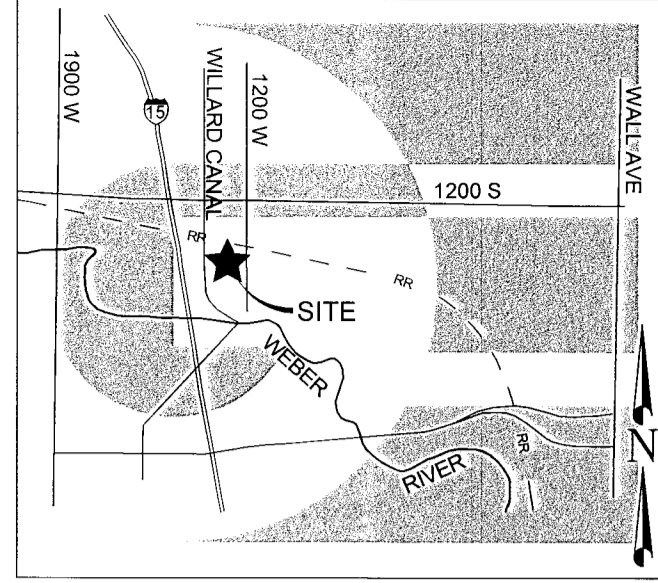


VICINITY MAP
NOT TO SCALE



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

MARTINEZ COMMERCIAL SUBDIVISION PHASE 2

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
NOVEMBER 2021

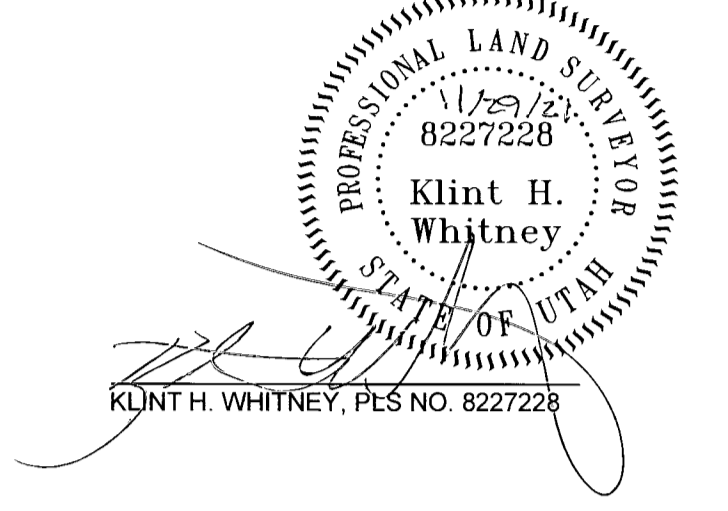
A PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF THE MARTINEZ COMMERCIAL SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD 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 AND NORTH 79°35'24" WEST 534.23 FEET FROM SAID NORTHWEST CORNER; RUNNING THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°00'00" EAST 202.84 FEET; (2) NORTH 85°00'04" WEST 6.12 FEET; (3) SOUTH 00°00'00" EAST 258.96 FEET; THENCE NORTH 89°59'56" WEST 393.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°18'55" WEST 31.85 FEET; (2) NORTH 00°31'00" EAST 247.07 FEET; (3) NORTH 15°55'00" EAST 252.66 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 79°35'24" EAST 334.33 FEET TO THE POINT OF BEGINNING CONTAINING 4.318 ACRES.

BOUNDARY DESCRIPTION

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 PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MARTINEZ COMMERCIAL 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 20TH DAY OF NOVEMBER, 2021.



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	20.32	25.00	46°34'03"	S71° 42' 54"W	19.76	
C2	262.19	55.00	273°08'06"	N4° 59' 56"E	75.63	
C3	20.32	25.00	46°34'03"	S61° 43' 03"E	19.76	
C4	45.54	55.00	47°26'35"	S72° 09' 10"W	44.25	
C5	77.26	55.00	80°29'07"	N43° 52' 59"W	71.06	
C6	88.75	55.00	92°27'17"	N42° 35' 13"E	79.43	
C7	50.64	55.00	52°45'07"	S64° 48' 35"E	48.87	

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 PLAN AND NAME SAID TRACT:

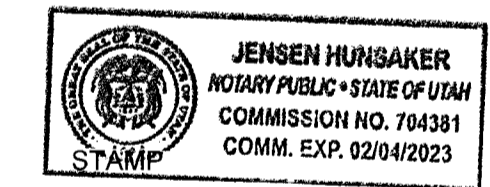
MARTINEZ COMMERCIAL SUBDIVISION PHASE 2

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 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.

