

TOWNHOUSE ESTATES PHASE 5

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH

MARCH 2019

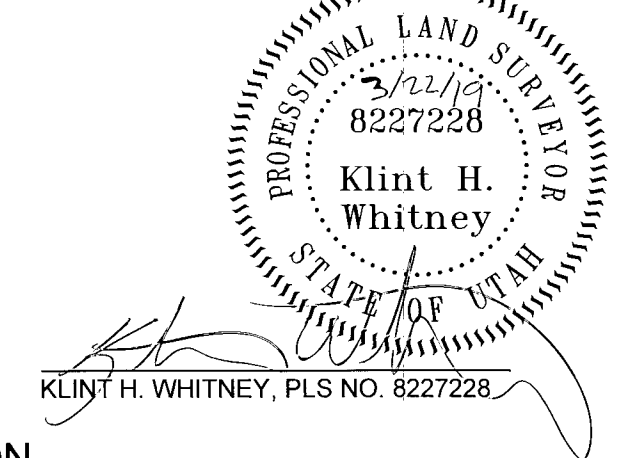
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF TOWNHOUSE ESTATES PHASE 2 PUD, BEING LOCATED NORTH 0°03'06" WEST 489.93 FEET ALONG THE CENTERLINE OF 1200 WEST STREET AND NORTH 90°00'00" WEST 302.61 FEET FROM THE OGDEN CITY STREET MONUMENT AT 1200 SOUTH AND 1200 WEST, RUNNING THENCE SOUTH 2°01'54" WEST 14.00 FEET; THENCE NORTH 87°58'06" WEST 381.00 FEET TO THE EXTENSION OF THE WEST LINE OF TOWNHOUSE ESTATES PHASE 4; THENCE NORTH 2°01'54" EAST 74.00 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 4; THENCE ALONG THE BOUNDARY OF SAID PHASE 4 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 87°58'06" EAST 125.00 FEET; (2) NORTH 2°01'54" EAST 22.50 FEET; THENCE SOUTH 87°58'06" EAST 90.04 FEET TO THE WEST BOUNDARY OF TOWNHOUSE ESTATES PHASE 3; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 2°01'54" WEST 82.50 FEET; (2) SOUTH 87°58'06" EAST 165.96 FEET TO THE POINT OF BEGINNING, CONTAINING 20,261 SF, OR 0.47 AC, 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 TOWNHOUSE ESTATES PHASE 5 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT I HAVE PLACED MONUMENTS AS SHOWN HEREON AND THAT THEY 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 22ND DAY OF MARCH, 2019.



OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA AND PRIVATE STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

TOWNHOUSE ESTATES PHASE 5

AND HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES 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 GRANTEEES, 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 EASEMENT ON AND OVER THE COMMON AREAS FOR PUBLIC UTILITY PURPOSES; AND ALSO GRANT AND DEDICATE TO MARRIOTT-SLATERVILLE CITY A PERPETUAL EASEMENT ON AND OVER THAT CERTAIN PORTION OF SAID TRACT DESIGNATED HEREON AS EMERGENCY FIRE TURN AROUND EASEMENT TO BE USED BY EMERGENCY FIRE VEHICLES; 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 APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO GRANT DEDICATE AND CONVEY TO THE OWNER OF LOT 36, TOWNHOUSE ESTATES PHASE 4, PUD, THAT CERTAIN PORTION OF THE EXISTING BUILDING THAT FALLS WITHIN THE BOUNDARY OF PHASE 5, FOR THE ANY PURPOSE RELATED TO PRIVATE LOT OWNERSHIP.

SIGNED THIS 22RD DAY OF MARCH, 2019.

JOSEPH D. MARSH
Signature

TOWNHOUSE COUNTRY ESTATES INC

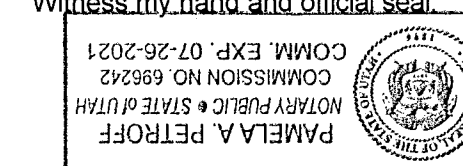
Signature
Printed Name/ Title

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 22ND day of MARCH, 2019, before me

A Notary Public, personally appeared Joseph D. Marsh, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.



