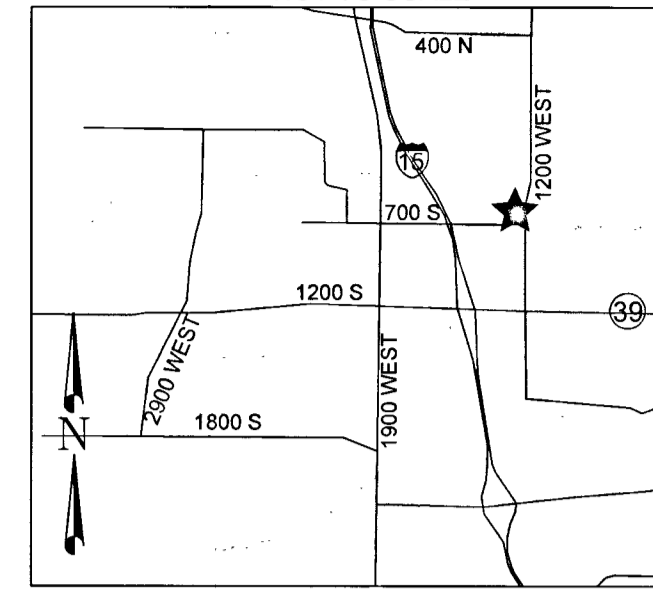


STANGER SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH
MAY 2018

VICINITY MAP



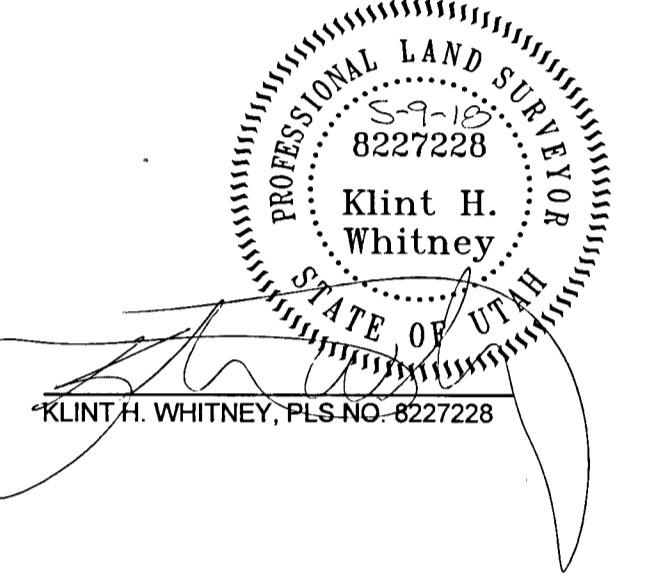
BOUNDARY DESCRIPTION

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 ON 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 FROM THE SOUTHWEST CORNER OF SAID SECTION 13; RUNNING THENCE NORTH 1°12'00" EAST 358.67 FEET, THENCE NORTH 88°53'37" WEST 112.68 FEET; THENCE NORTH 1°13'03" EAST 280.41 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 87°12'28" WEST 22.65 FEET; (2) NORTH 0°54'10" EAST 252.00 FEET; THENCE NORTH 87°44'44" EAST 128.55 FEET; THENCE SOUTH 75°28'03" EAST 85.09 FEET; THENCE SOUTH 89°29'22" EAST 105.34 FEET; THENCE SOUTH 0°44'51" WEST 441.18 FEET; THENCE SOUTH 89°08'22" EAST 115.79 FEET; THENCE SOUTH 0°30'40" WEST 97.05 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 17.35 FEET, HAVING A RADIUS 11.00 FEET, A CENTRAL ANGLE OF 90°20'57", AND WHICH CHORD BEARS SOUTH 45°41'09" WEST 15.60 FEET; THENCE SOUTH 18°36'27" WEST 63.01 FEET; THENCE SOUTH 0°09'15" WEST 118.33 FEET; THENCE NORTH 88°23'07" WEST 63.26 FEET; THENCE SOUTH 0°30'40" WEST 153.40 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°54'40" WEST 209.36 FEET TO THE POINT OF BEGINNING, CONTAINING 258.69 SF OR 5.94 ACRES MORE OR LESS.

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 SUBDIVISION PHASE 2 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 9TH DAY OF MAY, 2018.



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 SUBDIVISION PHASE 2

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.

SIGNED THIS _____ DAY OF _____, 2018.

J. LELAND STANGER FAMILY LLC, MANAGING MEMBER LEON STANGER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

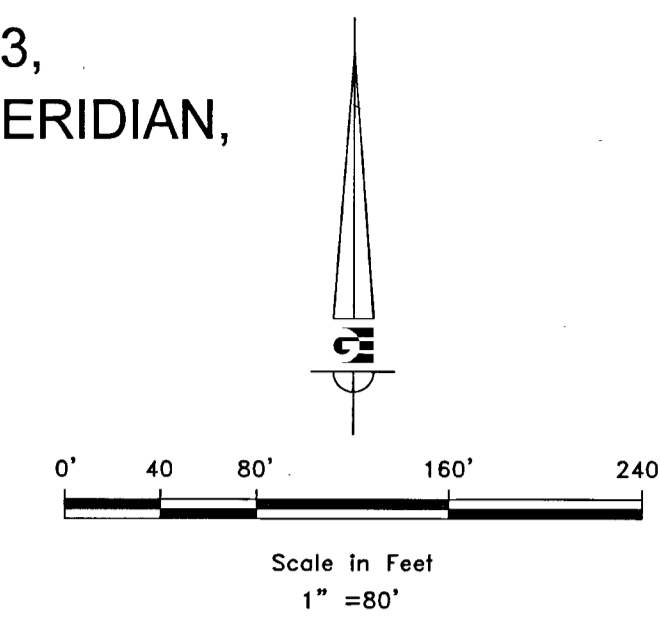
On this _____ day of _____, 2018, personally appeared before me LEON STANGER, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGING MEMBER OF J. LELAND STANGER FAMILY LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said LEON STANGER acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ELEVEN 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, NAD 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.



