Entry No. 454300 B: 1531 P: 0767
SURVEY 2022 07/13/2022 12:44:55 PM Page 1 of 1
FEE: $54.00 Book/Page: Bk 1531 Pg 767
BY NORTHERN TITLE

05-171-0040 > 05-171-0049, 0050

AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION FIRST AMENDMENT
"AMENDING LOT 3"

A PART OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 11 NORTH, RANGE 3 WEST, S.L.B.&M.
TREMONTON CITY, BOX ELDER COUNTY, UTAH

DEVELOPMENT REVIEW COMMITTEE

APPROVED THIS 22 DAY OF JUNE A.D., 2022, BY THE TREMONTON CITY DEVELOPMENT REVIEW COMMITTEE.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 11TH DAY OF July ,A.D., 2022

ATTORNEY

APPROVAL AND ACCEPTANCE

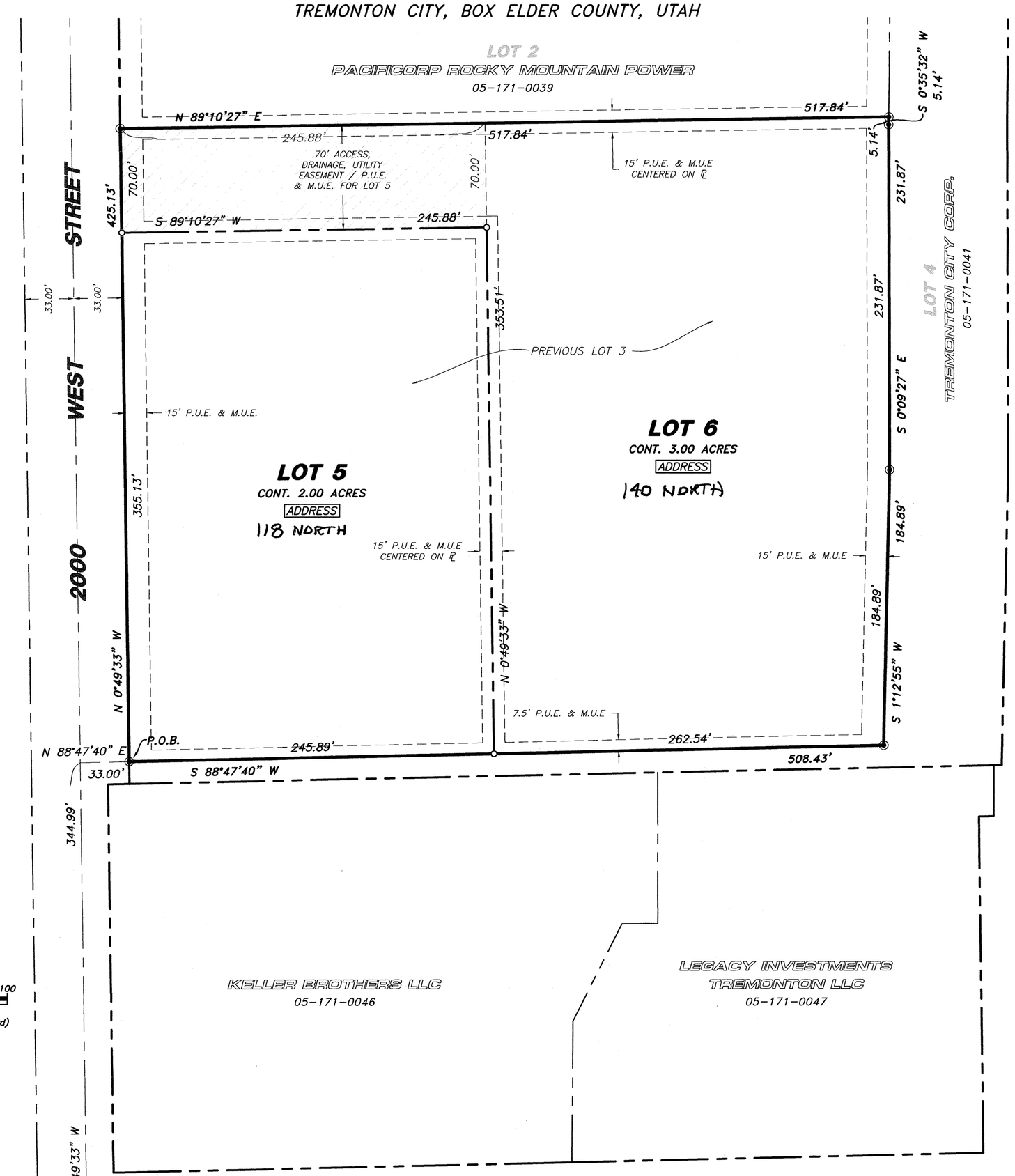
PRESENTED TO THE TREMONTON CITY COUNCIL THIS 22 DAY OF JUNE A.D., 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: RECORDER MAYOR

