

# 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

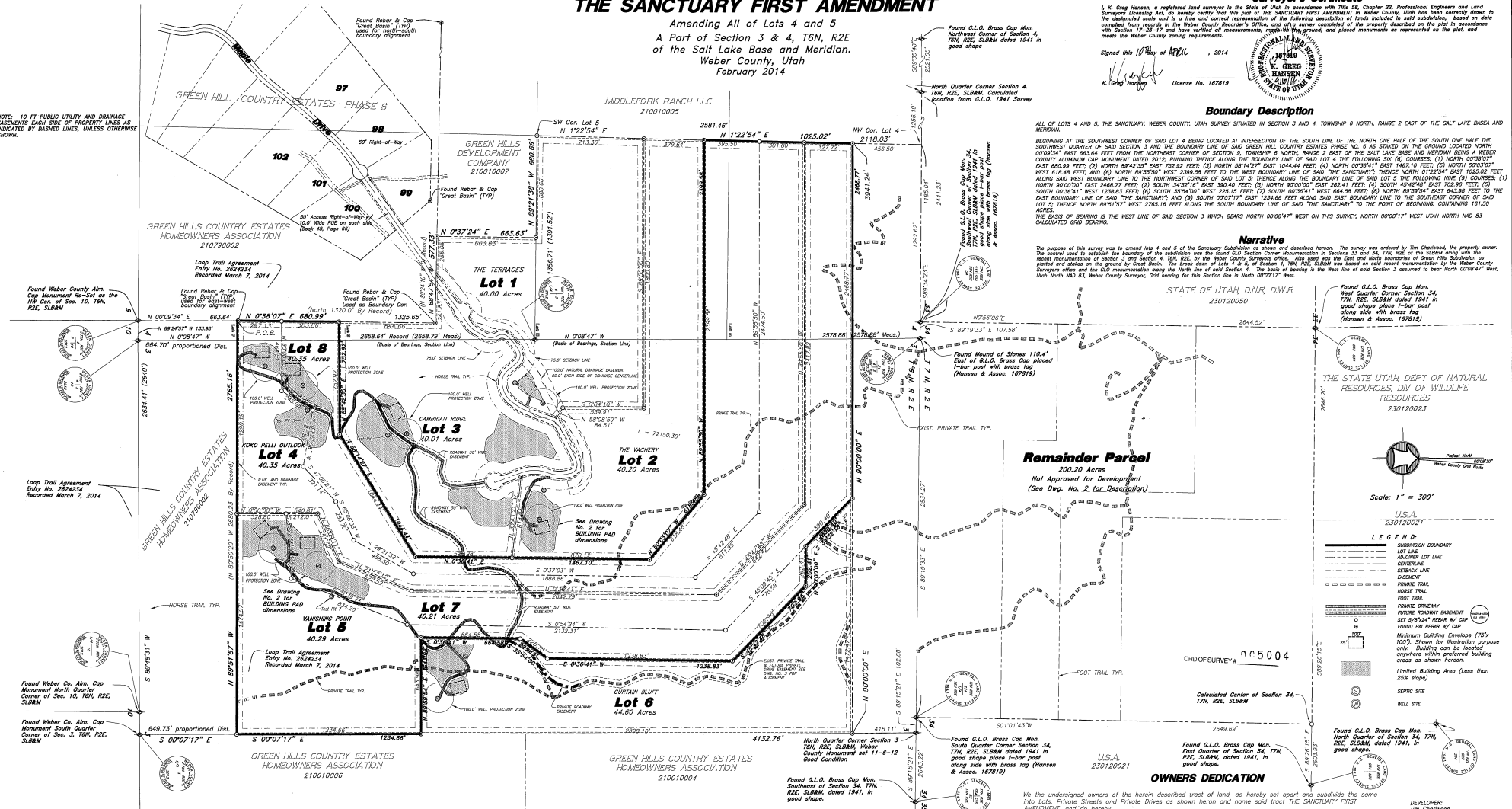
### Surveyor's Certificate

I, K. Greg Hansen, a registered land surveyor in the State of Utah, Chapter 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 to the best of my ability and is a true and correct representation of the following description of the property described on the plat in accordance with Sections 17-17 and 17-18 of the Utah Code, and that I am a duly licensed and bonded surveyor in good standing with the Utah State Board of Professional Engineers and Land Surveyors.

