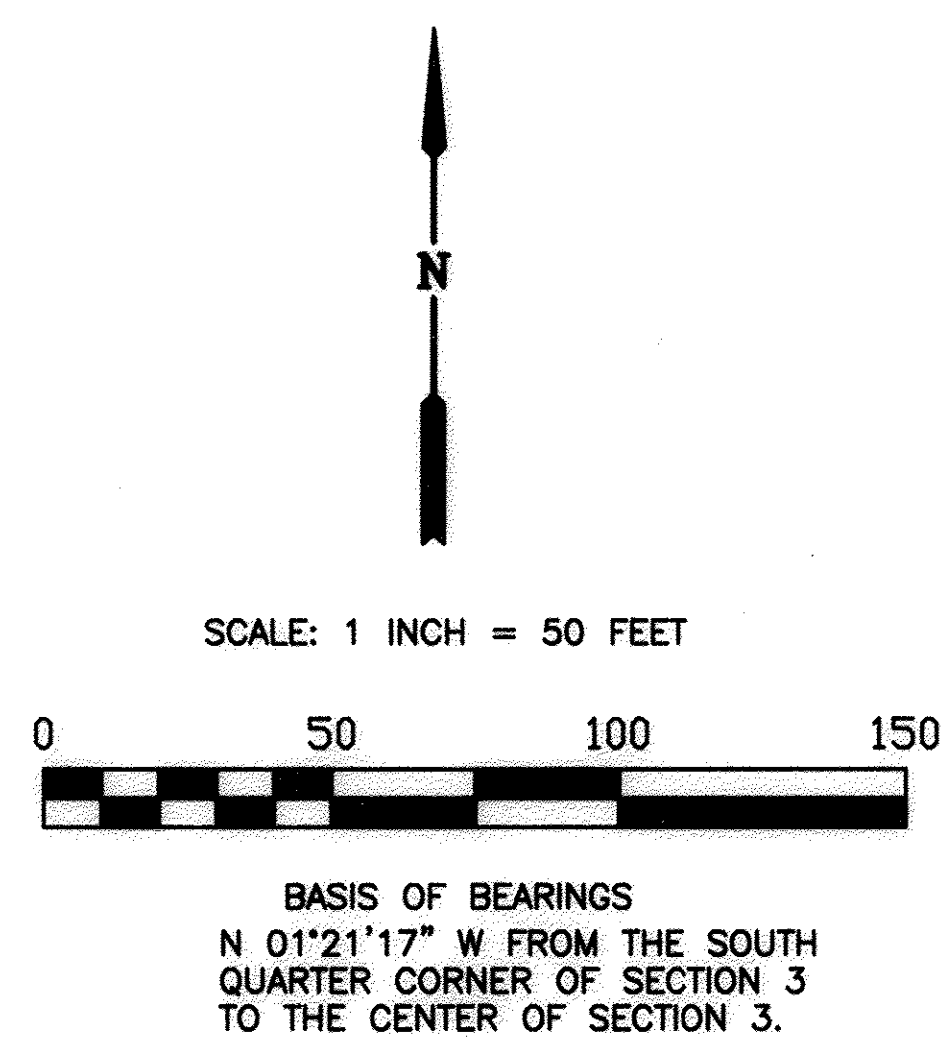


# TREMONT CENTER SUBDIVISION, PHASE 1 FINAL PLAT

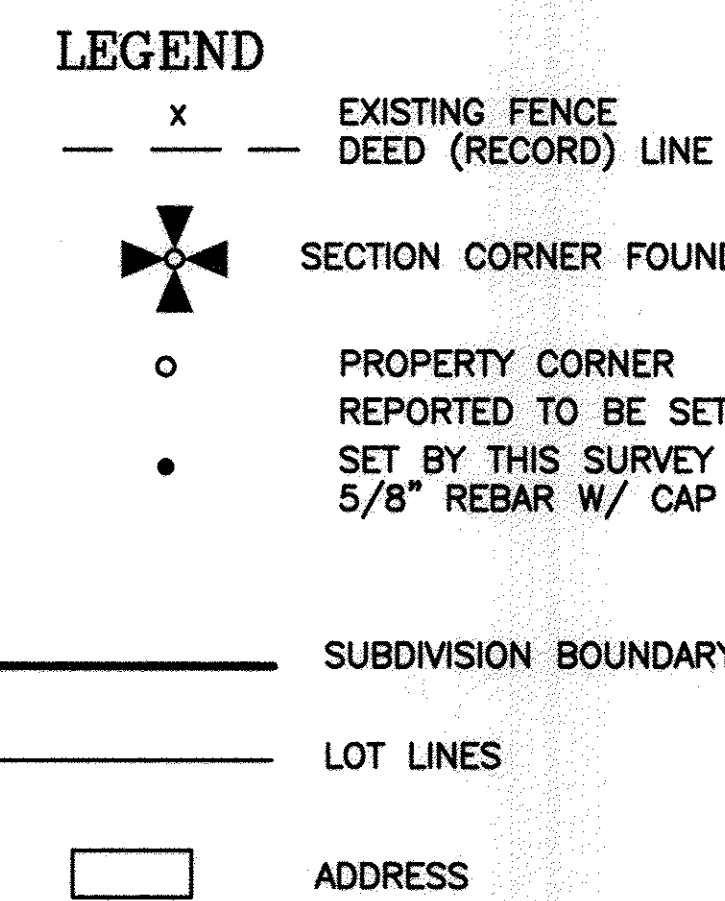
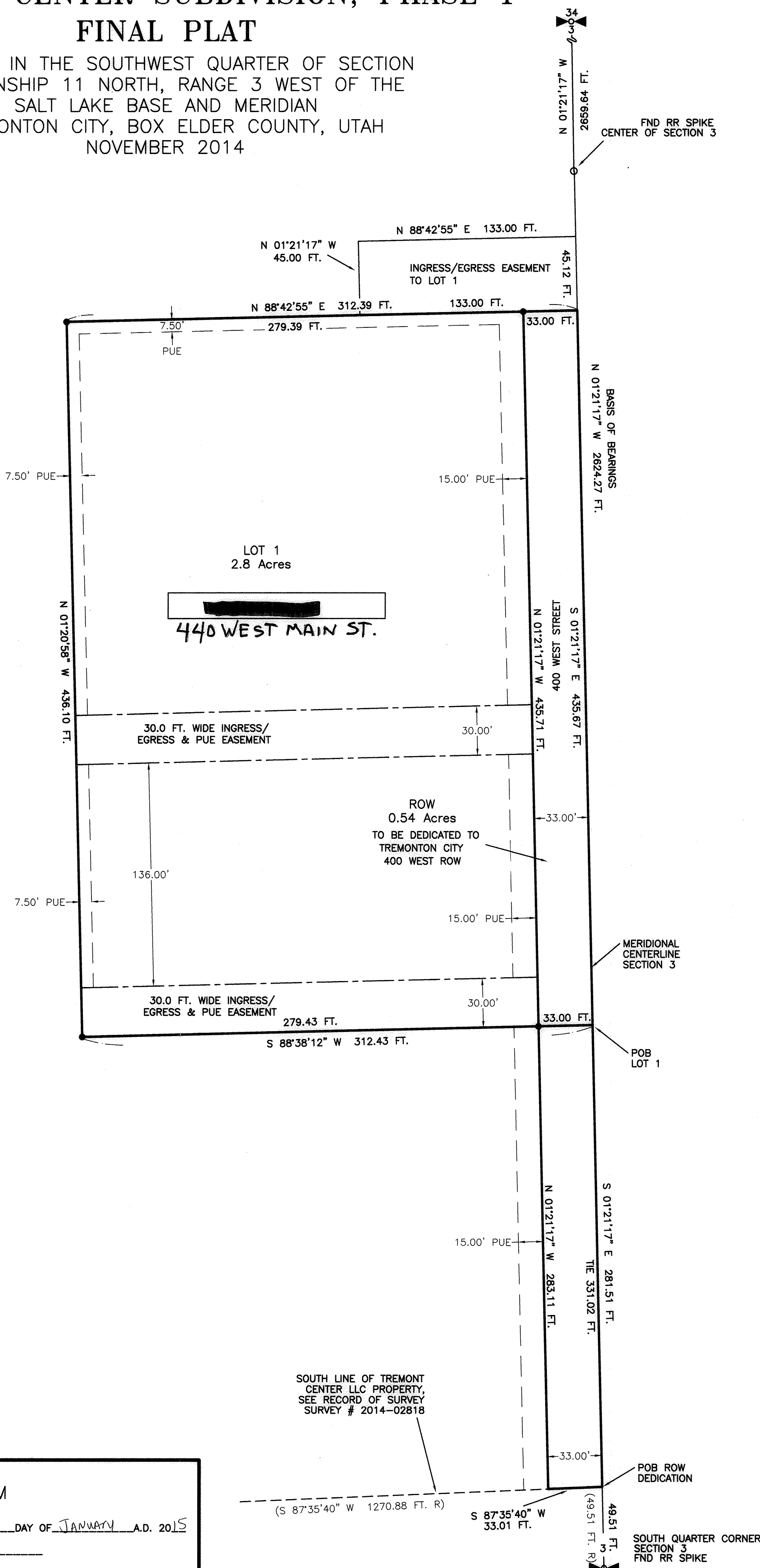
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE  
SALT LAKE BASE AND MERIDIAN  
TREMONTON CITY, BOX ELDER COUNTY, UTAH  
NOVEMBER 2014