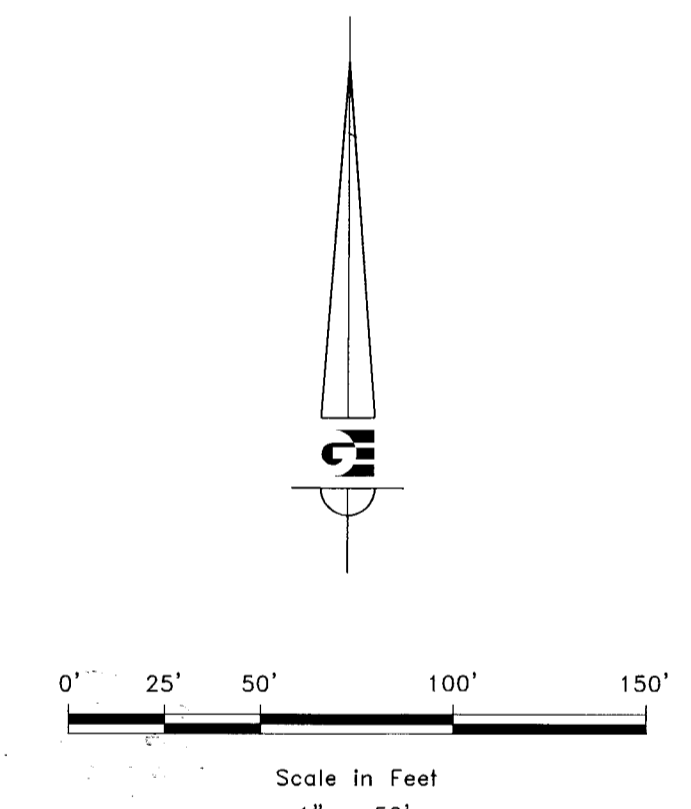
SIGNED THIS 16 DAY OF Feb, 2022
 BY: TYRONNE C. MARTINEZ, JOINT TENANT
 BY: LORI J. MARTINEZ, JOINT TENANT

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)
 On this 16 day of February, 2022, before me, Jensen Hunsaker, 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.



Jensen Hunsaker
NOTARY PUBLIC



CALCULATED
SOUTHEAST CORNER
SEC. 24, T6N, R2W, SLB&M
(CALC FROM W.C. BEARING SHEETS)