Witness my hand and the seal of my office this 14th day of April, 2014, at Ogden, Utah.

K. Greg Hansen  
Surveyor License No. 167819

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



### Boundary Description

ALL OF LOTS 4 AND 5, THE SANCTUARY, WEBER COUNTY, UTAH 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 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 GROUND LOCATED NORTH 02°38'30\"

### 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 conducted by K. Greg Hansen, a registered land surveyor in the State of Utah, 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 to the best of my ability and is a true and correct representation of the following description of the property described on the plat in accordance with Sections 17-17 and 17-18 of the Utah Code, and that I am a duly licensed and bonded surveyor in good standing with the Utah State Board of Professional Engineers and Land Surveyors.

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

230120050  
230120050

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
  - Adjacent Lot Line
  - Easement
  - Stake Line
  - Private Trail
  - Horse Trail
  - Private Driveway
  - Future Homeowner Easement
  - Minimum Building Envelope (75% of 100' Shown for Illustration Purpose Only. Building can be located anywhere within preferred building area as shown herein.)
  - Limited Building Area (Less than 20% 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 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 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" herein and as dedicated and reserved on the Sanctuary, filed as Entry No. 2645602 in the files of the Weber County Recorder's 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, of 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 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 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" 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 14th day of April, 2014.

by: *Tim Charwood*  
Timothy Patrick Charwood

### ACKNOWLEDGMENT

MARY C GERBANO  
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 P. 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 *Timothy P. Charwood* MY COMMISSION EXPIRES 11/10/2014  
RESIDING IN WEBER COUNTY, UTAH.

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.

*Arnell Planning Director*  
Chairman, Weber County Planning Commission

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 14th day of April, 2014.

*Arnell*  
Signature

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 responsibilities and obligations as set forth in the Utah Code. Signed this 14th day of April, 2014.

*K. Greg Hansen*  
Signature

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 5th day of May, 2014.

*Alan Hansen*  
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 5th day of April, 2014.

*John Hansen*  
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 15th day of April, 2014.