LEGEND

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

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	158.03	250.00	36°13'03"	N17° 01' 12"W	155.41
C2	157.67	250.00	36°08'07"	N17° 03' 40"W	155.07
C3	139.07	220.00	36°13'03"	N17° 01' 12"W	136.76
C4	176.99	280.00	36°13'03"	N17° 01' 12"W	174.06
C5	176.59	280.00	36°08'07"	N17° 03' 40"W	173.68
C6	138.75	220.00	36°08'07"	N17° 03' 40"W	136.46
C7	29.06	50.00	33°17'48"	S18° 44' 21"E	28.65
C8	17.18	11.00	89°30'17"	N45° 45' 32"E	15.49
C9	6.99	11.00	36°23'38"	S17° 11' 26"E	6.87
C10	70.63	280.00	14°27'13"	S6° 13' 13"E	70.45
C11	138.75	220.00	36°08'07"	N17° 03' 40"W	136.46
C12	105.96	280.00	21°40'54"	S24° 17' 17"E	105.33
C13	83.68	280.00	17°07'27"	N26° 34' 00"W	83.37
C14	23.23	220.00	6°03'03"	S32° 06' 12"E	23.22
C15	94.88	220.00	24°42'39"	S16° 43' 21"E	94.15
C16	93.31	280.00	19°05'36"	N8° 27' 29"W	92.88
C17	20.95	220.00	5°27'21"	N1° 38' 21"W	20.94
C18	17.32	11.00	90°13'42"	N44° 01' 31"W	15.59
C19	17.23	11.00	89°46'18"	N45° 58' 29"E	15.53
C20	17.28	11.00	90°00'00"	S46° 05' 20"W	15.56
C21	17.28	11.00	90°00'00"	N43° 54' 40"W	15.56

NOTES

- ZONE RE-20 CURRENT YARD SETBACKS: FRONT = 30', SIDE 10' WITH TOTAL WIDTH OF 24', SIDE FACING STREET = 30', REAR = 30'
- ZONE RE-15 CURRENT YARD SETBACKS: FRONT = 30', SIDE 10' WITH TOTAL WIDTH OF 24', SIDE FACING STREET = 30', REAR = 30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 4.9057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS:
 - NO BASEMENTS ARE ALLOWED.
 - SEWER GRINDER PUMPS ARE TO BE INSTALLED AND MAINTAINED BY THE HOMEOWNER WHERE GRAVITY SEWER IS NOT AVAILABLE.
- NAIL TO BE SET IN CURB AT FRONT PROPERTY LINE EXTENSION.

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 _____ DAY OF _____, 2018.

MARRIOTT-SLATERVILLE ENGINEER

MARRIOTT-SLATERVILLE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE MARRIOTT-SLATERVILLE PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2018.

CHAIRMAN, MARRIOTT-SLATERVILLE PLANNING COMMISSION

MARRIOTT-SLATERVILLE APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEED WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF MARRIOTT-SLATERVILLE, UTAH.

SIGNED THIS _____ DAY OF _____, 2018.

BY: _____ NAME/TITLE

ATTEST: _____ CITY RECORDER

MARRIOTT-SLATERVILLE ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF STANGER SUBDIVISION PHASE 2 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2018.

MARRIOTT-SLATERVILLE ATTORNEY

RECEIVED
MAY 15 2018
BY: 5998

DEVELOPER: Leon Stanger 546 Woodland Drive Farmington, UT 84025 (801) 451-7947	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____
GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 3130 SOUTH 375 EAST OGDEN, UT OFFICE: 301-226-0202 FAX: 301-226-0056	FILED FOR AND RECORDED _____	
	AT _____ IN BOOK _____ OF OFFICIAL _____	
RECORDS, PAGE _____ RECORDED FOR _____		
COUNTY RECORDER		
BY: _____		

N0°30'48"E 5338.76' (BASIS OF BEARING)

1200 WEST STREET

700 SOUTH STREET

1325 WEST ST.

NORTHWEST CORNER SEC 13,
T6N, R2W, S13B, &M. (FOUND
WEBER COUNTY BRASS CAP
MONUMENT GOOD COND. 2003)

SOUTHWEST CORNER SEC 13,
T6N, R2W, S13B, &M. (FOUND
WEBER COUNTY BRASS CAP
MONUMENT GOOD COND. 2003)

R:0001 - MISC SURVEY/107 - LEON STANGER SUBDIVISION SURVEY/DWG/STANGER SUB PH 2/STANGER SUB PH 2/PLAT.DWG