## GENERAL NOTES:

1. [REDACTED]
2. THE PURPOSE OF THIS PLAT IS TO CREATE A 1 LOT SUBDIVISION FROM THAT PARCEL OWNED BY TREMONT CENTER LLC PARCEL #05-168-0077. THE REMAINDER PARCEL WILL BE SUBDIVIDED IN THE FUTURE.
3. BOTH COMMERCIAL AND RESIDENTIAL SETBACKS ARE CONSISTENT WITH THE GUIDELINES LAID OUT IN THE NEWLY ADOPTED DOWNTOWN MIXED-USE "DT-MU" ZONE.
4. THIS LOT WILL RETAIN STORM WATER RUNOFF ON SITE.
5. PUBLIC UTILITY EASEMENTS: AS SHOWN.
6. THE TYPICAL SECTION KNOWN IN THE TREMONTON CITY STANDARDS AS "66" ROW 'COLLECTOR WITH TRAIL SECTION & STREET PARKING' WAS USED ON 400 WEST. IMPROVEMENTS WEST OF THE CENTERLINE OF 400 WEST NEEDED TO BRING THE ROADWAY INTO CONFORMANCE WITH THIS TYPICAL SECTION WILL BE MADE AS PART OF THIS DEVELOPMENT.



TREMONT CENTER LLC  
PARCEL #05-168-0077  
ENTRY #340868



## LEGAL DESCRIPTION FOR SUBDIVISION BOUNDARY

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, TREMONTON CITY, BOX ELDER COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE CENTER OF SECTION 3 BEARS NORTH 01° 21' 17\"/>

## LEGAL DESCRIPTION FOR 400 WEST RIGHT OF WAY DEDICATION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BOX ELDER COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE CENTER OF SECTION 3 BEARS NORTH 01° 21' 17\"/>

## 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 CLEAR 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 HERINAFTER KNOWN AS THE "TREMONT CENTER SUBDIVISION PHASE 1". 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 AND DRAINAGE PURPOSES, WHICH SHALL BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SERVICE UTILITY LINES AND DRAINAGE AS INTENDED FOR PUBLIC 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 REQUIRED BY THE DEVELOPMENT AGREEMENT, EXECUTED BETWEEN THE UNDERSIGNED AND TREMONTON CITY, FOR THE BENEFIT OF TREMONTON CITY AND THE INHABITANTS THEREOF.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 5 DAY OF Jan 2015

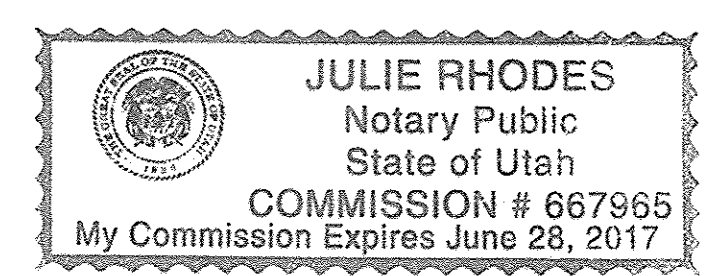
*William Capener*  
TREMONT CENTER LLC  
MICAH CAPENER

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF BOX ELDER

ON THIS 5 DAY OF January 2015 Micah Capener KNOWN OR IDENTIFIED TO ME, TO BE THE MANAGER OR A MEMBER OF TREMONT CENTER LLC, PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF BOX ELDER IN SAID STATE OF UTAH, THE SIGNER OF THE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

