

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

Found Weber County Aluminum Cap Section Corner, Stamped T6N, R2E, Sections 4, 9, 10, SLB&M, Set 1989, in Good Condition.

GREEN HILLS COUNTRY ESTATES HOMEOWNERS ASSOCIATION 210790002

Found Rebar & Cap "Great Basin" (TYP) used for north-south boundary alignment

Found Rebar & Cap "Great Basin" (TYP) used for east-west boundary alignment

Found Rebar & Cap "Great Basin" (TYP) used as Boundary Cor.

See Drawing No. 3 for PRIVATE DRIVEWAY alignment curve and tangent data

See Drawing No. 3 for PRIVATE DRIVEWAY alignment curve and tangent data

See Drawing No. 3 for PRIVATE DRIVEWAY alignment curve and tangent data

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 _____, 2012.

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 _____, 2012.

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 _____, 2012.

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 _____, 2012.

WEBER COUNTY ENGINEER
I hereby certify that the soils, percolation rates, and site 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 _____, 2012.

WEBER-MORGAN HEALTH DEPARTMENT
I hereby certify that the soils, percolation rates, and site standards for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
THIS _____ DAY OF _____, 2012.

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

MIDDLEFORK RANCH LLC
210010005

Found G.L.O. Brass Cap Mon. Northwest Corner of Section 4, T6N, R2E, SLB&M dated 1941 in good shape

North Quarter Corner Section 3, T6N, R2E, SLB&M, Calculated location from G.L.O. 1941 S

Found G.L.O. Brass Cap Mon. Southwest Corner of Section 34, T7N, R2E, SLB&M dated 1941 in good shape place t-bar post along side with brass tag (Hansen & Assoc. 167819)

Found G.L.O. Brass Cap Mon. East of G.L.O. Brass Cap Mon. placed t-bar post with brass tag (Hansen & Assoc. 167819)

Found Mound of Stones 110.4' East of G.L.O. Brass Cap Mon. placed t-bar post with brass tag (Hansen & Assoc. 167819)

Found G.L.O. Brass Cap Mon. South Quarter Corner Section 34, T7N, R2E, SLB&M dated 1941 in good shape place t-bar post along side with brass tag (Hansen & Assoc. 167819)

Found G.L.O. Brass Cap Mon. Southeast of Section 34, T7N, R2E, SLB&M, dated 1941, in good shape.

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 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the subdivision as shown on the plat. The survey was completed on or about the date of the survey and is based on 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, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this _____ day of _____, 2012

K. Greg Hansen License No. 167819

Surveyor's Seal

167819
K. GREG HANSEN
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

Scale: 1" = 300'

Boundary Description

ALL OF THE SOUTH ONE HALF AND THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTHWEST QUARTER AND ALL OF THE NORTH ONE HALF OF THE SOUTHWEST QUARTER AND 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 THE SOUTHWEST 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°09'10" EAST 654.70 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 1989; RUNNING THENCE ALONG THE STAKED BOUNDARY LINE OF SAID GREEN HILL COUNTRY ESTATES PHASE NO. 6 THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°38'07" EAST 1334.59 FEET (NORTH 1320.00 FEET BY RECORD) TO A GREAT BASIN REBAR AND CAP; AND (2) NORTH 89°14'01" WEST (NORTH 89°14'01" WEST BY RECORD) 576.51 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 01°11'03" EAST 654.93 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID LOT 6; THENCE NORTH 89°15'17" WEST 675.85 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 01°09'55" EAST 2148.89 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT 5 AND THEN SAID LOT 4 IN PART; THENCE SOUTH 89°19'46" EAST 3928.04 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AS CURRENTLY MONUMENTED; THENCE SOUTH 01°18'58" WEST 4109.00 FEET ALONG SAID EAST MONUMENTED LINE TO THE SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTH ONE HALF THE SOUTHWEST QUARTER OF SAID SECTION 3 BEING A POINT LOCATED 649.56 FEET NORTH 01°18'58" EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEING A REEVES REBAR AND CAP; THENCE SOUTH 89°53'52" WEST 2653.27 FEET (NORTH 89°59'29" WEST 2680.23 FEET BY RECORD) ALONG SAID SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTH ONE HALF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 323.3 ACRES MORE OR LESS.

