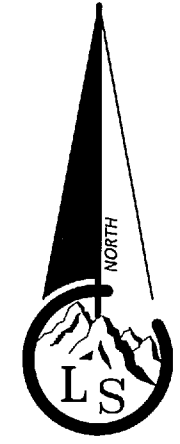


TIPPETTS FLAG LOT SUBDIVISION, 1st AMENDMENT

PART OF THE N 1/2 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH - Survey Date: Sept. 2013

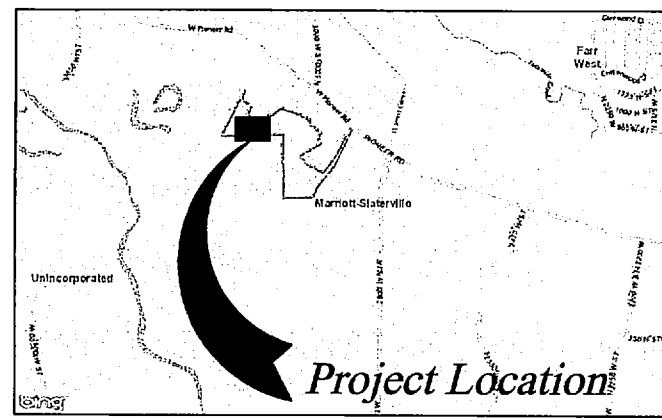


Scale ~ 1" = 60'

Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ▨ ROAD/STREET DEDICATION

Vicinity Map

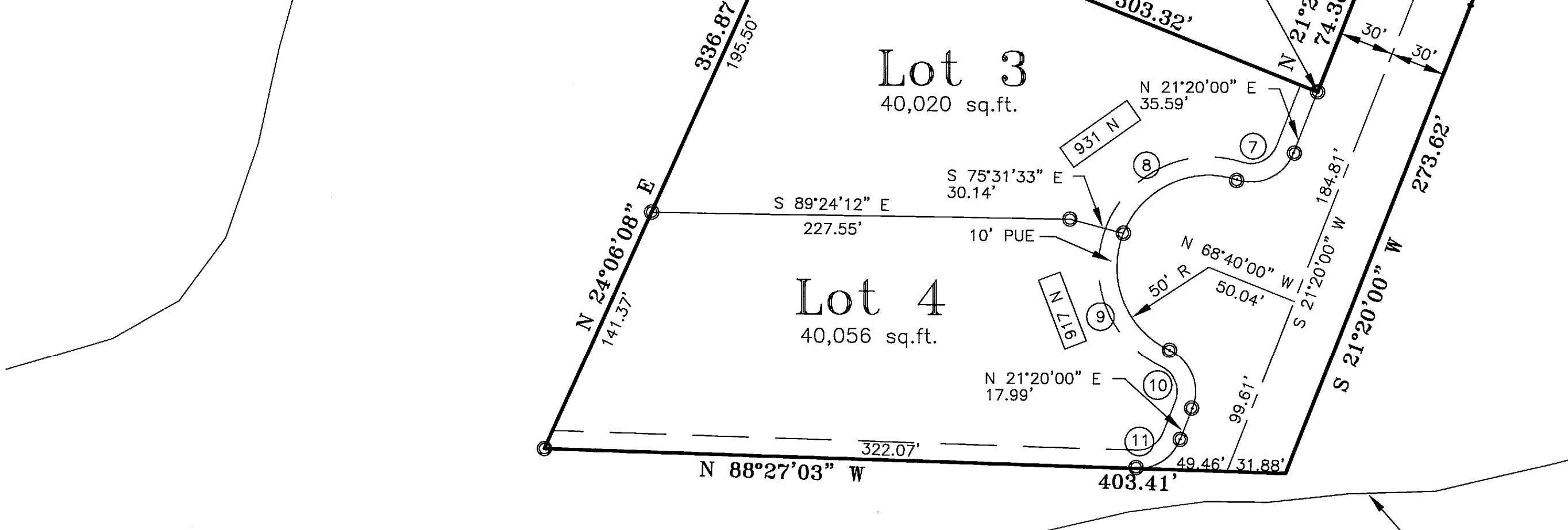


NOTE:

- Lower Valley Coordinate system is NAD1927 U.S. ft expanded to ground using a combined factor of 1.0002520877853. The initial coordinates are based on the published values of the Weber County Surveyor's Office.
- The recording of this Amended plat in the office of the County Recorder acts as a statutory vocation of the original plat which is being modified by this plat amendment in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
- A fire hydrant will be installed within 250 feet of the farthest building and will need to be in place before any building permits can be issued. Additionally the fire hydrant shall be installed in accordance with Bono Vista Water District and Weber County Fire Department Standards and Specifications.
- A street sign is required to be installed at the intersection of Pioneer road and 3075 West Street prior to the issuance of any building permits on the lots of this plat.