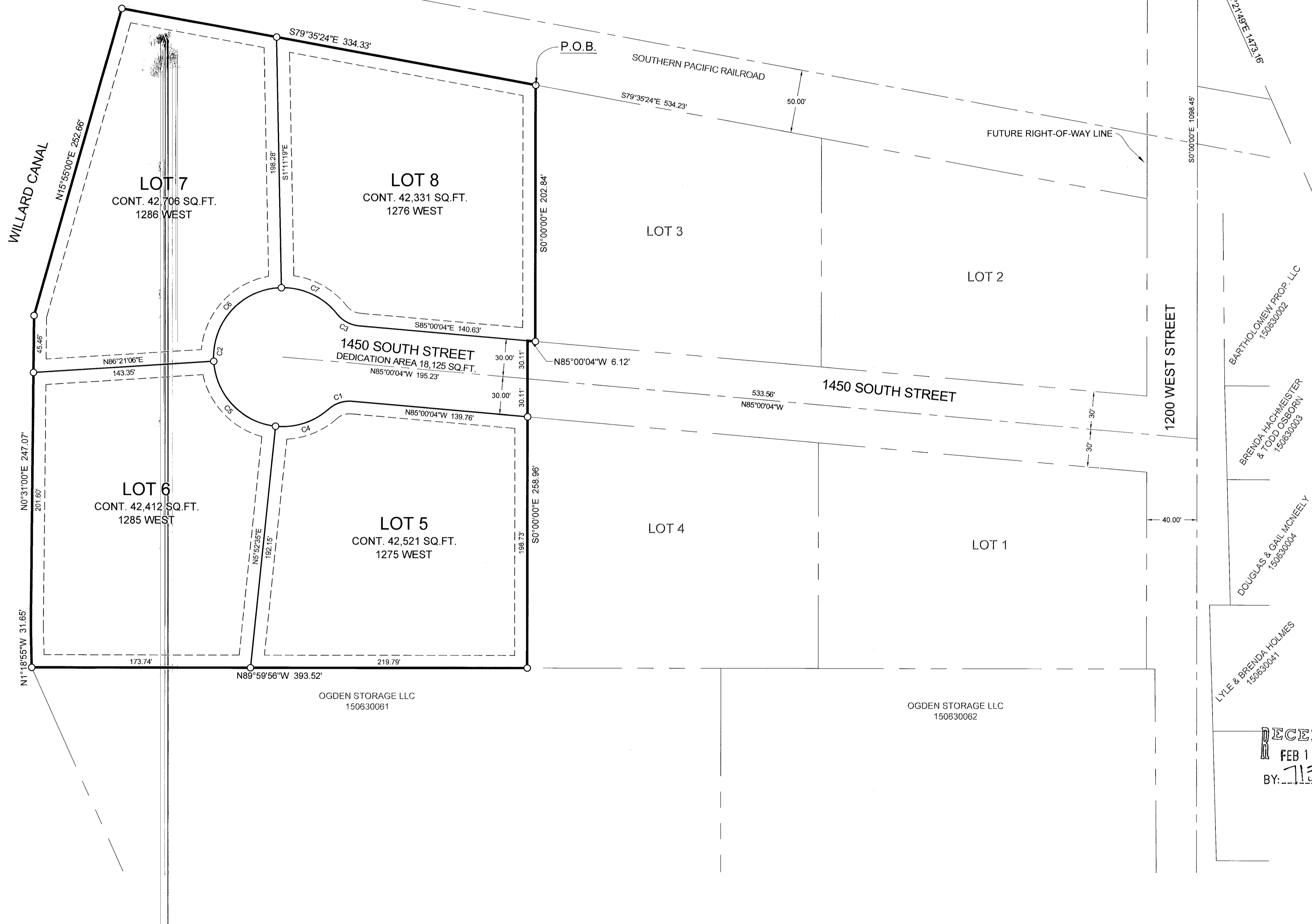
- LEGEND
- WEBER COUNTY MONUMENT AS NOTED
 - SET 3/8" X 24" REBAR AND CAP MARKED "GARDNER ENGINEERING"
 - FOUND REBAR AND CAP MARKED "GARDNER ENGINEERING"
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT (10')
 - EXISTING FENCE LINE
 - RIGHT-OF-WAY DEDICATION

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 TY 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

- 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.
- 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.



R:\1318 - MARTINEZ, TY\1200 WEST SITE PLANSURVEY\DWG\MARTINEZ COMMERCIAL SUB PHASE 2.DWG

CITY ATTORNEY
 I HAVE EXAMINED THE THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
 SIGNED THIS 20 DAY OF Jan, 2022
 [Signature]
 CITY ATTORNEY

CITY ENGINEER
 I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 SIGNED THIS 10 DAY OF Jan, 2022
 [Signature]
 CITY ENGINEER

CITY COUNCIL ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON, ARE HEREBY APPROVED BY THE MARRIOTT-SLATERVILLE CITY COUNCIL.
 SIGNED THIS 20 DAY OF Jan, 2022
 [Signature]
 CHAIRMAN, MARRIOTT-SLATERVILLE CITY COUNCIL

CITY PLANNING COMMISSION
 THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE MARRIOTT-SLATERVILLE CITY PLANNING COMMISSION ON
 THE 20 DAY OF JAN, 2022
 [Signature]
 CHAIRMAN, PLANNING COMMISSION

DEVELOPER:
TYRONNE MARTINEZ
4976 PARTTRIDGE 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