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 Charlwood, 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 Reeves rebar and cap at the South Quarter Corner of Section 3, T6N, R2E, the Weber Co. Survey Monument at the Southwest Corner of said section 3, the North and East boundaries of Green Hills Subdivision as platted and staked on the ground. To locate the corners of Lots 4 & 5, of Section 4, T6N, R2E, SLB&M, the break down of said section 4 was done using the Weber Co. Survey Section Corner monumentation along the south boundary and West Quarter Corner of said Section 4 and the GLO monumentation along the North line of said Section 4. A diligent search was made for the East Quarter Corner of said Section 4 with no evidence found for said corner. The location calculated is at a proportionate distance based on the GLO 1900 Survey. The breakdown of Lots 4 & 5 are also proportioned to said 1900 GLO Survey. The basis of bearing is the West line of said Section 34 assumed to bear North 00°56'06" East, the Utah NAD 83 Grid bearing for this Section line is North 01°04'57" East.

STATE OF UTAH, DNR, DWR
230120050

(Basis of Bearings, Section Line, Geodetic North)
(North 01°04'57" East, Utah North N.A.D.83 Bearing)

Found G.L.O. Brass Cap Mon. West Quarter Corner Section 34, T7N, R2E, SLB&M dated 1941 in good shape place t-bar post along side with brass tag (Hansen & Assoc. 167819)

Remainder Parcel "A"

±200.09 Acres
(See Dwg. No. 2 for Description)

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

U.S.A.
230120021

LEGEND:

- SUBDIVISION BOUNDARY
- ADJACENT LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- PRIVATE TRAIL
- HORSE TRAIL
- FOOT TRAIL
- PRIVATE DRIVEWAY
- FUTURE DRIVEWAY EASEMENT
- SET 3/4" REBAR W/ CAP
- FOUND GREAT BASIN 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.
- Preferred Building Area
- Buildable Area (Less than 25% slope)
- SEPTIC SITE
- WELL SITE

Scale: 1" = 100'

Found G.L.O. Brass Cap Mon. North Quarter of Section 34, T7N, R2E, SLB&M, dated 1941, in good shape.

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 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 "Preferred 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.
Signed this _____ day of _____, 2012.
by: _____

