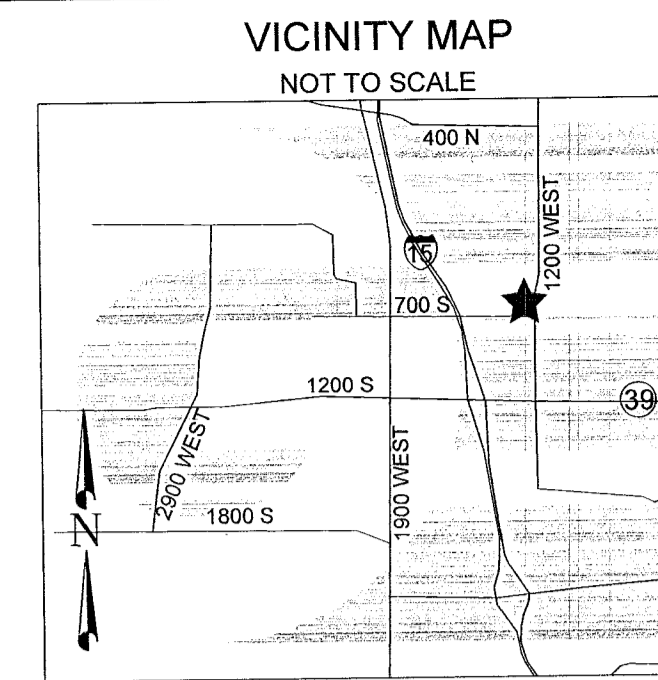


# RECORD OF SURVEY FOR STANGER 3 LOT SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH  
AUGUST 2017



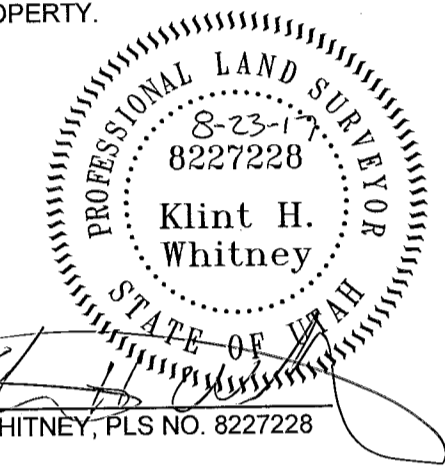
### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT OF THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET BEING LOCATED NORTH 00°30'48" EAST 1258.19 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND NORTH 90°00'00" EAST 3554.05 FEET AND SOUTH 88°54'40" EAST 362.36 FEET ALONG SAID NORTH RIGHT-OF-WAY FROM THE SOUTHWEST CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 00°30'13" EAST 171.50 FEET; THENCE SOUTH 89°08'22" EAST 364.67 FEET; THENCE SOUTH 00°06'21" EAST 172.99 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°54'40" WEST 366.52 FEET TO THE POINT OF BEGINNING, CONTAINING 62,966 SQ. FT.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS STANGER 3 LOT SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 23<sup>rd</sup> DAY OF August, 2017.



### OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

#### STANGER 3 LOT SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO MARRIOTT-SLATERVILLE, 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, 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, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO MARRIOTT-SLATERVILLE CITY A TEMPORARY RETENTION POND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY RETENTION POND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS 23 DAY OF August, 2017.

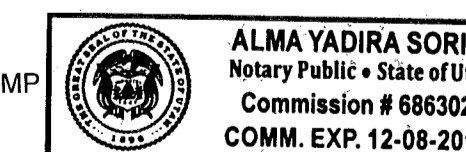
*Leon Stanger*  
J. LELAND STANGER, MANAGING MEMBER

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this 23<sup>rd</sup> day of August, 2017, personally appeared before me J. LELAND STANGER, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGING MEMBER OF J. LELAND STANGER FAMILY LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said J. LELAND STANGER acknowledged to me that said Corporation executed the same.

STAMP



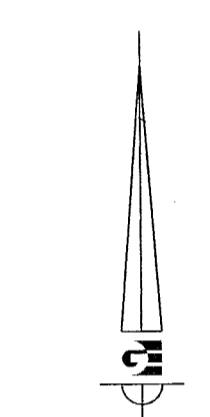
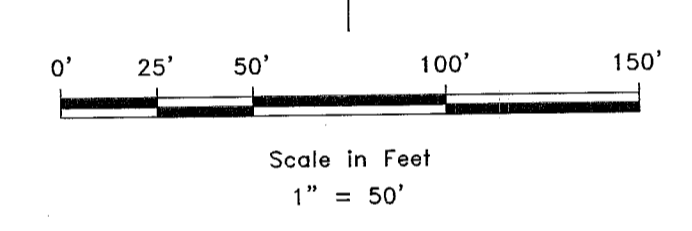
*Alma Yadira Soria*  
ALMA YADIRA SORIA  
Notary Public - State of Utah  
Commission # 686302  
COMM. EXP. 12-06-2019