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

7/13/2022 DATE ENGINEER

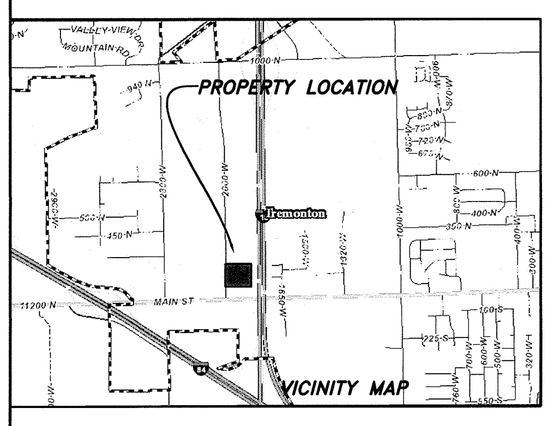


LEGEND

- SUBJECT PROPERTY LINE
- LOT LINE OR ADJOINING SUBDIVISION BOUNDARY
- ADJOINING PROPERTY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (P.U.E.) & MUNICIPAL UTILITY EASEMENT (M.U.E.)
- FENCE LINE
- FOUND REBAR SET BY OTHERS
- SET 5/8"X24" REBAR WITH CAP
- SECTION CORNER

Scale: 1"= 50'

0 50 100
Scale in Feet
(Data in Parentheses is Record)



SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT: AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOW HEREAFTER AS AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION FIRST AMENDMENT AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 6TH DAY OF JULY, 2022.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802

PROFESSIONAL LAND SURVEYOR 11386802 Roger C. Slade 7/6/22 STATE OF UTAH

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 3, AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION, TREMONTON CITY, BOX ELDER COUNTY, UTAH SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3 BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 1277.69 SOUTH 88°41'43" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND 344.99 FEET NORTH 00°49'33" WEST ALONG THE CENTERLINE OF 2000 WEST STREET AND 33.00 FEET NORTH 88°47'40" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 4.

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING SIX (6) COURSES: (1) NORTH 00°49'33" WEST 425.13 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; (2) NORTH 89°10'27" EAST 517.84 FEET; (3) SOUTH 00°35'32" WEST 5.14 FEET; (4) SOUTH 00°09'27" EAST 231.87 FEET; (5) SOUTH 01°12'55" WEST 184.89 FEET; AND (6) SOUTH 88°47'40" WEST 508.43 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVING CLEAN TITLE AND FULL LEGAL AUTHORITY TO DEDICATE THE SAME, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT, AND TO BE HEREINAFTER KNOWN AS THE "AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION FIRST AMENDMENT." WE NOW DO HEREBY DEDICATE, GRANT, AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO TREMONTON CITY, UTAH, ALL PUBLIC STREETS OR OTHER PUBLIC RIGHTS-OF-WAY AS PUBLIC THOROUGHFARES, AND ALSO DEDICATE ALL DESIGNATED EASEMENTS FOR PUBLIC UTILITIES (P.U.E), MUNICIPAL UTILITIES (M.U.E), AND STORM DRAINS, WHICH SHALL BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SERVICE UTILITY LINES, MUNICIPAL UTILITY LINES AND STORM DRAIN LINES AS INTENDED FOR PUBLIC USE, MUNICIPAL USE, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PUBLIC PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO TREMONTON CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS AND SPECIAL CONDITIONS REQUIRED BY THE DEVELOPMENT AGREEMENT, EXECUTED BETWEEN THE UNDERSIGNED AND TREMONTON CITY, FOR THE BENEFIT OF TREMONTON CITY AND THE INHABITANTS THEREOF. WE HEREBY DEDICATE THE 70' ACCESS, DRAINAGE AND UTIILITY EASEMENT/PUE/MUE ACROSS THE WESTERLY PORTION OF LOT 6 TO BE IN FAVOR OF LOT 5.

