

TREMONT CENTER SUBDIVISION, PHASE 2 FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN
TREMONT CITY, BOX ELDER COUNTY, UTAH
MARCH 2015

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE PHASE 2 OF TREMONT CENTER SUBDIVISION. PHASE 2 CONSISTS OF 1.60 ACRE LOT. IT IS BEING CREATED FROM THAT PARCEL OWNED BY TREMONT CENTER LLC WHICH IS BOX ELDER COUNTY PARCEL #05-168-0077. THE REMAINDER PARCEL WILL BE SUBDIVIDED IN THE FUTURE.
- PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN.

HIGH GROUND WATER LEVELS MAY BE PRESENT IN THE AREA. TREMONT CITY'S INSPECTION OF CONSTRUCTION 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.

HATCHED AREA IS AN INGRESS/EGRESS EASEMENT TO PROPERTY OWNERS AND THEIR GUESTS WITHIN THE TREMONT CENTER.

LINE	BEARING	DISTANCE
L1	S 01°21'17" E	35.00 FT.
L2	N 01°20'58" W	35.00 FT.
L3	S 88°38'12" W	26.00 FT.
L4	N 88°38'12" E	26.00 FT.
L5	N 01°21'17" W	165.96 FT.
L6	S 01°21'17" E	165.96 FT.

- ### LEGEND
- x — EXISTING FENCE DEED (RECORD) LINE
 - ⊕ SECTION CORNER FOUND
 - PROPERTY CORNER REPORTED TO BE SET BY THIS SURVEY
 - 5/8" REBAR W/ CAP
 - SUBDIVISION BOUNDARY
 - LOT LINES
 - ADDRESS



LEGAL DESCRIPTION FOR TREMONT CENTER SUBDIVISION PHASE 2

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" WEST 2624.27 FEET; THENCE NORTH 01° 21' 17" WEST 331.02 FEET ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 3; THENCE SOUTH 88° 38' 12" WEST 33.00 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 375041" SET ON THE WESTERLY RIGHT OF WAY LINE OF 400 WEST STREET; THENCE SOUTH 88° 38' 12" WEST 279.43 FEET ALONG THE SOUTH LINE OF TREMONT CENTER SUBDIVISION PHASE 1 TO A FOUND 5/8" REBAR WITH CAP SET ON THE SOUTHWEST CORNER OF SAID PHASE 1, THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 38' 12" WEST 151.97 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173"; THENCE NORTH 01° 21' 28" WEST 166.00 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 06° 17' 54" EAST 50.99 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 20' 58" WEST 254.73 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 88° 42' 55" EAST 145.21 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 01° 20' 58" EAST 471.10 FEET ALONG THE WEST LINE OF SAID PHASE 1 TO THE TRUE POINT OF BEGINNING. CONTAINING 1.60 ACRES OF LAND.

LEGAL DESCRIPTION FOR PARKING EASEMENT IN PHASE 1 IN FAVOR OF PHASE 2

A 26.00 FOOT WIDE EASEMENT 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" WEST 2624.27 FEET; THENCE NORTH 01° 21' 17" WEST 331.02 FEET ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 3; THENCE SOUTH 88° 38' 12" WEST 33.00 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 375041" SET ON THE WESTERLY RIGHT OF WAY LINE OF 400 WEST STREET; THENCE SOUTH 88° 38' 12" WEST 279.43 FEET ALONG THE SOUTH LINE OF TREMONT CENTER SUBDIVISION PHASE 1 TO A FOUND 5/8" REBAR WITH CAP SET ON THE SOUTHWEST CORNER OF SAID PHASE 1; THENCE NORTH 01° 20' 58" WEST 30.00 FEET ALONG THE WEST LINE OF SAID PHASE 1 TO THE NORTH LINE OF AN EXISTING INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT, THE TRUE POINT OF BEGINNING; THENCE NORTH 01° 20' 58" WEST 136.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF AN EXISTING INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT; THENCE NORTH 88° 38' 12" EAST 26.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01° 20' 58" EAST 136.00 FEET TO SAID NORTH LINE OF INGRESS/EGRESS AND UTILITY EASEMENT; THENCE SOUTH 88° 38' 12" WEST 26.00 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR INGRESS/EGRESS EASEMENT

