

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, Chapter 23, 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 to the actual measurements of the land and is a true and correct representation of the following description of lands hereinafter being a WEBER COUNTY ALUMINUM CAP MOVEMENT DATED 2012, RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID LOT 4 THE FOLLOWING SIX (6) COURSES: (1) NORTH 02°30'30" EAST 89.848 FEET; (2) NORTH 84°42'50" WEST 732.90 FEET; (3) NORTH 89°27'22" EAST 1344.4 FEET; (4) NORTH 57°32'50" WEST 914.6 FEET; AND (5) NORTH 89°55'50" WEST 2369.58 FEET TO THE WEST BOUNDARY LINE OF SAID "THE SANCTUARY"; THENCE NORTH 02°24'24" EAST 1035.02 FEET ALONG SAID WEST BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 4 THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°02'00" EAST 1468.17 FEET; (2) SOUTH 44°52'14" EAST 1064.60 FEET; (3) NORTH 89°02'00" EAST 1032.96 FEET; (3) SOUTH 02°34'41" WEST 1338.83 FEET; (6) SOUTH 10°54'50" WEST 223.55 FEET; (7) SOUTH 02°34'41" WEST 664.58 FEET; (8) NORTH 89°54'50" EAST 643.86 FEET TO THE EAST BOUNDARY LINE OF SAID "THE SANCTUARY"; AND (9) SOUTH 02°07'17" EAST 1244.86 FEET ALONG SAID EAST BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°15'57" WEST 2785.16 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID "THE SANCTUARY" TO THE POINT OF BEGINNING, CONTAINING 161.00 ACRES.

Signed this 10th day of APRIL, 2014
K. Greg Hansen
License No. 167819



Boundary Description

ALL OF LOTS 4 AND 5, THE SANCTUARY, WEBER COUNTY, UTAH LOCATED 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 SITUATED 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 HILLS COUNTRY ESTATES PHASE NO. 6 AS SHOWN ON THE GRANTED LOCATED NORTH 02°34'41" EAST 663.84 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN BEING A WEBER COUNTY ALUMINUM CAP MOVEMENT DATED 2012, RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID LOT 4 THE FOLLOWING SIX (6) COURSES: (1) NORTH 02°30'30" EAST 89.848 FEET; (2) NORTH 84°42'50" WEST 732.90 FEET; (3) NORTH 89°27'22" EAST 1344.4 FEET; (4) NORTH 57°32'50" WEST 914.6 FEET; AND (5) NORTH 89°55'50" WEST 2369.58 FEET TO THE WEST BOUNDARY LINE OF SAID "THE SANCTUARY"; THENCE NORTH 02°24'24" EAST 1035.02 FEET ALONG SAID WEST BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 4 THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°02'00" EAST 1468.17 FEET; (2) SOUTH 44°52'14" EAST 1064.60 FEET; (3) NORTH 89°02'00" EAST 1032.96 FEET; (3) SOUTH 02°34'41" WEST 1338.83 FEET; (6) SOUTH 10°54'50" WEST 223.55 FEET; (7) SOUTH 02°34'41" WEST 664.58 FEET; (8) NORTH 89°54'50" EAST 643.86 FEET TO THE EAST BOUNDARY LINE OF SAID "THE SANCTUARY"; AND (9) SOUTH 02°07'17" EAST 1244.86 FEET ALONG SAID EAST BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°15'57" WEST 2785.16 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID "THE SANCTUARY" TO THE POINT OF BEGINNING, CONTAINING 161.00 ACRES.
THE BASIS OF BEARING OF THE WEST LINE OF SAID SECTION 3 WHICH BEARS NORTH 00°09'41" WEST ON THIS SURVEY, NORTH 00°07'17" WEST UTAH NORTH MAG 83 CALCULATED OND BEARING.

Narrative

The purpose of this survey was to amend lots 4 and 5 of the Sanctuary Subdivision as described herein. The survey was ordered by Tim Charwood, the property owner. The survey was to establish the boundary of the subdivision was the found G.L.O. Section Corner Monument in Sections 33 and 34, T7N, R2E of the SLB&M along with the correct measurement of Section 3 and Section 4, T6N, R2E of the Weber County Surveyors office. Also used was the East and North boundaries of Green Hill Subdivision as plotted and shown on the G.L.O. monumentation dated 1941. The found G.L.O. Brass Cap Mon. dated 1941, in good shape, was used as assumed to bear North 00°05'41" East, UTAH NORTH MAG 83, Weber County Surveyor, and bearing for this Section line is North 02°07'17" East.

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

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

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



Scale: 1" = 300'

U.S.A.
230120027

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINER LOT LINE
- STRECK LINE
- STRECK LINE
- PRIVATE TRAIL
- HORSE TRAIL
- FOOT TRAIL
- PRIVATE DRIVEWAY
- PURE PAVED DRIVEWAY
- MINIMUM BUILDING ENVELOPE (75' x 100')
- LIMITED BUILDING AREA (Less than 20% slope)
- SEPTIC SITE
- WELL SITE

Remainder Parcel

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

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 herein 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 as Private Roadways and Private Driveways as access to the individual lots and adjoining lands to the north designated as Parcel "A" herein and as dedicated and reserved on the Sanctuary, filed as Entry No. 2645602 in the files of the Weber County Records Office, 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 portions 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 herein 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 lines, 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" herein 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 14th day of APRIL, 2014.
by: Timothy Patrick Charwood
Timothy Patrick Charwood

ACKNOWLEDGMENT

MARY C BERBIANO
Notary Public - State of Utah
Commission No. 003331
Comm. Exp. 11/10/2014

STATE OF UTAH
COUNTY OF WEBER

ON THIS 14th DAY OF APRIL, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY:
Timothy Patrick Charwood, 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 (GREEN MENTIONED).
NOTARY PUBLIC Mary C Berbiano MY COMMISSION EXPIRES 11/19/2014
RESIDING IN WEBER COUNTY, UTAH.