SIGNED THIS 7 DAY OF July, 2022.

V & J TRUCKING, LLC BY: VAL JOE STOKES, MANAGER

V & J TRUCKING, LLC BY: JULIE ANN STOKES, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF BOX ELDER)

ON THIS 7 DAY OF July, 2022, PERSONALLY APPEARED BEFORE ME, VAL JOE STOKES AND JULIE ANN STOKES, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT THEY ARE MANAGERS OF V & J TRUCKING, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

Notary Public
CASEY J WEESE
Commission # 708991
My Commission Expires
7/16/2023
STATE OF UTAH

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND AND SUBDIVIDE THE PROPERTY SHOWN HEREON INTO 2 LOTS TO BE KNOWN AS AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION FIRST AMENDMENT. THE SURVEY WAS ORDERED BY AHMAD ALSHAKARGI. THE CONTROL USED TO ESTABLISH THE BOUNDARY LINES WAS THE OFFICIAL PLAT OF AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION, RECORDED AS ENTRY NO. 340993 ALONG WITH THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 4, T11N, R3W, SLB&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, WHICH BEARS SOUTH 88°41'43" WEST, UTAH NORTH N.A.D.83 STATE PLANE GRID BEARING.

NOTES:

1. ALL PUBLIC UTILITY EASEMENTS (PUE) AND MUNICIPAL UTILITY EASEMENT (MUE) SHOWN BY DASHED LINES ARE 15' UNLESS OTHERWISE NOTED. EASEMENTS ON INTERIOR PROPERTY LINES ARE 7.5' ON EACH SIDE OF THE PROPERTY LINE.
2. THE TREMONTON CITY CULINARY WATER AUTHORITY DOES NOT RESERVE OR WARRANT WATER CAPACITY FOR RECORDED LOTS OR PROPERTY. CULINARY WATER CAPACITY IS RESERVED AND GUARANTEED ONCE A BUILDING PERMIT IS ISSUED FOR A LOT OR PROPERTY.
3. THE TREMONTON CITY SANITARY SEWER AUTHORITY DOES NOT RESERVE OR WARRANT SEWER TREATMENT CAPACITY FOR RECORDED LOTS OR PROPERTY. SEWER TREATMENT CAPACITY IS RESERVED AND GUARANTEED ONCE A BUILDING PERMIT IS ISSUED FOR A LOT OR PROPERTY.
4. §" REBAR WILL BE SET ON ALL LOT CORNERS.
5. WATER SHARES WILL BE REQUIRED AT THE TIME OF SITE PLAN APPROVAL. THE NUMBER OF SHARES REQUIRED WILL BE DETERMINED FROM THE LAYOUT OF THE SITE PLAN.
6. HIGH GROUNDWATER LEVELS MAY BE PRESENT IN THE AREA. TREMONTON CITY'S APPROVAL OF THIS DEVELOPMENT DOES NOT CONSTITUTE ANY ASSUMPTION OF LIABILITY FOR HIGH WATER TABLE ISSUES. THE BUYER OF EACH INDIVIDUAL LOT IS SOLELY RESPONSIBLE FOR ALL RISKS INVOLVED IN PURCHASING AND BUILDING ON THESE LOTS.
7. UNDERGROUND FIELD DRAINS LINES MAY EXIST. IF FIELD DRAIN LINES ARE FOUND OR DISTURBED, THEY MUST BE REPAIRED OR REROUTED TO MAINTAIN THE INTEGRITY OF THE SUBSURFACE DRAINAGE SYSTEM.

DEVELOPER:
AHMAD ALSHAKARGI
801-739-0117

COUNTY RECORDER'S NO. 454300

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF Northern Title
DATE 7/13/2022 TIME 12:44 pm FEE $54.00
ABSTRACTED Book 1531 Page 767
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FILED IN: FILE OF PLATS

COUNTY RECORDER

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21-5-61 21-5-61v19.dwg 05/02/2022 RS