Tippetts Family Trust
 15-029-0106
 Remaining Parcel - Not approved for development.

Flood Zone AE approx. location



N 1/4 Cor Sec 10, T6N, R2W, SLB&M, Fnd W. Co. brass cap per county tie sheet records good condition, dated 1963. NAD1927 W. Co. coordinates of X=1847824.54 Y=344514.83

NE Cor Sec 10, T6N, R2W, SLB&M, Fnd W. Co. brass cap per county tie sheet records good condition, dated 1962. NAD1927 W. Co. coordinates of X=1850468.09 Y=344463.85

Utah Power & Light Co
 15-029-0078

Utah Power & Light Co
 15-029-0111

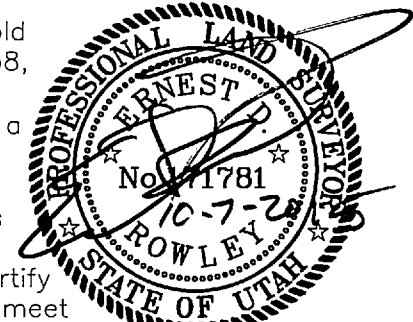
P.O.B.

Tippetts Family Trust
 15-029-0106

Existing UP&L High Tension Power line bases

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the City.



MARRIOTT-SLATERVILLE CITY ENGINEER

I hereby 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 ___ day of ___, 20__.

Mariott-Slaterville City Engineer

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 ___ day of ___, 20__.

Director, Weber-Morgan Health Department

MARRIOTT-SLATERVILLE PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Mariott-Slaterville City Planning Commission on the ___ day of ___, 20__.

Chair:

MARRIOTT-SLATERVILLE CITY 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 ___ day of ___, 20__.

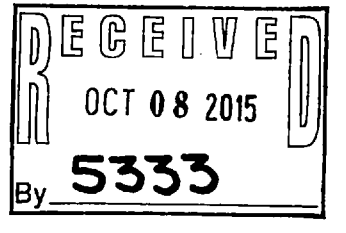
Signature

MARRIOTT-SLATERVILLE CITY ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision thereon are hereby accepted and accepted by the City of Mariott-Slaterville, Weber County, Utah this ___ day of ___, 20__.

Mayor: Keith H. Butler

Attest: City Recorder



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	15°00'00"	105.00'	13.82'	27.49'	N 45°50'00" E 27.41'
2	15°00'00"	165.00'	21.72'	43.20'	S 45°50'00" W 43.07'
3	15°00'00"	135.00'	17.77'	35.34'	N 45°50'00" E 35.24'
4	32°00'00"	140.00'	40.14'	78.19'	N 37°20'00" E 77.18'
5	32°00'00"	80.00'	22.94'	44.68'	S 37°20'00" W 44.10'
6	32°00'00"	110.00'	31.54'	61.44'	N 37°20'00" E 60.64'
7	86°12'16"	25.00'	23.40'	37.61'	N 64°26'08" E 34.17'
8	86°11'10"	50.00'	46.78'	75.21'	N 64°26'41" E 68.32'
9	86°13'23"	50.00'	46.81'	75.24'	N 21°45'35" W 68.34'
10	86°12'16"	25.00'	23.40'	37.61'	N 21°46'08" W 34.17'
11	70°12'57"	25.00'	17.58'	30.64'	N 56°26'28" E 28.76'

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 a Private Flag Lot Street as shown hereon and having been previously approved under Weber County Ordinance, and name said tract TIPPETTS FLAG LOT SUBDIVISION, 1st AMENDMENT:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, and the owner(s) of Lots 1 & 2, Tippetts Flag Lot Subdivision an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated hereon as Private Flag Lot Street to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by said owners, successors, and/or assigns by way of separate agreement with Mariott-Slaterville City.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable and as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Trust Acknowledgement

IN WITNESS WHEREOF, said Tippetts Family Trust has caused this instrument to be executed by its trustee(s) hereto duly authorized, this ___ day of ___, 20__.