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the sale, partition, rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
THIS 15th DAY OF APRIL, 2014.
Nicholas Charwood
Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 3rd day of APRIL, 2014.
William J. Planning Director
Chairman, Weber County Planning 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 14th day of APRIL, 2014.
William J. Planning Director
Chairman, Weber County Commission

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 on this 14th day of MAY, 2014.
William J. Planning Director
Chairman, Weber County Commission

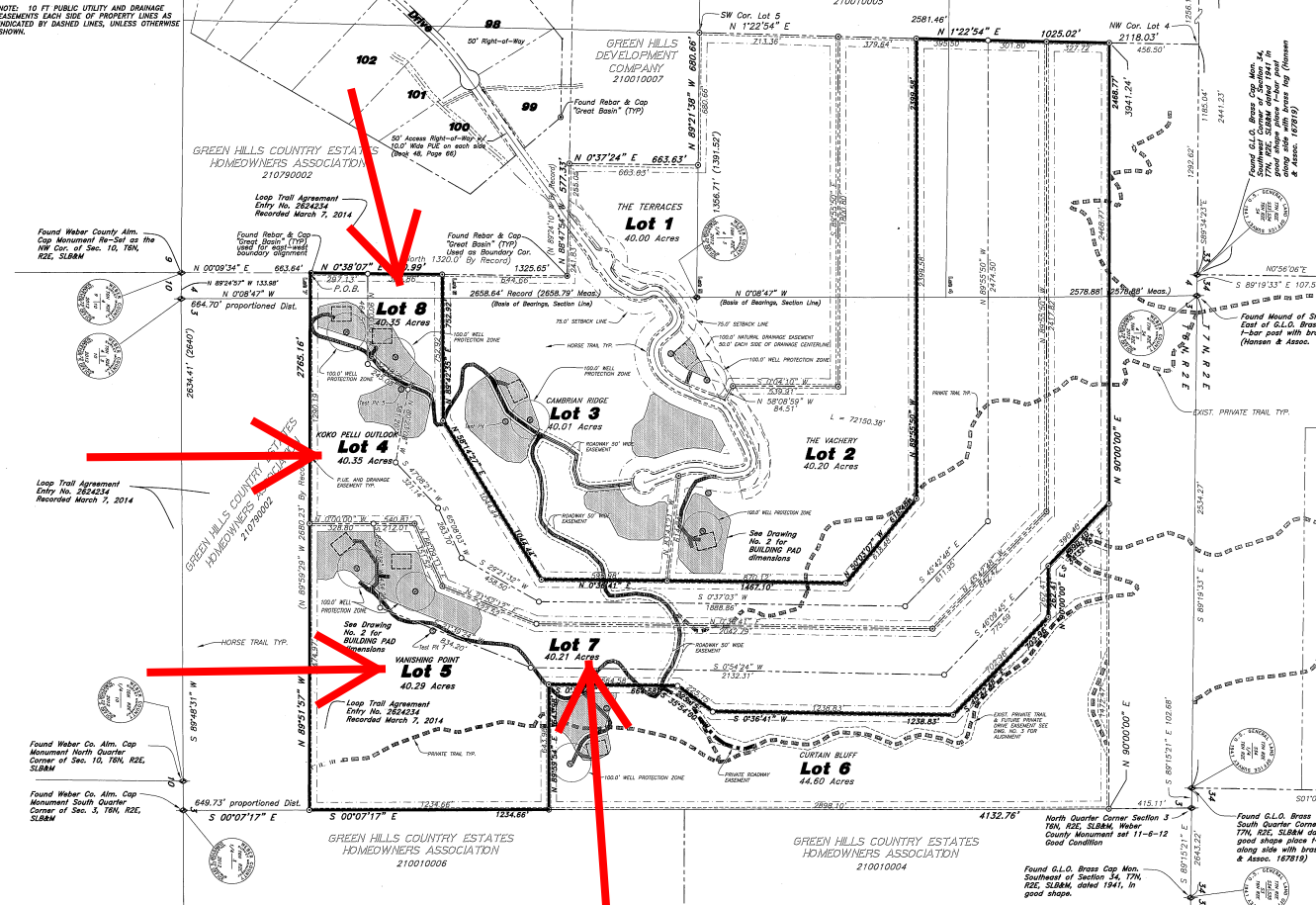
WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's office has reviewed this plat for mathematical correctness, section corner data, and face conformity with lines and monuments on record in the county records. The approval of this plat by the Weber County Surveyor's office does not relieve the Licensed Land Surveyor of his/her responsibility and the responsibilities and obligations assumed therewith.
Signed this 10th day of APRIL, 2014.
K. Greg Hansen
Weber County Surveyor

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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Brigham City Ogden Logan
(435) 733-3491 (801) 399-4805 (435) 752-8272

14-100 Re. 07-128 14-1006.org 02/07/14

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



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