DEVELOPER:
Tim Charlwood
P.O. Box 980400
Park City, Utah 84098-0400
435-901-2337

SHEET 1 of 3
FINAL PLAT

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

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°43'16"W	45.11'	C2	39°00'15"	125.00'	85.09'	44.27'	S56°13'09"W 83.46'
L3	S75°43'16"W	18.30'	C3	64°00'21"	79.09'	88.36'	49.43'	N72°16'33"W 83.38'
L4	N40°16'22"W	77.99'	C4	85°23'03"	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'	33.67'	S01°30'07"E 57.43'
L8	S54°52'27"W	18.97'	C8	24°54'10"	125.00'	54.33'	27.60'	S42°25'22"W 53.90'
L9	S54°52'27"W	4.59'	C9	66°36'37"	25.00'	29.06'	16.42'	N88°10'45"E 27.45'
L10	S60°39'07"W	1.24'	C10	133°13'08"	55.00'	127.88'	127.15'	S54°52'27"W 100.96'
L11	N20°00'42"W	20.45'	C11	68°36'37"	25.00'	29.06'	16.42'	N21°34'09"E 27.45'
L12	N16°55'52"E	43.00'	C12	02°42'14"	475.00'	34.14'	17.08'	S33°11'20"W 24.77'
L13	N09°18'53"W	38.51'	C13	08°28'54"	475.00'	70.32'	35.22'	S56°24'40"W 70.25'
L14	S18°26'15"W	49.96'	C14	36°56'34"	205.00'	132.18'	68.48'	N01°32'25"W 129.90'
L15	S22°33'19"W	102.12'	C15	26°14'45"	225.00'	103.07'	52.45'	N03°48'29"E 102.17'
L16	N52°10'13"E	173.58'	C16	98°39'08"	85.00'	146.35'	88.91'	N58°38'27"W 128.93'
L17	N54°52'27"E	36.27'	C17	09°56'26"	525.00'	91.09'	45.66'	S67°03'46"W 90.97'
L18	N54°52'27"E	50.65'	C18	30°14'33"	125.00'	65.98'	33.78'	S46°58'17"W 65.22'
L19	N29°58'17"E	73.01'	C19	04°07'04"	475.00'	34.14'	17.08'	S02°19'32"E 24.13'
L20	N46°58'50"E	37.29'	C20	00°18'37"	525.00'	2.84'	1.42'	N52°19'32"E 2.84'
L21	N54°18'34"E	44.23'	C21	02°42'14"	475.00'	22.42'	11.21'	N53°31'20"E 22.41'
L22	S40°16'22"E	77.99'	C22	31°27'37"	25.00'	13.73'	7.04'	S70°36'15"W 13.56'
L23	N75°43'16"E	18.30'	C23	62°55'14"	55.00'	60.40'	33.65'	N54°52'27"E 57.41'
L24	N36°43'02"E	45.11'	C24	31°27'37"	25.00'	13.73'	7.04'	S39°08'39"W 13.56'
L25	N22°33'19"E	102.12'	C25	24°54'10"	175.00'	76.06'	38.64'	N42°25'22"E 75.46'
L26	N18°26'15"E	49.96'	C26	62°56'48"	105.00'	115.36'	64.28'	N01°30'07"W 109.64'
L27	S09°18'53"E	38.51'	C27	79°57'21"	35.00'	48.84'	29.35'	N07°00'09"E 44.97'
L28	S16°55'52"W	43.00'	C28	07°19'45"	125.00'	15.99'	8.01'	N50°38'42"E 15.98'
L29	S20°00'42"E	130.12'	C29	85°23'03"	45.00'	67.09'	41.54'	S82°58'54"E 61.05'
L30	S08°09'26"E	41.26'	C30	64°00'21"	129.09'	144.21'	80.68'	S72°16'33"E 136.83'
L31	S00°00'00"W	72.90'	C31	39°00'15"	175.00'	119.13'	61.98'	N56°13'09"E 116.84'
L32	N20°00'42"W	143.70'	C32	14°09'45"	275.00'	67.97'	34.16'	N29°38'10"E 67.80'
L33	N52°10'13"E	173.58'	C33	04°07'04"	525.00'	37.73'	18.87'	N20°29'47"E 37.72'
L34	N54°52'27"E	170.42'	C34	43°39'19"	75.00'	57.14'	30.04'	N40°15'54"E 55.77'
L35	N29°58'17"E	73.01'	C35	09°56'26"	475.00'	82.41'	41.31'	N67°03'46"E 82.31'
L36	N46°58'50"E	37.29'	C36	98°39'08"	35.00'	60.26'	40.73'	S58°38'27"E 53.09'
L37	N54°18'34"E	44.23'	C37	26°14'45"	175.00'	80.16'	40.80'	S03°48'29"W 79.46'
L38	S40°16'22"E	77.99'	C38	36°56'34"	255.00'	164.42'	85.18'	S01°32'25"E 161.58'
L39	N75°43'16"E	18.30'	C39	62°55'14"	25.00'	25.98'	14.04'	N09°18'08"E 24.49'
L40	N36°43'02"E	45.11'	C40	158°25'37"	55.00'	132.08'	288.69'	S40°35'49"E 108.06'
L41	N22°33'19"E	102.12'	C41	123°21'52"	55.00'	118.42'	102.07'	N01°29'34"W 96.84'
L42	N18°26'15"E	49.96'	C42	43°09'47"	25.00'	18.83'	9.89'	S41°35'36"E 18.39'
L43	N62°05'33"E	172.16'	C43	04°02'44"	500.00'	35.31'	17.66'	N54°11'35"E 35.30'
L44	S09°18'53"E	38.51'	C44	02°42'14"	500.00'	53.60'	11.80'	N53°31'20"E 23.59'
L45	S16°55'52"W	43.00'	C45	24°54'10"	150.00'	65.20'	33.12'	N42°25'22"E 64.68'
L46	S20°00'42"E	198.00'	C46	62°56'48"	80.00'	87.89'	48.97'	N01°30'07"E 83.54'
L47	S67°06'46"W	8.36'	C47	79°57'21"	60.00'	83.73'	50.31'	N07°00'09"E 77.10'
L48	N60°39'07"E	28.90'	C48	07°19'45"	150.00'	19.19'	9.61'	N50°38'42"E 19.18'
L49	N53°55'41"E	726.26'	C49	85°23'03"	70.00'	104.36'	64.61'	S82°58'54"E 70.00'
L50	N49°35'10"E	227.04'	C50	64°00'21"	104.09'	116.28'	65.05'	S72°16'33"E 110.33'
L51	N52°10'13"E	6.60'	C51	39°00'15"	150.00'	102.11'	53.12'	N56°13'09"E 100.15'
			C52	14°09'45"	250.00'	61.79'	31.06'	N29°38'10"E 61.64'
			C53	04°07'04"	500.00'	35.94'	17.98'	N20°29'47"E 35.93'
			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'	69.82'	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	132°44'	230.00'	29.26'	14.70'	S25°08'38"W 29.20'
			C60	281°47'28"	55.00'	270.50'		N77°43'12"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 2644.62 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°01'58" WEST 2649.57 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BEING A G.L.O. BRASS CAP MONUMENT; THENCE SOUTH 89°15'49" EAST 104.94 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 01°18'58" WEST 437.90 FEET ALONG THE CURRENTLY MONUMENTED EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°19'46" WEST 3928.04 FEET TO THE WEST LINE OF LOT 4 OF SAID SECTION 4; THENCE NORTH 01°09'55" EAST 432.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°35'23" EAST 1182.66 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. CONTAINING 200.09 ACRES.

