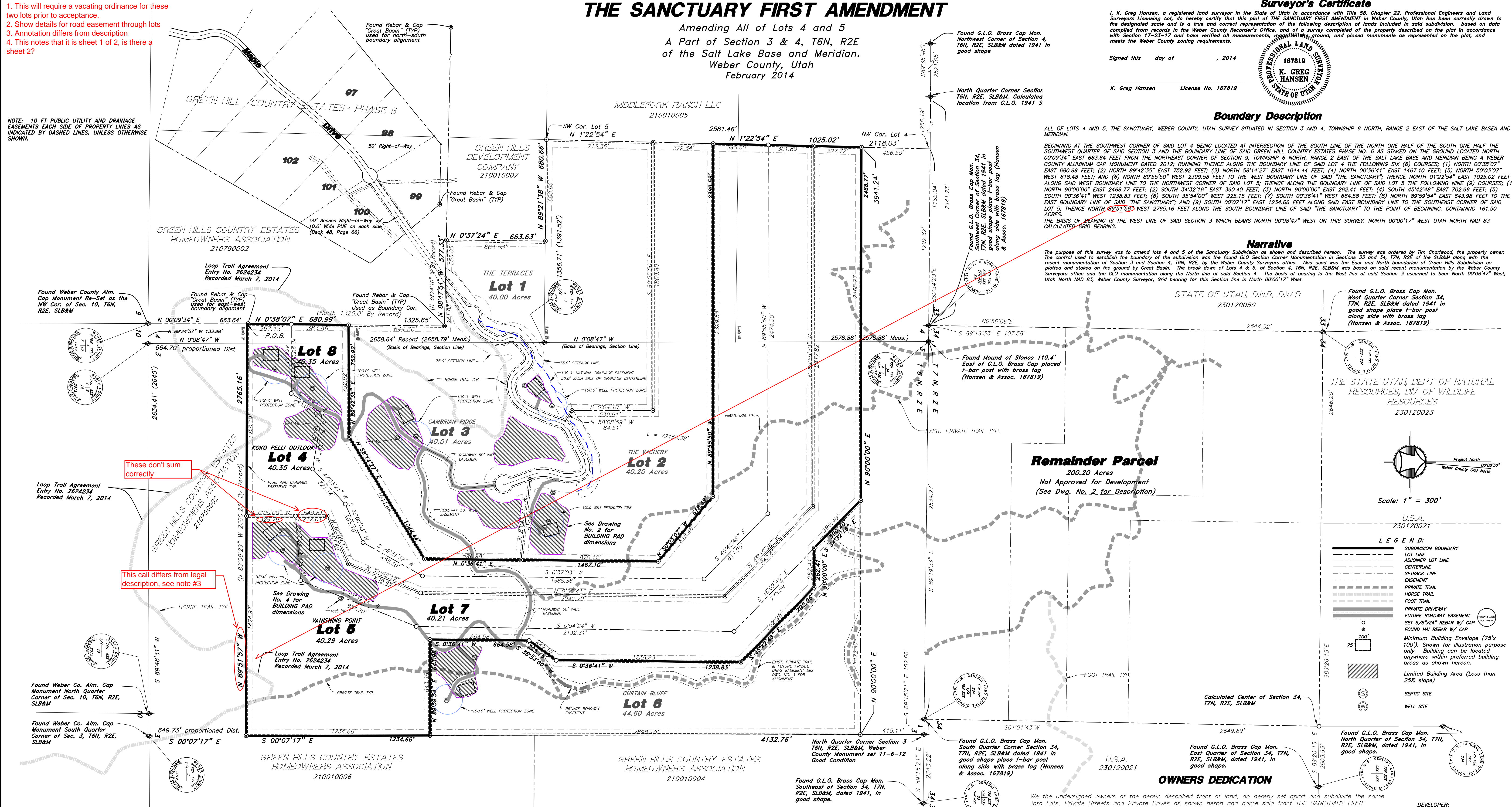
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1. This will require a vacating ordinance for these two lots prior to acceptance.
2. Show details for road easement through lots
3. Annotation differs from description
4. This notes that it is sheet 1 of 2, is there a sheet 2?

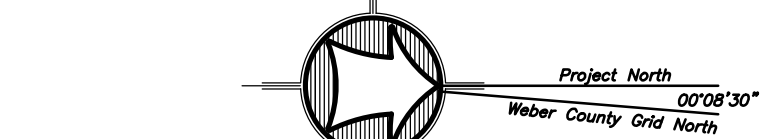
NOTE: 10 FT PUBLIC UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES, UNLESS OTHERWISE SHOWN.



These don't sum correctly

This call differs from legal description, see note #3

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



Scale: 1" = 300'

U.S.A. 230120021

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"x24" REBAR W/ CAP
- FOUND HM REBAR W/ CAP
- Minimum Building Envelope (75'x100'). 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

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, 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 THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
RESIDING IN _____ COUNTY, UTAH.

Signed this _____ DAY OF _____, 2014.

by: _____
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 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 _____, 2014.

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 _____, 2014.

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 _____, 2014.

Chairman, Weber County Planning Commission

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

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 _____, 2014.

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 _____, 2014.

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 _____, 2014.

Signature _____

SHEET 1 of 2 FINAL PLAT

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
FOR _____
COUNTY RECORDER _____
BY: _____ DEPUTY