STAMP NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF WEBER)

On this 22ND day of MARCH, 2019, personally appeared before me

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 of Townhouse Country Estates, Inc., a Utah Corporation, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resident or Director) and said Corporation executed the same.

STAMP NOTARY PUBLIC

DEVELOPER:
JOSEPH MARSH
4750 W 1500 N
PLAIN CITY, UTAH

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COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

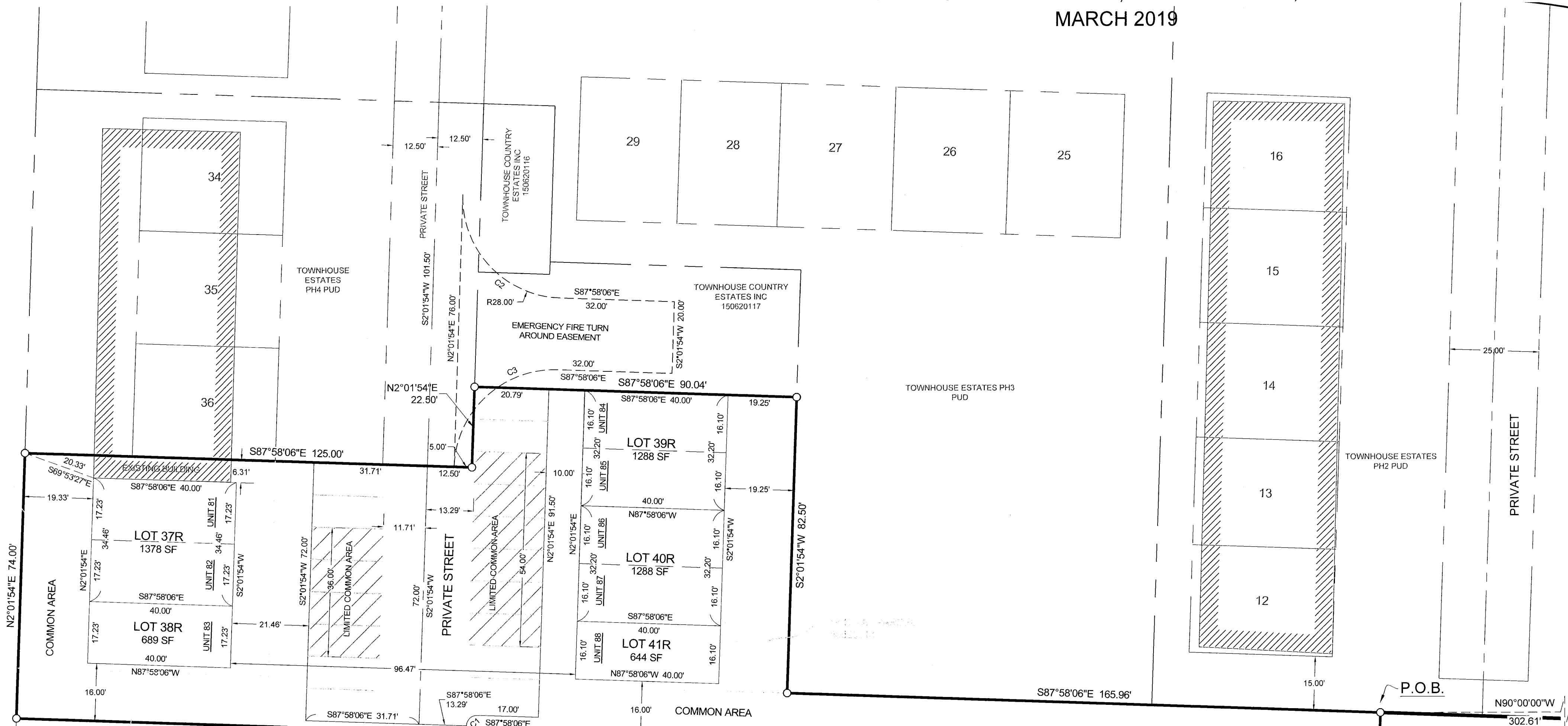
AT _____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

