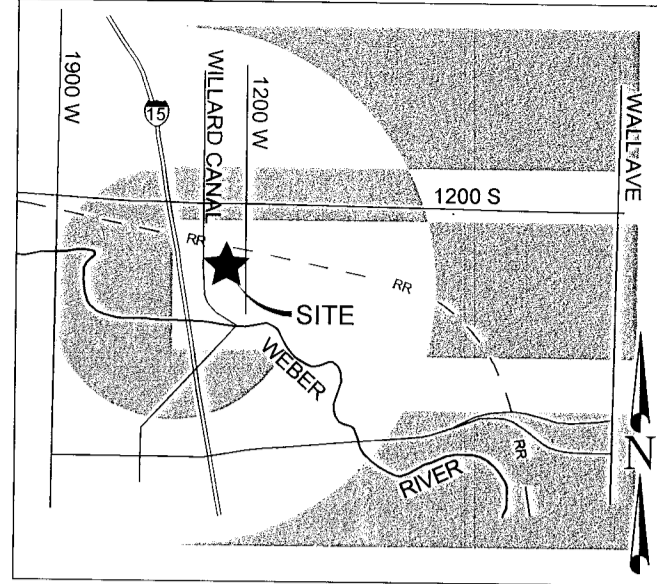


VICINITY MAP
NOT TO SCALE



FOUND
NORTHWEST CORNER
SEC. 24, T6N, R2W, SLB&M
W.C. BRASS CAP-2003- GOOD COND.

MARTINEZ COMMERCIAL SUBDIVISION

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

MARCH 2021

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 1200 WEST STREET AND THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD BEING LOCATED SOUTH 72°34'15" EAST 4539.45 FEET ALONG A LINE BETWEEN THE NORTHWEST CORNER OF SAID SECTION 24 AND THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF 1200 SOUTH AND 1200 WEST AND SOUTH 40°21'49" EAST 8.45 FEET ALONG A LINE BETWEEN SAID OGDEN CITY SURVEY MONUMENT AND THE CALCULATED EAST QUARTER CORNER OF SAID SECTION 24 AND SOUTH 00°00'00" EAST 1098.45 FEET FROM SAID NORTHWEST CORNER, RUNNING THENCE SOUTH 00°00'00" EAST 364.75 FEET; THENCE NORTH 89°59'56" WEST 531.53 FEET; THENCE NORTH 00°00'00" EAST 258.96 FEET; THENCE SOUTH 85°00'04" EAST 6.12 FEET; THENCE NORTH 00°00'00" EAST 202.84 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 79°35'24" EAST 534.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5.018 ACRES.

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 PROFESSIONAL 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 MARTINEZ COMMERCIAL 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 3RD DAY OF MARCH, 2021.



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:

MARTINEZ COMMERCIAL SUBDIVISION

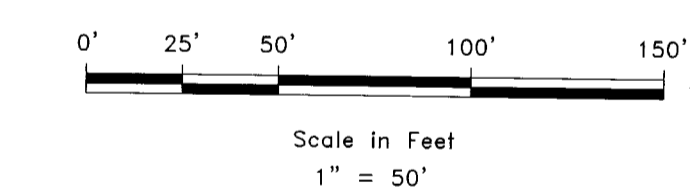
AND HEREBY DEDICATE, GRANT AND CONVEY TO MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED 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 CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO MARRIOTT-SLATERVILLE CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND 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 4 DAY OF March, 2021.
BY: TYRONNE C. MARTINEZ, JOINT TENANT
BY: LORI J. MARTINEZ, JOINT TENANT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 4th day of March, 2021, before me Kathy Ertische, A Notary Public, personally appeared TYRONNE C. MARTINEZ AND LORI J. MARTINEZ, HUSBAND AND WIFE AS JOINT TENANTS. 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



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 3/4" X 24" REBAR AND CAP MARKED "GARDNER ENGINEERING"
- FOUND REBAR AND CAP MARKED "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - PUBLIC UTILITY EASEMENT (10')
- ✱ EXISTING FENCE LINE
- ▭ RIGHT-OF-WAY DEDICATION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION WITH REMAINDER PARCELS ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TYRONNE C. MARTINEZ. 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 THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN AND THE OGDEN CITY CENTERLINE MONUMENT AT 1200 S AND 1200 WEST STREETS WHICH BEARS SOUTH 72°34'15" EAST, WEBER COUNTY, UTAH NORTH NAD 83 STATE PLANE GRID BEARING.

NOTES

1. ZONE (C-2P) CURRENT YARD SETBACKS: FRONT-20' // SIDE-NONE-10' ADJACENT TO RESIDENTIAL ZONE-20' STREET SIDE TO CORNER LOT // REAR-NONE-10' ADJACENT TO RESIDENTIAL ZONE
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0407E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

DEVELOPER:
TYRONNE MARTINEZ
4976 PARTRIDGE WY
OGDEN, UT 84403
801-540-2531

S1
1

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CITY ATTORNEY
I HAVE EXAMINED THE 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 6 DAY OF April, 2021.
Tyronne C. Martinez
CITY ATTORNEY

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 6 DAY OF April, 2021.
Boji Vaisanen
CITY ENGINEER

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 BY THE MARRIOTT-SLATERVILLE CITY COUNCIL.
SIGNED THIS 6 DAY OF April, 2021.
Boji Vaisanen
MAYOR

CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE MARRIOTT-SLATERVILLE CITY PLANNING COMMISSION ON
THE 6 DAY OF April, 2021.
Scott J. Whelan
CHAIRMAN, PLANNING COMMISSION

R:\1318 - MARTINEZ, TY\1200 WEST SITE PLANSURVEY\DWG\SUBDIVISION PLAT.DWG