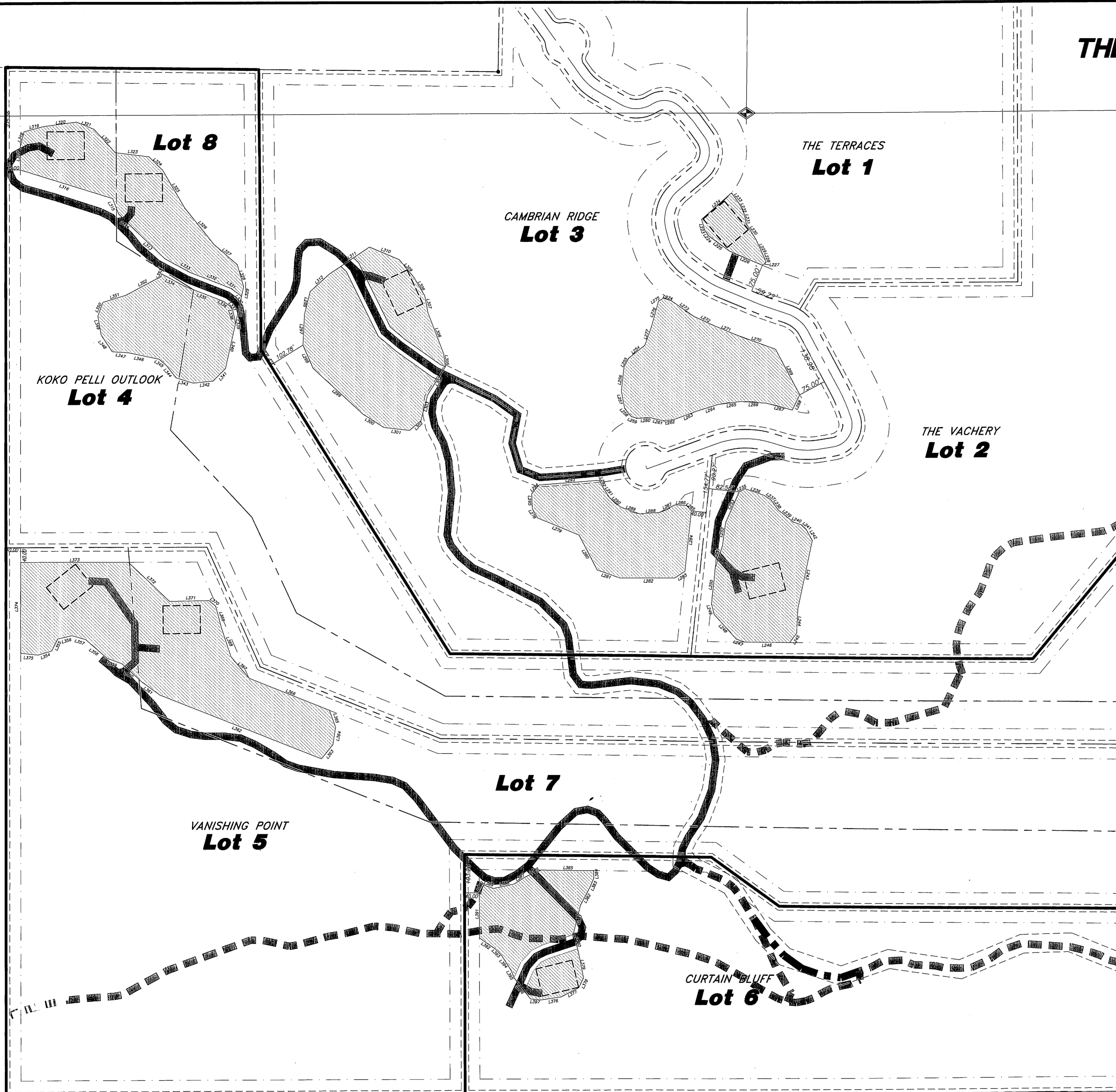
*Nicholas Gutierrez*  
Director, Weber-Morgan Health Department

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)  
Brigham City Ogden Logan  
(435) 733-3491 (801) 399-4805 (435) 752-8272

# FINAL PLAT

## THE SANCTUARY FIRST AMENDMENT

A Part of Section 3 & 4, T6N, R2E  
of the Salt Lake Base and Meridian.