*Julie Rhodes*  
NOTARY PUBLIC FOR BOX ELDER  
RESIDING AT: Harland  
MY COMMISSION EXPIRES: 6-28-17



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

## SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION. THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS TREMONT CENTER SUBDIVISION, PHASE 1 IN TREMONTON CITY, BOX ELDER COUNTY, UTAH; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

DATE: 12/30/14  
*Timothy Lynn Christensen*  
TIMOTHY LYNN CHRISTENSEN

## ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.  
DATE: 1/6/15  
*Cliff Butt*  
CITY ENGINEER

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 5th DAY OF JANUARY A.D. 2015  
*Dave P. Nuss*  
CITY ATTORNEY

COUNTY RECORDER'S NO. 342527

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF Micah Capener  
DATE: 1-6-2015 TIME: 2:12 PM FEE: \$31.00  
ABSTRACTED  
*Cliff Butt*  
COUNTY RECORDER

## LAND USE AUTHORITY BOARD APPROVAL AND ACCEPTANCE

PRESENTED TO TREMONTON CITY LAND USE AUTHORITY BOARD THIS 26 DAY OF NOV A.D. 2014 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.  
*[Signature]*  
LAND USE AUTHORITY BOARD CHAIRMAN

## CITY COUNCIL APPROVAL AND ACCEPTANCE

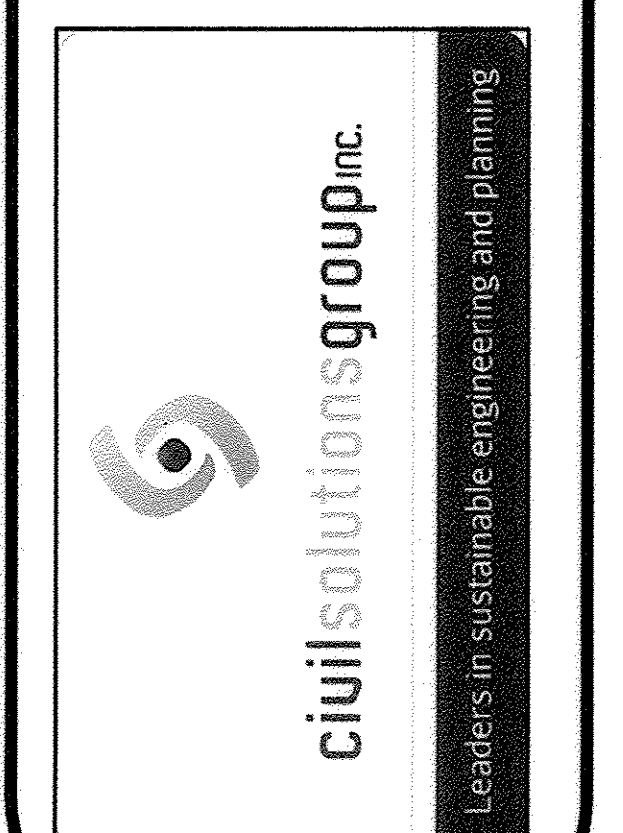
PRESENTED TO THE TREMONTON CITY COUNCIL THIS 26 DAY OF NOV A.D. 2014 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*Dave P. Nuss*  
CITY RECORDER



PROPERTY OWNER/SUBDIVIDER:  
MICAH CAPENER  
ARSENIC LOSEE REAL ESTATE  
1212  
TREMONTON, UTAH 84337  
435-257-7777

FINAL PLAT FOR	TREMONT CENTER SUBDIVISION
SECTION	3, T. 11 NORTH, R. 3 WEST S.L. BASE & MERIDIAN
REVISIONS	TREMONTON CITY, BOX ELDER COUNTY, UTAH
2	SURVEYED BY: BV
1	OFFICE WORK BY: BV, MP
	FIELD BOOK NO.:
	COMPLETE DATE: NOV. 2014
	PROJECT NO. 14145

LAND SURVEYORS  
A. A. HUDSON  
AND  
ASSOCIATES  
132 SOUTH STATE  
PRESTON, IDAHO 83263  
(208)852-1155



ENTRY NO. 342527  
SUBDIVISION PLAT  
01/06/2015 02:12:22 PM B: 1244 P: 0628  
FEE \$31.00 BY MICAH CAPENER  
Cliff Butt, Box Elder County Recorder