01-58

VICINITY MAP
Not to Scale

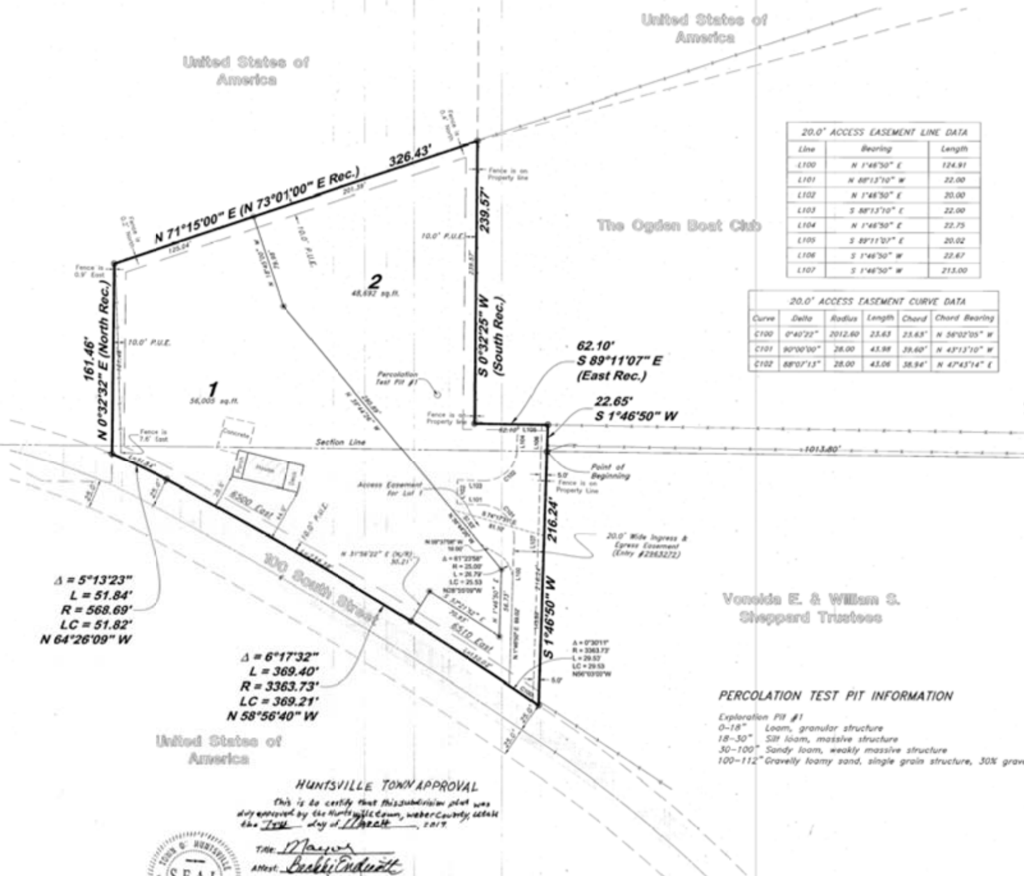
Sanctuary Lakeside Subdivision

**A part of the Southwest Quarter Section 12 and the Northwest Quarter of Section 13, T6N, R1E, SLB&M, U.S. Survey
Huntsville Town, Weber County, Utah
February 2019**

Scale: 1" = 50'
Graphic Scale

Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb @ Extension of Property
- Road Dedication
- Existing Building
- (Rec.) Record Information
- (WCS) Weber County Survey
- Existing Access Easement Line
- New Access Easement Line
- Public Utility Easement Line
- Lot Line
- Boundary Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe



20.0' ACCESS EASEMENT LINE DATA		
Line	Bearing	Length
L100	N 1°46'50" E	124.91
L101	N 88°13'10" W	22.00
L102	N 1°46'50" E	20.00
L103	S 88°13'10" E	22.00
L104	N 1°46'50" E	22.75
L105	S 89°11'07" E	20.02
L106	S 1°46'50" W	22.67
L107	S 1°46'50" W	213.00

20.0' ACCESS EASEMENT CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	0°40'22"	2012.60	23.63	23.63'	N 56°02'05" W
C101	90°00'00"	28.00	43.98	39.60'	N 43°13'10" W
C102	88°07'13"	28.00	43.06	38.94'	N 47°45'14" E

NOTE:
1. 10' Wide Public Utility Easements along the front and rear of each lot as shown.
2. No Building Exist on the Site or within 30' of the boundary unless otherwise shown.

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0243 E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

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 monument 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 28th day of February, 2019.

Weber County Surveyor

WEBER–MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigate by this office and are approved for on-site wastewater disposal systems.
Signed this 28th day of February, 2019.