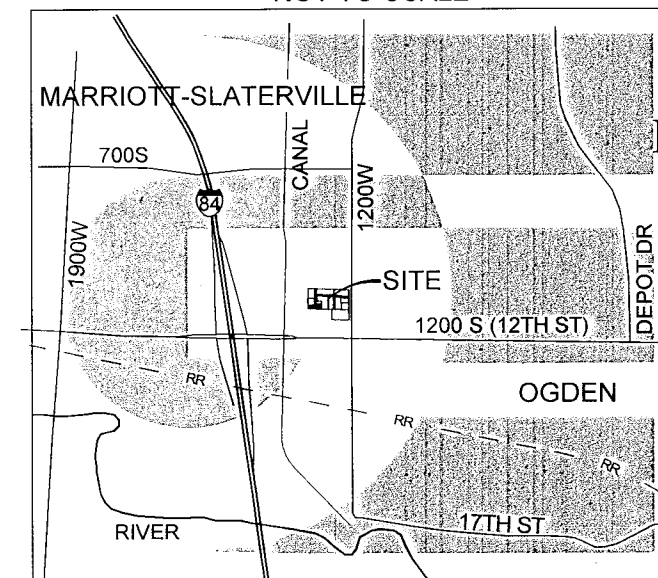
COUNTY RECORDER

BY: _____



VICINITY MAP

NOT TO SCALE



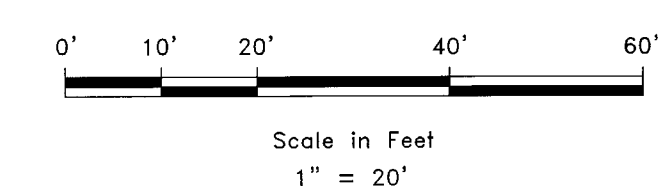
LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- LIMITED COMMON AREA
- EXISTING BUILDING

SITE DETAILS

TOTAL LOTS: 5
TOTAL UNITS: 8
TOTAL PARCEL AREA: 20,094 SF
TOTAL LOT AREA: 5,287 SF
TOTAL OPEN SPACE AREA: 7,531 SF
TOTAL PARKING: 18 SPACES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	4.71	3.00	90°00'00"	N47°01'54"E	4.24
C3	43.98	28.00	90°00'00"	N47°01'54"E	39.60
C2	43.98	28.00	90°00'00"	N42°58'06"W	39.60



NOTES

- ALL AREAS INCLUDING ROADWAYS (EXCEPT PUBLIC STREETS) NOT WITHIN THE SIXTEEN (5) NUMBERED LOTS ARE COMMON AREAS AND FACILITIES, CERTAIN OF WHICH ARE MARKED "CA" HEREON.
- EACH OF THE 37R THROUGH 41R IS THE NUMBER OF A SINGLE LOT IN THE PROJECT WITH THE FOLLOWING RESTRICTIONS: NO BASEMENTS ALLOWED.
- ALL COMMON AREA WILL BE OWNED BY THE TOWNHOUSE ESTATES HOME OWNER'S ASSOCIATION.
- LIMITED COMMON AREA IS SHOWN BY HATCHING AND IDENTIFIES ONE PARKING STALL PER LOT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 30R, TOWNHOUSE ESTATES PHASE 3 2ND AMENDMENT, INTO TWO (2) UNITS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOSEPH MARSH. 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 LINE BETWEEN FOUND CENTERLINE MONUMENTS AT 1200W & 1200S STREETS AND THE INTERSECTION OF 750W & 1200S STREETS NORTH 88°41'21" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE SUBDIVISION PLATS OF TOWNHOUSE ESTATES PHASES 1, 2 AND 3, AS WELL AS MARRIOTT COUNTRY ESTATES PHASE 1, WERE USED TO ESTABLISH THE BOUNDARY.

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BY: 6277

CITY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEES AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE FARR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2019.

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS _____ DAY OF _____, 2019.

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 CITY COUNCIL OF MARRIOTT-SLATERVILLE CITY, UTAH.
SIGNED THIS _____ DAY OF _____, 2019.
MAYOR, MARRIOTT-SLATERVILLE

PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE MARRIOTT-SLATERVILLE CITY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2019.
CHAIRMAN, PLANNING COMMISSION