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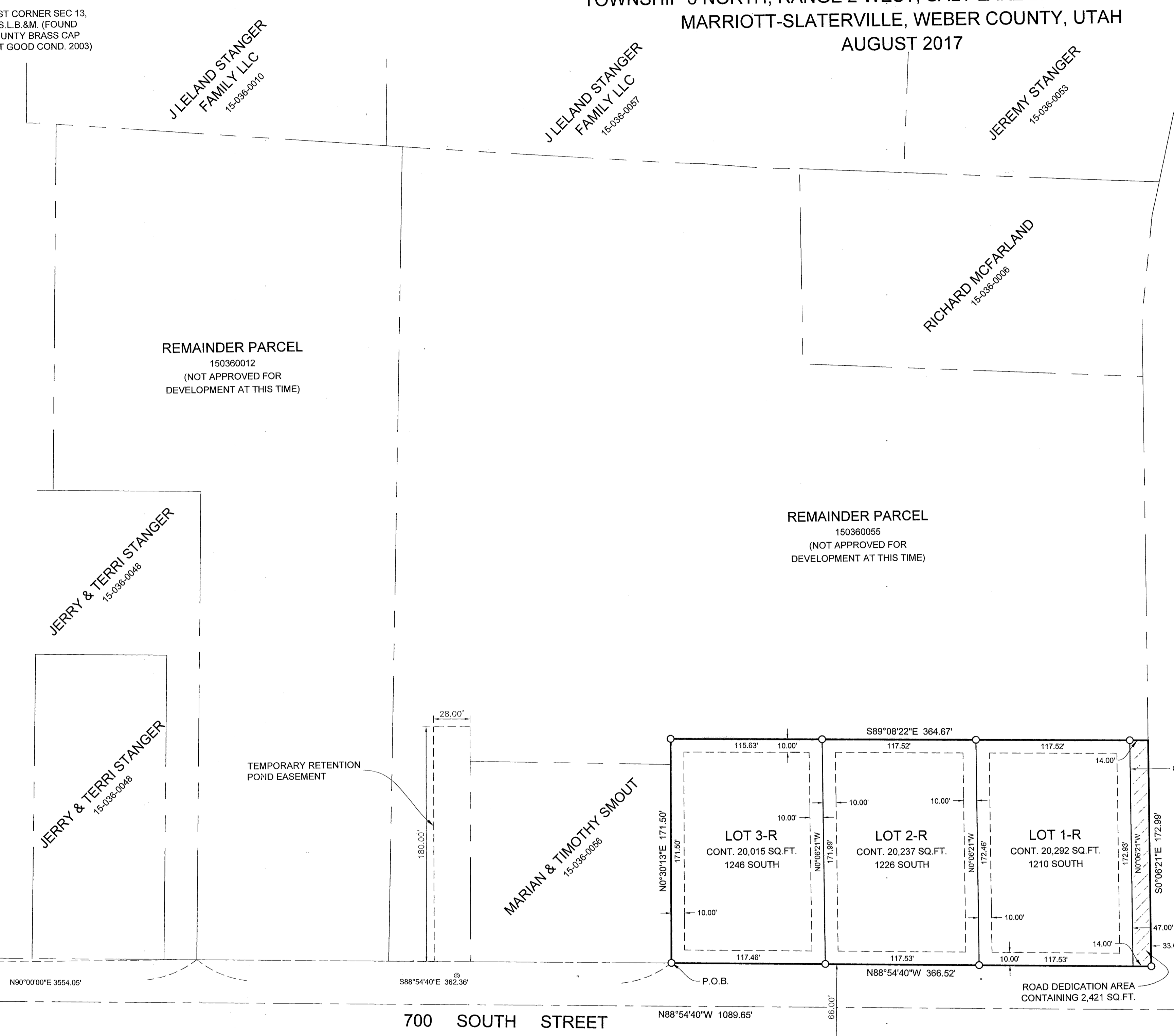
DEVELOPER: Leon Stanger 546 Woodland Drive Farmington, UT 84025 (801) 451-7947	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
<b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0666		

### LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE



1200 WEST STREET  
S0°06'21"E 2848.14'



### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEON STANGER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE WEST LINE OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°30'48" EAST WEBER COUNTY, UTAH NORTH, HAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 1200 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE QUAIL MEADOWS SUBDIVISION.

### NOTES

1. ZONE RE-20 CURRENT YARD SETBACKS: FRONT = 30', SIDE 10' WITH TOTAL WIDTH OF 24', SIDE FACING STREET = 30', REAR = 30'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS:
  - a. NO BASEMENTS ARE ALLOWED.
  - b. SEWER GRINDER PUMPS ARE TO BE INSTALLED AND MAINTAINED BY THE HOMEOWNER WHERE GRAVITY SEWER IS NOT AVAILABLE.

NORTHWEST CORNER SEC. 13, T6N, R2W, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT GOOD COND. 2003)

U.S.A.

SOUTHWEST CORNER SEC. 13, T6N, R2W, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT GOOD COND. 2003)

MARRIOTT-SLATERVILLE ATTORNEY  I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF STANGER 3 LOT SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  SIGNED THIS <u>5</u> DAY OF <u>Sept</u> , 2017.  <i>[Signature]</i> MARRIOTT-SLATERVILLE ATTORNEY	MARRIOTT-SLATERVILLE ENGINEER  I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  SIGNED THIS <u>25</u> DAY OF <u>August</u> , 2017.  <i>[Signature]</i> MARRIOTT-SLATERVILLE ENGINEER	MARRIOTT-SLATERVILLE APPROVAL AND ACCEPTANCE  THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF MARRIOTT-SLATERVILLE, UTAH.  SIGNED THIS <u>5</u> DAY OF <u>Sept</u> , 2017.  <i>[Signature]</i> ATTEST: <u>Dana Spencer</u> CITY RECORDER	MARRIOTT-SLATERVILLE PLANNING COMMISSION  THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE MARRIOTT-SLATERVILLE PLANNING COMMISSION.  SIGNED THIS <u>5</u> DAY OF <u>SEP</u> , 2017.  <i>[Signature]</i> CHAIRMAN, MARRIOTT-SLATERVILLE PLANNING COMMISSION
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