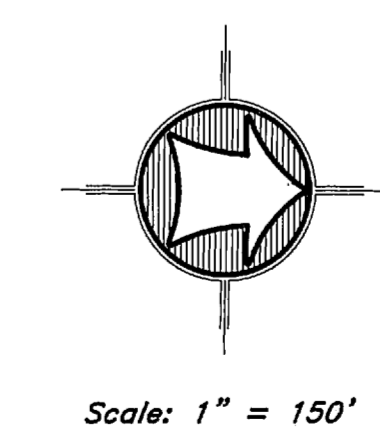
Line Table for LIMITED BUILDING AREAS

Line No.	Distance	Bearing	Line No.	Distance	Bearing
L223	29.88	N74°11'35"E	L310	86.83	S22°44'32"W
L224	18.58	N54°42'03"E	L311	129.38	S33°48'24"E
L225	70.00	N36°04'01"E	L312	70.43	S41°59'50"E
L226	95.52	N23°14'28"E	L313	107.73	S43°47'52"W
L227	12.16	N37°13'51"W	L314	65.94	S44°40'43"W
L228	7.84	S71°37'51"W	L315	44.13	S69°01'46"W
L229	58.23	S65°50'02"W	L316	289.36	S17°23'40"W
L230	51.98	S58°44'02"W	L317	63.24	N89°51'57"W
L231	24.10	S80°09'44"W	L318	40.78	N75°46'02"W
L232	27.44	S65°27'32"W	L319	54.17	N14°29'44"W
L233	40.36	S55°14'32"W	L320	89.54	N07°33'19"W
L234	108.05	S41°21'21"E	L321	50.34	N22°28'16"E
L235	17.89	N29°05'00"W	L322	85.12	N47°54'54"E
L236	54.90	N19°34'08"E	L323	91.80	N07°15'27"E
L237	21.58	N33°11'48"E	L324	51.23	N44°20'37"E
L238	32.52	N54°36'25"E	L325	118.61	N59°53'23"E
L239	53.14	N38°54'01"E	L326	123.21	N51°35'47"E
L240	22.35	N18°32'00"E	L327	84.01	N40°53'40"E
L241	17.79	N43°39'52"E	L328	61.86	N73°49'37"E
L242	34.16	N61°18'00"E	L329	27.46	S77°15'25"E
L243	187.25	S77°53'33"E	L330	4.71	S55°11'17"W
L244	66.23	S86°54'08"E	L331	31.43	S36°32'30"W
L245	31.08	S53°07'53"E	L332	116.47	S21°20'34"W
L246	121.46	S00°39'38"W	L333	78.50	S28°28'17"W
L247	23.92	S19°09'14"W	L334	69.74	N28°28'17"E
L248	89.49	S48°09'43"W	L335	113.63	N21°20'34"E
L249	29.41	S77°35'34"W	L336	19.53	N36°32'30"E
L250	96.17	N84°10'18"W	L337	14.11	N55°11'17"E
L251	62.87	N71°32'50"W	L338	25.21	N77°00'41"E
L252	62.57	N81°56'54"W	L339	13.59	N84°25'49"E
L253	90.71	N66°09'47"W	L340	121.52	S77°15'25"E
L254	54.81	S38°32'22"E	L341	47.72	S45°08'17"E
L255	27.40	S60°59'24"E	L342	53.48	S05°46'51"E
L256	65.20	S83°21'08"E	L343	48.25	S17°16'32"W
L257	46.94	N79°40'01"E	L344	43.54	S82°00'30"W
L258	28.75	N51°58'57"E	L345	24.56	S40°44'28"W
L259	17.61	N14°21'10"E	L346	84.98	S11°54'38"W
L260	36.60	N01°49'29"W	L347	43.16	S03°44'04"W
L261	32.25	N13°23'36"E	L348	53.38	S56°41'59"W
L262	29.18	N05°48'32"W	L349	51.90	S79°49'40"W
L263	70.25	N20°00'42"W	L350	39.42	N69°12'29"W
L264	56.34	N17°25'31"W	L351	63.77	N16°51'46"W
L265	61.66	N07°32'02"W	L352	107.91	N27°53'47"W
L266	68.35	N03°46'17"E	L353	7.41	N77°15'01"W
L267	73.22	N14°53'09"E	L354	38.67	N17°11'36"W
L268	45.85	N84°10'12"W	L355	35.79	N22°55'47"W
L269	138.22	S82°05'13"W	L356	39.31	N12°48'43"W
L270	113.33	S20°12'08"W	L357	38.39	N15°59'12"E
L271	60.79	S22°33'19"W	L358	75.85	N41°25'57"E
L272	62.31	S24°44'12"W	L359	43.19	N20°24'47"E
L273	74.60	S34°25'28"W	L360	72.71	N42°34'16"E
L274	21.37	S16°59'21"W	L361	59.99	N36°19'37"E
L275	15.88	S30°47'35"E	L362	466.84	N21°39'30"E
L276	72.89	S74°29'41"E	L363	49.12	N51°02'33"W
L277	51.31	S70°09'02"E	L364	47.28	N81°07'21"W
L278	28.17	N60°21'51"E	L365	48.53	S20°11'20"W
L279	121.03	N22°27'37"E	L366	232.75	S21°52'05"W
L280	105.20	N62°44'54"E	L367	75.51	S50°01'38"W
L281	65.16	N19°43'52"E	L368	81.73	S71°58'56"W
L282	147.22	N00°04'06"W	L369	60.54	S75°05'20"W
L283	33.11	N33°34'29"W	L370	22.90	S40°24'22"W
L284	163.88	N83°43'21"W	L371	106.24	S00°58'46"E
L285	19.61	S46°45'32"W	L372	153.01	S43°34'49"W
L286	30.72	S02°47'44"W	L373	289.22	S00°00'00"E
L287	47.32	S26°17'45"E	L374	243.74	N89°51'57"W
L288	53.01	S04°02'47"E	L375	46.65	N06°30'21"E
L289	54.29	S19°46'12"W	L376	54.23	N08°28'40"W
L290	39.48	S40°33'28"W	L377	54.54	N27°33'58"W
L291	39.03	S57°53'33"W	L378	28.61	N63°51'01"W
L292	14.45	S69°44'40"W	L379	67.56	S78°10'06"W
L293	164.54	S04°27'02"E	L380	57.09	S76°14'35"W
L294	31.37	S50°49'23"E	L381	75.76	S75°55'45"W
L295	39.85	N86°59'18"E	L382	55.71	N61°52'38"W
L296	63.75	S75°44'25"E	L383	24.70	N66°48'01"W
L297	81.79	S87°03'55"E	L384	21.44	S89°41'32"W
L298	68.56	N66°31'27"E	L385	140.93	S00°36'41"W
L299	180.70	N42°40'18"E	L386	43.82	S22°27'09"E
L300	68.26	N32°28'49"E	L387	39.40	S32°05'02"E
L301	69.20	N06°26'39"E	L388	65.64	S12°07'45"E
L302	39.80	N40°20'25"W	L389	28.11	S18°17'54"W
L303	70.83	N75°19'10"W	L390	24.13	S60°07'10"E
L304	90.20	N57°26'56"W	L391	121.18	N89°59'54"E
L305	35.62	S82°03'04"W	L392	51.10	N34°42'37"E
L306	117.40	S69°11'21"W	L393	26.45	N46°09'17"E
L307	46.83	S78°43'01"W	L394	45.53	N57°53'59"E
L308	56.38	S78°33'20"W	L395	22.05	N88°10'11"E
L309	63.05	S50°41'18"W	L396	71.98	N52°14'21"E
			L397	28.46	N05°27'21"E
			L398	75.90	S12°44'35"E

