FINAL PLAT

THE SANCTUARY

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

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

GREEN HILL COUNTRY ESTATES- PHASE 6
Maple Drive
97
98
99
100
101
102
50' Right-of-Way
50' Access Right-of-Way w/ 30.0' Wide PUE on each side (Book 48, Page 66)

GREEN HILLS COUNTRY ESTATES HOMEOWNERS ASSOCIATION 210790002

GREEN HILLS DEVELOPMENT COMPANY 210010007

MIDDLEFORK RANCH LLC 210010005

GREEN HILL COUNTRY ESTATES HOMEOWNERS ASSOCIATION 210790002

GREEN HILLS COUNTRY ESTATES HOMEOWNERS ASSOCIATION 210010006

GREEN HILLS COUNTRY ESTATES HOMEOWNERS ASSOCIATION 210010004

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

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

U.S.A. 230120021

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

Found Rebar & Cap "Great Basin" (TYP)

Found Weber County Alm. Cap Monument Re-Set as the NW Cor. of Sec. 10, T6N, R2E, SLB&M

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

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

SW Cor. Lot 5

NW Cor. Lot 4

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 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 1-bar post along side with brass tag (Hansen & Assoc. 167819)

Found G.L.O. Brass Cap Mon. West Quarter Corner Section 34, T7N, R2E, SLB&M dated 1941 in good shape place 1-bar post along side with brass tag (Hansen & Assoc. 167819)

Found Mound of Stones 110.4' East of G.L.O. Brass Cap placed 1-bar post with brass tag (Hansen & Assoc. 167819)

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

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

Found G.L.O. Brass Cap Mon. South Quarter Corner Section 34, T7N, R2E, SLB&M dated 1941 in good shape place 1-bar post along side with brass tag (Hansen & Assoc. 167819)

Found Weber Co. Alm. Cap Monument North Quarter Corner of Sec. 10, T6N, R2E, SLB&M

Found Weber Co. Alm. Cap Monument South Quarter Corner of Sec. 3, T6N, R2E, SLB&M

Calculated Center of Section 34, T7N, R2E, SLB&M

North Quarter Corner Section 3 T6N, R2E, SLB&M, Weber County Monument set 11-6-12 Good Condition

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

N 89°24'57" W 133.98'
N 0°08'47" W 664.70' proportioned Dist.
N 0°09'34" E 663.64'
N 0°38'27" E (North 1320.0' By Record) 1325.65'
N 89°21'38" W 680.66'
N 0°37'24" E 663.63'
N 88°47'54" W 577.33'
S 89°55'50" W 1320.58'
N 89°55'50" W 2578.88' (2578.88' Meas.)
S 89°19'33" E 107.58'
N0°56'06"E
2644.52'
S 89°19'33" E 2644.27'
S 89°15'21" E 102.68'
S 89°15'21" E 2643.22'
S 89°26'15" E 2603.93'
S01°01'43"W 2649.69'
S 89°48'31" W 1414.91'
N 89°51'57" W 2765.16'
N 90°00'00" E 4132.76'
S 0°07'17" E 2898.10'
2634.41' (2640')
2646.20'
2534.27'
2441.23'
1292.62'
1185.04'
2468.77'
2414.22'
1256.19'
2521.05'
589°35'48"E
589°34'23"E
3941.24'
2581.46'
2118.03'
713.36'
379.64'
697.30'
327.73'
456.50'
680.99'
644.66'
663.63'
255.05'
1356.71' (1391.52')
680.66'
1290.19'
1234.66'
415.11'
1232.83'
1238.83'
1467.10'
870.12'
596.98'
540.83'
539.91'
84.51'
1042.58'
1104.44'
1642.08'
1414.91'
1234.66'
649.73' proportioned Dist.
2658.64' Record (2658.79' Meas.)
(Basis of Bearings, Section Line)
N 0°08'47" W
(Basis of Bearings, Section Line)
P.O.B.
75.0' SETBACK LINE
Test Pit 2
100.0' NATURAL DRAINAGE EASEMENT 50.0' EACH SIDE OF DRAINAGE CENTERLINE
100.0' WELL PROTECTION ZONE
HORSE TRAIL TYP.
PRIVATE TRAIL TYP.
EXIST. PRIVATE TRAIL TYP.
BUILDING SETBACK TYP.
P.U.E. AND DRAINAGE EASEMENT TYP.
FUTURE ROADWAY 50' WIDE EASEMENT
FUTURE PRIVATE ROADWAY EASEMENT
P.O.B. FUTURE ROADWAY EASEMENT SEE DWG. NO. 3
EXIST. PRIVATE TRAIL & FUTURE PRIVATE DRIVE EASEMENT SEE DWG. NO. 3 FOR ALIGNMENT
FOOT TRAIL TYP.
Test Pit 3
Test Pit 4
Test Pit 5
Test Pit 6
Test Pit 7
T6N R2E
T7N R2E

THE TERRACES
Lot 1
40.00 Acres

CAMBRIAN RIDGE
Lot 3
40.00 Acres

KOKO PELLI OUTLOOK
Lot 4
80.70 Acres
VERIFY AREA

THE VACHERY
Lot 2
40.20 Acres

VANISHING POINT
Lot 5
80.50 Acres

CURTAIN BLUFF
Lot 6
44.60 Acres

See Drawing No. 2 for PRIVATE ROADWAY alignment curve and tangent data.

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

See Drawing No. 4 for BUILDING PAD dimensions

Remainder Parcel

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

① On page 3 of the last review, there is a comment from Ernest regarding what rights or purpose of the "Future Drive" will be. Is this being dealt with in an agreement or in a fashion outside these plats?

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 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, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this day of , 2013

PROFESSIONAL LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

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 SOUTHWEST QUARTER AND ALL OF THE NORTH ONE HALF OF THE SOUTHWEST 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 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°09'34" 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 STAKED BOUNDARY LINE OF SAID GREEN HILL COUNTRY ESTATES PHASE NO. 6 THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°38'07" EAST 1325.65 FEET (NORTH 1320.00 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°37'24" EAST 663.63 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID LOT 6; THENCE NORTH 89°21'38" WEST 680.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; 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 THE SOUTHWEST QUARTER OF SAID SECTION 3 BEING A POINT LOCATED 649.73 FEET NORTH 00°07'17" WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEING A WEBER COUNTRY ALUMINUM CAP MONUMENT DATED 2012; THENCE NORTH 89°51'57" WEST 2765.16 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 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 UTAH 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 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 platted and staked on the ground by Great Basin. The North line 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" East, Utah North NAD 83, Weber County Surveyor, Grid bearing for this Section line is North 00°00'17" West.

② Verify- Different than plat.

Project North 00°08'30" Weber County Grid North

Scale: 1" = 300'

LEGEND:
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINER LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- PRIVATE TRAIL
- HORSE TRAIL
- FOOT TRAIL
- PRIVATE DRIVEWAY
- FUTURE DRIVEWAY EASEMENT
- SET 5/8"x24" REBAR W/ CAP
- FOUND GREAT BASIN REBAR W/ CAP
- Minimum Building Envelope (75'x 100'). Shown for illistration 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 heron 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.

Signed this _____ day of _____, 2013.

by : _____
Timothy Patrick Charlwood

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

SHEET 1 of 4
FINAL PLAT

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.

_____
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 _____,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

ACKNOWLEDGMENT

STATE OF_____
COUNTY OF_____

ON THIS _____ DAY OF _____ 2013, 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.

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

_____
Attest

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

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

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