LEGEND:

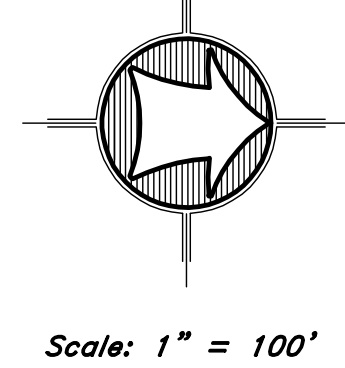
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINER LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- PRIVATE TRAIL
- HORSE TRAIL
- FOOT TRAIL
- PRIVATE DRIVEWAY
- SET 5/8" REBAR W/ CAP
- Minimum Building Envelope (75'x100')
- Preferred Building Area
- Buildable Area (Less than 25% slope)
- SEPTIC SITE
- WELL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

SHEET 2 of 2
PRIVATE ROADWAY

WEBER COUNTY RECO
ENTRY NO. _____ FILED FOR REC
RECORDED _____ IN BOOK _____ OF
RECORDS, PAGE _____ R
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



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

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 DRIVEWAYS

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	62.17	S08°37'24"E	L81	34.42	S63°56'07"E	L161	75.00	S67°51'25"W
L2	85.74	S05°23'23"E	L82	35.75	S77°14'54"E	L162	100.00	N22°08'35"W
L3	89.09	S03°44'35"E	L83	28.26	S65°14'06"E	L163	75.00	N67°51'25"E
L4	57.73	S21°24'18"W	L84	25.62	S41°53'28"E	L164	60.00	N73°56'24"E
L5	73.79	S73°24'57"W	L85	27.28	S15°22'59"W	L165	49.21	S20°09'21"W
L6	77.04	N79°09'30"W	L86	35.21	S32°48'42"W	L166	27.73	S20°57'17"E
L7	76.46	S35°40'30"W	L87	116.27	S45°00'48"W	L167	622.17	S73°29'25"E
L8	138.39	S25°44'43"W	L88	54.07	S53°25'18"W	L168	75.00	S20°36'19"E
L9	35.99	S25°44'43"W	L89	28.12	S46°44'07"W	L169	100.00	S69°23'41"W
L10	117.37	S35°38'26"W	L90	28.71	S20°06'14"W	L170	75.00	N20°36'19"W
L11	56.78	S39°59'28"W	L91	32.75	S10°24'45"E	L171	100.00	N69°23'41"E
L12	189.92	S64°00'19"W	L92	61.46	S42°24'39"E	L172	422.94	N21°53'13"W
L13	57.57	S44°37'44"W	L93	130.57	S51°21'12"E	L173	100.00	N00°11'17"W
L14	57.16	S31°43'38"W	L94	5.93	S37°37'22"E	L174	75.00	N89°42'43"E
L15	35.03	S03°34'41"E	L95	34.47	S37°37'22"E	L175	100.00	S00°17'17"E
L16	27.66	S45°22'01"E	L96	37.06	S27°29'07"E	L176	75.00	S89°42'43"W
L17	27.68	S80°54'50"E	L97	26.99	S02°47'38"E	L177	155.35	S43°44'02"W
L18	55.30	S86°36'07"E	L98	27.87	S19°17'54"W	L178	75.00	N51°34'26"E
L19	30.63	S74°28'58"E	L99	38.67	S41°33'57"W	L179	100.00	N38°25'34"W
L20	119.46	S57°20'24"E	L100	75.87	S45°01'50"W	L180	75.00	S51°34'26"W
L21	79.68	S67°30'41"E	L101	166.82	S55°11'17"W	L181	100.00	S38°25'34"E
L22	23.61	S05°31'48"E	L102	47.93	S46°40'54"W	L182	266.49	S35°54'06"E
L23	17.19	S48°35'23"W	L103	35.32	S24°11'21"W	L183	75.00	N76°19'51"E
L24	93.74	S84°25'49"W	L104	48.00	S08°28'00"W	L184	100.00	S13°40'09"E
L25	30.36	S77°00'41"W	L105	61.99	S04°15'39"W	L185	75.00	S76°19'51"W
L26	21.25	S55°11'17"W	L106	50.68	S04°15'39"W	L186	100.00	N13°40'09"W
L27	25.48	S36°32'30"W	L107	95.46	S10°26'37"W	L187	69.33	S60°13'42"W