Dolores B Tippetts, Trustee
 STATE OF UTAH)
) SS
 COUNTY OF WEBER)

On the date first above written personally appeared before me Dolores B. Tippetts, residing at 3105 West Pioneer Road Ogden, Utah 84404, who, being by me duly sworn and affirmed, did say that she is the trustee of the Tippetts Family Trust trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said trustee acknowledged to me that she as trustee, executed the same in the name of the trust.
 WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:
 My Commission Expires:

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of ___, 20__.

Ben W. Farr, Jr Residing in:
 Claudia T. Farr

STATE OF UTAH)
) SS
 COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
 WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:
 My Commission Expires:

BOUNDARY DESCRIPTION

A tract of land in the North Half of Section 10, Township 6 North, Range 2 West, Salt Lake Base and Meridian, being part of the Tippetts Flag Lot Subdivision recorded as Plat Book 39 page 31, and part of property deceded by Entry No. 1657026 Book 2029 page 1111 in the Weber County Recorder's Office. This description having a basis of bearing of South 88°53'42" East between the monumented location of the North Quarter Corner of said Section 10 (said monument having W. Co. NAD1927 State Plane Coordinates of X=1847824.54 and Y=344514.83) and the Northeast Corner of said Section 10 (said monument having W. Co. NAD1927 State Plane Coordinates of X=1850468.09 and Y=344463.85), said tract being more particularly described as follows: BEGINNING at the Northeast Corner of Lot 1, Tippetts Flag Lot Subdivision, said point being located approximately South 06°39'43" West 810.504 feet by record, FROM the North Quarter Corner of said Section 10 as monumented by the Weber County Surveyor's Office; RUNNING thence the following Five (5) courses along the boundary of said Tippetts Flag Lot Subdivision, 1) North 38°20'00" East 553.03 feet along the right of way of a Private Flag Lot Street to the southwesterly right-of-way line of Pioneer Road as identified in said Tippetts Flag Lot Subdivision, 2) South 51°36'11" East 60.00 feet along said Pioneer Road right-of-way, 3) South 38°20'00" West 555.13 feet, 4) along the arc of a tangent curve to the Right 43.20 feet, having a radius of 165.00 feet, with a chord bearing and distance of South 45°50'00" West 43.07 feet to a point of tangency, 5) South 53°20'00" West 146.03 feet; Thence along the arc of a tangent curve to the Left 44.68 feet, having a radius of 80.00 feet, with a chord bearing and distance of South 37°20'00" West 44.10 feet to a point of tangency; Thence South 21°20'00" West 273.62 feet; Thence North 88°27'03" West 403.41 feet; Thence North 24°06'08" East 336.87 feet, to the Southwest corner (most westerly corner) of Lot 2, said Tippetts Flag Lot Subdivision; Thence South 68°32'08" East 303.32 feet, along the southwesterly boundary of said Lot 2, to the Southeast corner of said Lot 2; Thence the following Three (3) courses along the Southeasterly boundary of Lot 2 and Lot 1 of said Tippetts Flag Lot Subdivision, 1) North 21°20'00" East 74.38 feet (74.69 feet by record), 2) along the arc of a tangent curve to the Right 78.19 feet, having a radius of 140.00 feet, with a chord bearing and distance of North 37°20'00" East 77.18 feet to a point of tangency; 3) North 53°20'00" East 146.03 feet (144.772 feet by record); 4) along the arc of a tangent curve to the Left 27.49 feet, having a radius of 105.00 feet, with a chord bearing and distance of North 45°50'00" East 27.41 feet, to a point of tangency; 5) North 38°20'00" East 2.17 feet, to the point of beginning. Containing 3.4727 acres, more or less.

Landmark Surveying, Inc.
 A Complete Land Surveying Service
 www.LandmarkSurveyUtah.com
 4646 South 5500 West - #A-3
 West Haven, UT 84401
 801-731-4075

DEVELOPER: Dolores B. Tippetts
 Address: 3105 West Pioneer Road, Mariott-Slaterville, UT, 84404-8812

N 1/2 of Section 10,
 Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: TK
	DATE: October 7, 2015
	FILE: 3371