

TownHouse Estates Phase 3 3rd Amendment

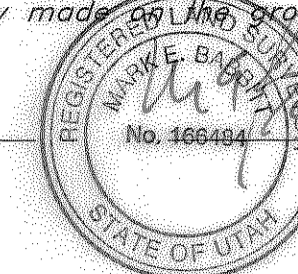
A Planned Unit Development
A part of the NE 1/4 of Section 24, T6N, R2W, SLB&M, U.S. Survey
Marriott-Slaterville, Weber County, Utah
March 2013

Legend
 ▲ Set Nail in Curb
 ● Set Rebar & Cap
 w/Fence post
 W.C.S. Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Townhouse Estates Phase 3, 3rd Amendment, A Planned Unit Development in Marriott-Slaterville, 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 made on the ground. Signed this 26th day of August, 2013.

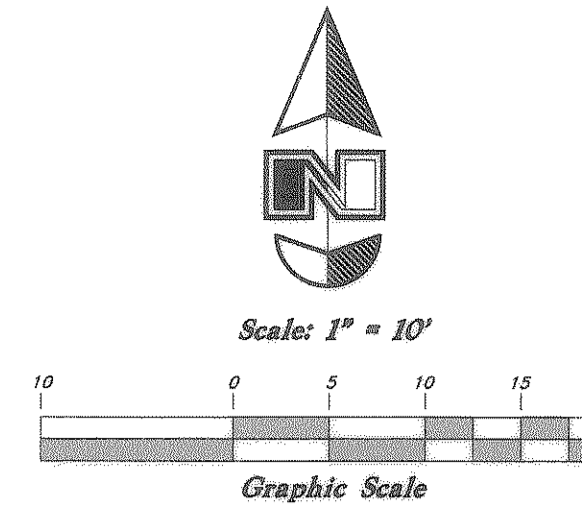
166484
License No.



Mark E. Babbitt

Marriott - Slaterville

Point of Beginning
403.22'



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and private streets as shown on the plat and name said tract Townhouse Estates Phase 3, 3rd Amendment, A Planned Unit Development 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 Streets as access to the individual lots, to be maintained by a Home Owners Association whose membership consists of said owners, their grantees, successors or assigns, and also grant and convey to the subdivision Home Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Home Owners Association member in common with all others in the subdivision and grant and dedicate to Marriott-Slaterville City a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Marriott-Slaterville City that the Common Areas remain forever open and undeveloped except for approval recreational, parking and open space purposes, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and drainage, the same to be used for the installation, maintenance and operation of public utility service lines, and storm drainage facilities, or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by Marriott-Slaterville City, with no buildings or structures being erected within such easements, and also grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Signed this 4th day of September, 2013.

- Hoth Investment Company L.C. -

- Townhouse Estates, Inc. -

Gerald B. Hoth, Manager Member

Gerald B. Hoth, President

ACKNOWLEDGMENT

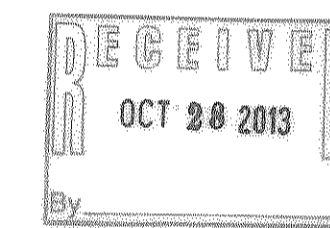
State of Utah } ss
County of Weber }

On the 4th day of September, 2013, personally appeared before me Gerald B. Hoth, who being by me duly sworn did say that he is the Manager Member of Hoth Investment Company, LC and that said instrument was signed in behalf of said Company by a resolution of its Board of Directors and acknowledged to me that said Company executed the same.

Residing at: Ray, Utah

Laura Hall
A Notary Public commissioned in Utah
Laura Hall
Print Name

Commission Expires: 11-26-2015
Commission Number: 649793



ACKNOWLEDGMENT

State of Utah } ss
County of Weber }

On the 4th day of Sept., 2013, personally appeared before me Gerald B. Hoth, who being by me duly sworn did say that he is President of Townhouse Estates Inc., and that said instrument was signed in behalf of said Company by a resolution of its Board of Directors and acknowledged to me that said Company executed the same.

Residing at: MSC, Utah

Becky L. Burt
A Notary Public commissioned in Utah
Becky L. Burt
Print Name

Commission Expires: 9-6-14
Comm. No.: 582587

BOUNDARY DESCRIPTION

All of Lots 31R, 32R and 33R of Townhouse Estates Phase 3 2nd Amendment Marriott-Slaterville, Weber County, Utah, According to the Official Plat Recorded at the Weber County Recorder's Office.

Notes

- All areas including roadways (except public streets) not within the thirty-three (33) numbered lots are common areas and facilities, certain of which are marked 'CA' hereon.
- Each of the numbers 31R through 33R is the number of a single lot in the project with the following restrictions:
a. No basements are allowed.
- All common area is considered to be an easement for Public Utility and drainage purposes, this includes the private streets.
- The Common Area will be owned by the Townhouse Estates Home Owners Association, a Utah nonprofit Corporation.
- Limited Common Area is shown by shading and identifies covered parking areas (one stall per lot.)