AN INGRESS/EGRESS EASEMENT 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" WEST 2624.27 FEET; THENCE NORTH 01° 21' 17" WEST 766.69 FEET ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 3 TO THE EXTENSION OF THE NORTH LINE OF TREMONT CENTER SUBDIVISION PHASE 1, THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 42' 55" EAST 457.60 FEET ALONG SAID EXTENSION AND NORTH LINE; THENCE NORTH 01° 20' 58" WEST 35.00 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON, PLS 375041"; THENCE NORTH 88° 42' 55" EAST 457.60 FEET TO A POINT ON SAID MERIDIONAL CENTERLINE; THENCE SOUTH 01° 21' 17" EAST 35.00 FEET ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING.

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 HERINAFTER KNOWN AS THE "TREMONT CENTER SUBDIVISION PHASE 2" 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 TREMONT CITY, UTAH, ALL PUBLIC STREETS OR OTHER PUBLIC RIGHTS-OF-WAY AS PUBLIC THROUGHFARES, 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 TREMONT CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT, EXECUTED BETWEEN THE UNDERSIGNED AND TREMONT CITY, FOR THE BENEFIT OF TREMONT CITY AND THE INHABITANTS THEREOF. WE ALSO DEDICATE THE INGRESS/EGRESS EASEMENTS TO THE PROPERTY OWNERS AND THEIR GUESTS WITHIN THE TREMONT CENTER.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS 25 DAY OF August 2015
MICAH CAPENER, member TREMONT CENTER LLC
M. BRETT JENSEN, MANAGER ENSIGN DEVELOPMENT GROUP LLC