L28	115.05	S21°20'34"W	L108	36.19	S19°06'06"W	L188	10.00	S88°41'02"E
L29	92.28	S28°28'17"W	L109	41.06	S35°13'49"W	L189	144.76	N 27°22'33" E
L30	63.42	S41°08'05"W	L110	56.29	S30°10'18"W	L190	155.59	N 56°20'09" E
L31	41.57	S51°40'47"W	L111	42.94	S23°45'21"W	L191	82.85	N 45°39'39" E
L32	69.54	S44°35'14"W	L112	46.98	S06°25'54"W	L192	159.46	N 18°44'54" E
L33	31.54	S27°11'31"W	L113	48.66	S00°00'00"E	L193	136.13	N 18°58'50" 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	29.27	S36°35'09"W	L116	35.54	S39°00'15"W	L196	129.17	N 1°23'52" W
L37	23.74	S63°28'44"W	L117	58.68	S52°48'27"W	L197	169.85	N 27°04'21" E
L38	25.32	S81°23'18"W	L118	86.55	S46°51'40"W	L198	124.33	N 22°01'19" W
L39	29.67	N57°32'27"W	L119	47.33	S03°22'53"W	L199	138.38	N 9°07'17" E
L40	42.91	N27°10'20"W	L120	57.76	N39°54'06"E	L200	76.60	N 21°18'37" E
L41	29.10	N08°17'30"W	L121	41.83	N32°35'06"E	L201	62.37	N 34°21'27" W
L42	43.16	N29°22'45"E	L122	136.05	N55°42'20"E	L202	168.13	N 74°21'01" W
L43	24.18	N10°04'26"W	L123	101.66	N89°20'55"E	L203	177.46	N 47°33'31" W
L44	23.63	N49°31'06"W	L124	52.99	S40°49'29"E	L204	171.04	N 36°14'41" W
L45	19.90	N84°33'10"W	L125	194.36	N45°24'46"E	L205	228.99	N 52°25'55" W
L46	73.19	S57°57'43"E	L126	28.79	N64°53'44"E	L206	167.22	N 39°58'18" W
L47	35.82	S82°37'03"E	L127	25.10	S76°52'19"E	L207	127.37	N 13°36'53" W
L48	35.61	N78°16'49"E	L128	21.32	S43°27'55"E	L208	32.35	N 2°32'50" E
L49	53.25	N62°48'46"E	L129	41.20	S18°26'35"E			
L50	48.53	N74°16'30"E	L130	41.97	S18°26'35"E			
L51	82.62	N84°31'08"E	L131	27.28	S26°02'24"E			
L52	118.16	S83°55'53"E	L132	36.33	S47°44'23"E			
L53	28.50	N71°09'18"E	L133	54.34	S66°08'05"E			
L54	40.79	N52°13'09"E	L134	30.61	S64°48'33"E			
L55	45.73	N40°20'47"E	L135	34.82	S65°33'24"E			
L56	76.20	N25°01'38"E	L136	34.45	N30°43'23"E			
L57	126.59	N27°20'42"E	L137	32.61	N10°19'12"E			
L58	89.30	N45°00'48"E	L138	88.69	N69°33'34"W			
L59	33.72	N69°27'10"E	L139	286.90	S36°16'04"W			
L60	102.08	N82°58'11"E	L140	75.00	S52°52'52"E			
L61	33.57	N54°00'37"E	L141	100.00	S37°27'08"W			
L62	29.66	N03°48'52"E	L142	75.00	N52°32'52"E			
L63	106.53	N06°22'56"W	L143	100.00	N57°27'08"W			
L64	76.39	N06°23'59"E	L144	28.84	S29°43'40"W			
L65	53.98	N22°11'59"E	L145	71.47	S47°45'01"W			
L66	46.23	N39°49'08"E	L146	83.52	N82°24'54"W			
L67	55.52	N53°41'09"E	L147	115.27	N66°09'47"W			
L68	61.52	N65°21'48"E	L148	50.88	N56°09'08"W			
L69	53.87	N81°34'37"E	L149	70.34	N20°14'45"W			
L70	81.69	S82°08'04"E	L150	37.48	N01°25'49"W			
L71	81.00	S69°04'18"E	L151	229.40	S46°54'16"E			
L72	61.43	S56°05'32"E	L152	100.00	S22°08'35"E			