- 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 FOR 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.
  - DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

**LEGEND:**

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINER LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- PRIVATE TRAIL
- HORSE TRAIL
- FOOT TRAIL
- PRIVATE DRIVEWAY
- SET 5/8"x24" REBAR W/ CAP
- Minimum Building Envelope (75'x100')
- Limited Building Area (Less than 25% slope)
- SEPTIC SITE
- WELL SITE



WEBER-MORGAN HEALTH DEPARTMENT SOIL EVALUATION

Lot No.	Health Dept. Label	HAI Label	Latitude	Longitude	Perk Rate
Lot 1	PIT 1	Test Pit 2	N 41°17.119'	W 111°43.180'	11 mpi @ 30"
	Alt PIT 1		N 41°17.114'	W 111°43.212'	2 mpi @ 30"
Lot 2	PIT 2	Test Pit 4	N 41°17.172'	W 111°43.008'	8 mpi @ 27"
Lot 3	PIT 3	Test Pit 3	N 41°16.991'	W 111°43.010'	6 mpi @ 30"
Lot 4	PIT 4	Test Pit 5	N 41°16.910'	W 111°43.123'	14 mpi @ 29"
Lot 5	PIT 5	Test Pit 7	N 41°16.933'	W 111°42.857'	6 mpi @ 32"
Lot 6	PIT 6	Test Pit 6	N 41°17.051'	W 111°42.768'	3 mpi @ 32"

NOTE: SETBACKS ARE 75' FROM FRONT, 40' FROM SIDE, & 30' FROM REAR.  
ALL DIMENSIONS TO THE LIMITED BUILDING AREAS ARE AT RIGHT ANGLES AND PERPENDICULAR TO THE SUBDIVISION BOUNDARY AND LOT LINES.

**HANSEN & ASSOCIATES, INC.**  
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SHEET 2 of 2  
Limited Building Area  
14-100 14-100FP.DWG 04/07/14

WEBER COUNTY RECORDER  
ENTRY NO. 2685089  
#646 FILED FOR RECORD AND  
RECORDED 5-MAY 2014 AT  
12:13 PM IN BOOK 75 OF OFFICIAL  
RECORDS, PAGE 27172 RECORDED  
FOR Timothy Patrick  
Charlwood  
Ernest D Rowley  
COUNTY RECORDER  
By James Kenley  
DEPUTY