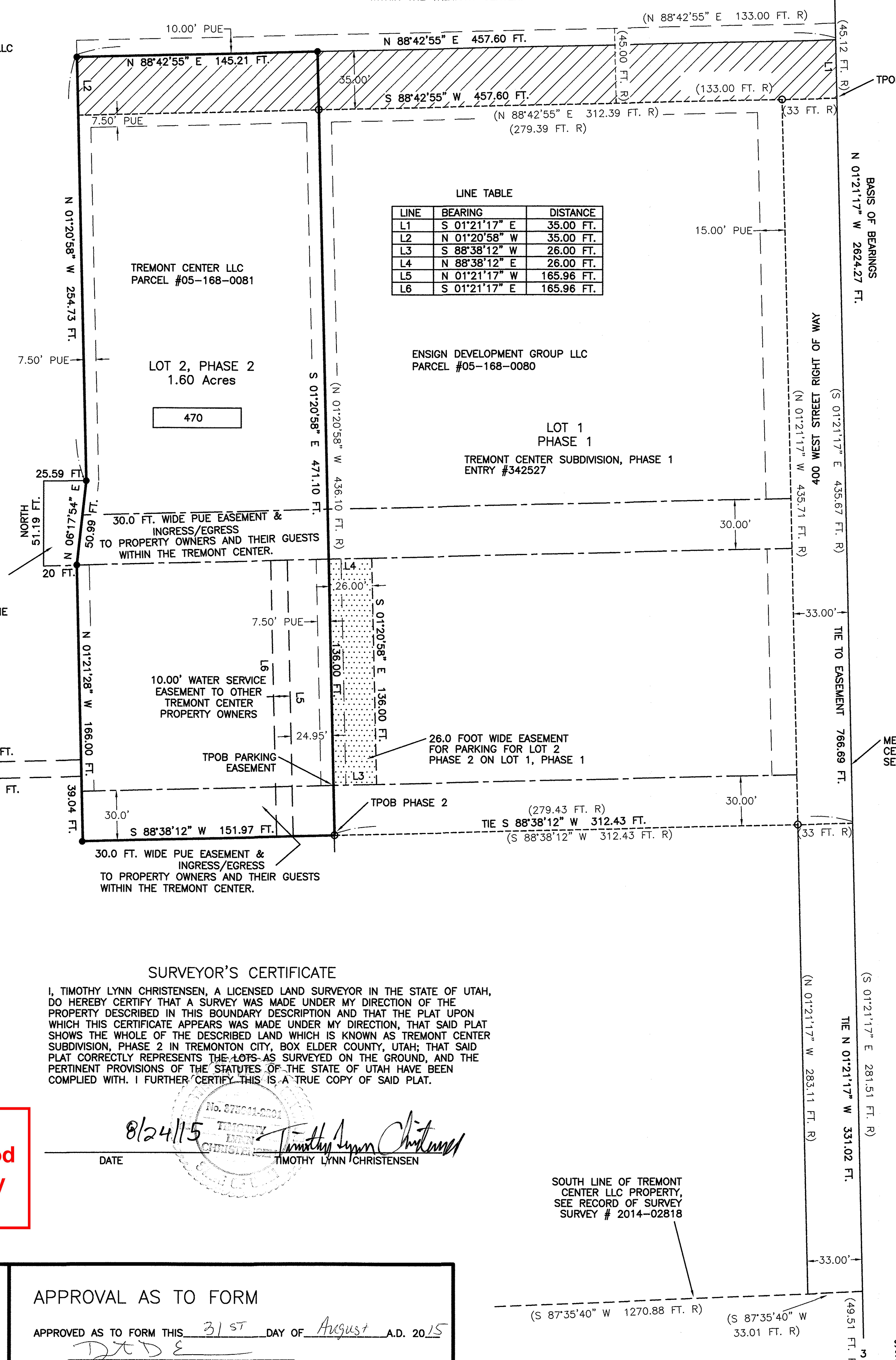
ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF BOX ELDER
 ON THE 25th DAY OF August 2015 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNER'S DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNER'S DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF BOX ELDER
 ON THE 25th DAY OF August 2015 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNER'S DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNER'S DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

JAMIE MADSEN
 Notary Public
 State of Utah
 My Commission Expires Nov. 12, 2017
 Commission #: 672101



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 2 IN TREMONT 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.

8/24/15
 TIMOTHY LYNN CHRISTENSEN
 SURVEYOR

SOUTH LINE OF TREMONT CENTER LLC PROPERTY, SEE RECORD OF SURVEY SURVEY # 2014-02818

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.

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: 8/26/2014
 CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 31st DAY OF August A.D. 2015
 CITY ATTORNEY

COUNTY RECORDER'S NO. 349774
 STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF Tremont Center LLC
 DATE: 09-01-2015 TIME: 01:19 PM FEE: \$31.00
 ABSTRACTED: see 3 T U N R 3 W
 INDEX ✓
 FILED IN: FILE OF PLATS

LAND USE AUTHORITY BOARD APPROVAL AND ACCEPTANCE
 PRESENTED TO TREMONT CITY LAND USE AUTHORITY BOARD THIS 20th DAY OF MAY A.D. 2015 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.
 LAND USE AUTHORITY BOARD CHAIRMAN

CITY COUNCIL APPROVAL AND ACCEPTANCE
 PRESENTED TO THE TREMONT CITY COUNCIL THIS 20th DAY OF MAY A.D. 2015 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 CITY RECORDER

FINAL PLAT FOR
TREMONT CENTER SUBDIVISION, PHASE 2
 SECTION 3, T. 11 NORTH, R. 3 WEST, S.L. BASE & MERIDIAN
 TREMONT CITY, BOX ELDER COUNTY, UTAH
 REVISIONS: SURVEYED BY: BY: [Signature]
 OFFICE WORK BY: BY: [Signature]
 FIELD BOOK NO.:
 PROJECT NO.: 14145
 COMPLETE DATE: MARCH 2015

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

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 Leaders in sustainable engineering and planning