LEGEND:

	SUBDIVISION BOUNDARY
	LOT LINE
	ADJOINER LOT LINE
	CENTERLINE
	SETBACK LINE
	EASEMENT
	PRIVATE TRAIL
	HORSE TRAIL
	FOOT TRAIL
	PRIVATE DRIVEWAY
	SET 5/8" REBAR W/ 100'
	Minimum Building (75'x100')
	Preferred Building Area

LEGEND:

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

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

SHEET 3 of 3
PRIVATE DRIVEWAYS

07-129 07-129p2.dwg 09/15/1

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE P.
_____ FILED FOR RECORD A
RECORDED _____
IN BOOK _____ OF OFFIC
RECORDS, PAGE _____, RECOR
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY



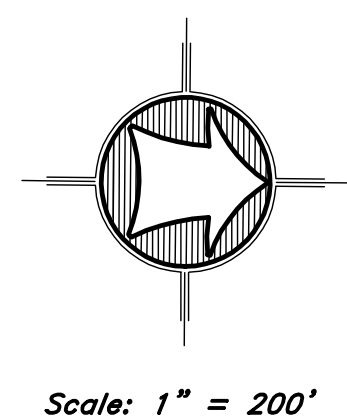
NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS:

- 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.
- 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.
- EACH STRUCTURE IS REQUIRED TO HAVE A MINIMUM 30 FEET DEFENSIBLE SPACE.
- ALL STRUCTURES SHALL COMPLY WITH THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE.

Centerline Future 50' Wide Private Drive 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 at the centerline of an Existing Dirt Road Located North 01°18'58" East 2455.79 Feet Along the monumented Center of said Section 3 and North 88°41'02" West 569.97 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°20'9" 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 168.13 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 39°58'18" West 167.22 Feet; Thence North 13°36'53" West 127.37 Feet; Thence North 2°32'50" East 32.35 Feet to a point on the South Boundary of Subdivision and the Point of termination.



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



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