Director – Weber Morgan Health Department

HUNTSVILLE TOWN APPROVAL

This is to certify that this subdivision plat was duly approved by the Huntsville Town, Weber County, Utah the 7th day of March, 2019

Title: Mayor
Attest: Becki Endicott

SEAL

HUNTSVILLE TOWN ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with Huntsville Town standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Huntsville Town Engineer

HUNTSVILLE TOWN ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the Town Ordinance applicable thereto and now in force and affect.
Signed this 5th day of March, 2019.

Huntsville Town Attorney

PERCOLATION TEST PIT INFORMATION

Exploration Pit #1
0–18" Loam, granular structure
18–30" Silt loam, massive structure
30–100" Sandy loam, weakly massive structure
100–112" Gravelly loamy sand, single grain structure, 30% gravel

HUNTSVILLE TOWN PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Huntsville Town Planning Commission.
Signed this 28th day of February, 2019.

Chairman, Huntsville Town Planning Comission

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17–23–17 and that I have verified all measurements shown hereon this plat of Sanctuary Lakeside Subdivision in Huntsville City, Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plat.

Signed this 28 day of February, 2019.

6242920
License No.

Andy Hubbard

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets, as shown on this plat and name said tract of land Sanctuary Lakeside Subdivision and hereby dedicate, grant and convey to Huntsville Town, Weber County, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Huntsville Town, Weber County, Utah those certain strips for easements for public utilities and drainage purposes, as shown hereon, the same to be used for installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Huntsville Town, Weber County, Utah, with no buildings or structures being erected within such easements.

We also dedicate and grant an Access Easement to the Owners of Lot 1, their Successors and Assigns, all those parts or portions of said tract of land designated as Access Easement for Lot 1, the same to be used as a private thoroughfare for vehicular and pedestrian ingress and egress.

Signed this 28th Day of February, 2019.

Sanctuary Ranch Utah LLC,

Timothy P. Charlwood – Manger

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 28th day of Feb. 2019 by Timothy P. Charlwood – Manager

Residing At: Ogden
Commission Number: 694654
Commission Expires: May 29th, 2021

A Notary Public commissioned in Utah
Monica Furner
Print Name

NOTARY PUBLIC MONICA FURNER COMM. # 694654 COMMISSION EXPIRES MAY 29, 2021 STATE OF UTAH

DESCRIPTION

A part of Sections 12 and 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville City, Weber County, Utah:

Beginning at the intersection of the Section line and a fence line as described in that certain Boundary Line Agreement (Recorded as Entry #2960649) said point being 1013.80 feet North 89°24'41" West from the Southeast Corner of the Southwest Corner of said Section 12; and running thence South 1°46'50" West 216.24 feet along said Boundary line Agreement to the Northerly Right of Way Line of 100 South Street the following two (2) courses: (1) Northwesterly along the arc of a 3363.73 foot radius curve to the left a distance of 369.40 feet (Delta equals 6°17'32" and Long chord bears North 58°56'40" West 369.21 feet), (2) Northwesterly along the arc of a 568.69 foot radius curve to the left a distance of 51.84 feet (Delta equals 5°13'23" and Long Chord bears North 64°26'09" West 51.82 feet) to the Easterly Line of The United States of America Property; thence along said Easterly and Southerly Lines the following two (2) courses: (1) North 0°32'32" East (North by Record) 161.46 feet and (2) North 71°15'00" East (North 73°01'00" East by Record) 326.43 feet to the Westerly Line of The Ogden Boat Club Property as described in that Certain Boundary line Agreement (Recorded as Entry#2963273); thence along said Westerly and Southerly Lines the following three (3) courses as follows: (1) South 0°32'25" West 239.57 feet (2) South 89°11'07" East 62.10 feet; and (3) South 1°46'50" West 22.65 feet to the point of beginning.

Contains 2.403 Acres

NARRATIVE

This Plat was requested by Mr. Tim Charlwood for the purpose of subdividing this parcel of land.

A line with the bearing of South 89°24'41" East between monuments found in the Southwest Corner of the Southwest Corner and the Southeast Corner of the Southwest Corner of Section 12 was used as the Basis of Bearings for this Plat.

See Weber County Surveyor's Office, Record of Survey Filing Number 6187 for Boundary Retracement Details.

The Depiction of the Ingress and Egress Easement listed as Entry #2963272, is shown per Weber County Requirements and is not being created or altered via this subdivision plat. See Original Recording document for granting information.

Property Corners were set as depicted on this survey.

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Sanctuary Ranch Utah LLC
Tim Charlwood
timcharlwood@sanctuaryutah.com
(435) 901-2337

WEBER COUNTY RECORDER

ENTRY NO. 2969264 FEE PAID $32.00 FILED FOR RECORD AND RECORDED 11-MAR-2019 AT 4:27 PM IN BOOK 85 OF OFFICIAL RECORDS, PAGE 10 RECORDED FOR SANCTUARY RANCH UTAH

Leann H. Kilts
WEBER COUNTY RECORDER
BY: DEPUTY

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
WWW.GREATBASINENGINEERING.COM

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

16N716 – Sanctuary Lakeside Subdivision

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