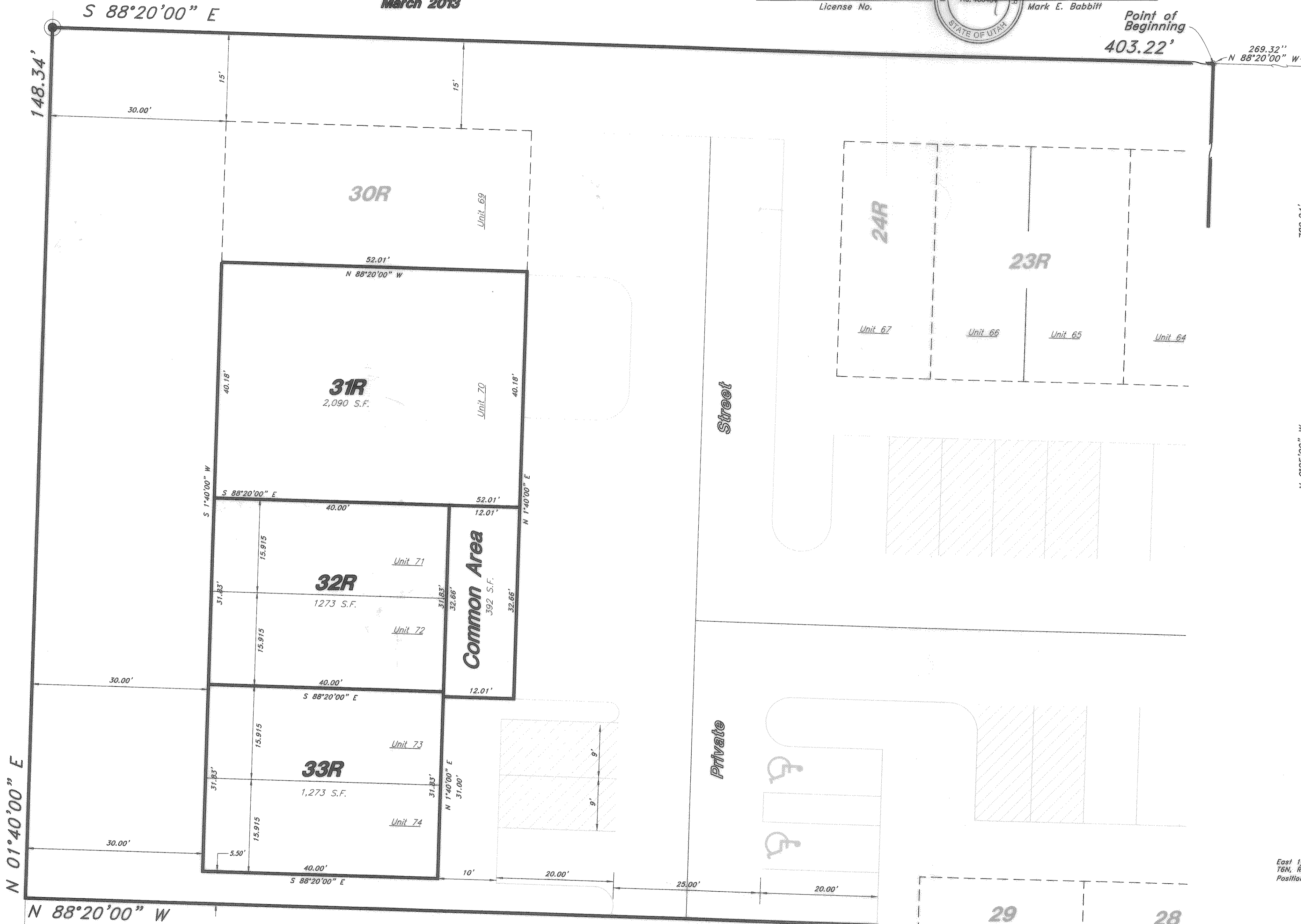
Narrative

At the request of Gerald B. Hoth this survey was prepared to establish the boundary of Townhouse Estates Phase 3 Amending Lots 31R, 32R & 33R, A Planned Unit Development.
A brass monument was found in the centerline intersection of 1200 West Street and 1200 South Street, a second brass monument was found on the centerline of 1200 South Street 3665.01 feet East of 1200 West Street.
The centerline bearing of N 89°03'15" W between these monuments was used as the Basis of Bearings (Weber County Survey bearing between these monuments is North 88°41'21" West). The East line of Townhouse Estates Phase 3 is the West line of Townhouse Estates Phase 1 and 2, Planned Unit Developments in Weber County, Utah.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 RECORDED _____ FILED FOR RECORD ON _____
 _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
 FOR _____
 WEBER COUNTY RECORDER
 BY: _____ DEPUTY

CAD Z DEV INC.



MARRIOTT-SLATERVILLE CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Marriott-Slaterville City Council on this day of _____, 2013.

Amie E. Olson
Chair, Marriott-Slaterville City Council

MARRIOTT-SLATERVILLE ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the City Ordinance applicable thereto and now in force and effect. Signed this 23 day of Sept., 2013.

[Signature]
Signature

MARRIOTT-SLATERVILLE CITY ENGINEER

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office. Signed this 3rd day of September, 2013.

Li J. Burt
Signature

MARRIOTT-SLATERVILLE CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by Marriott-Slaterville City Planning Commission on the 17th day of Sept., 2013.

[Signature]
Chair, Weber County Planning 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 for harmony with the lines and monuments on record in the 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 22nd day of September, 2013.

[Signature]
SURVEYOR

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
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