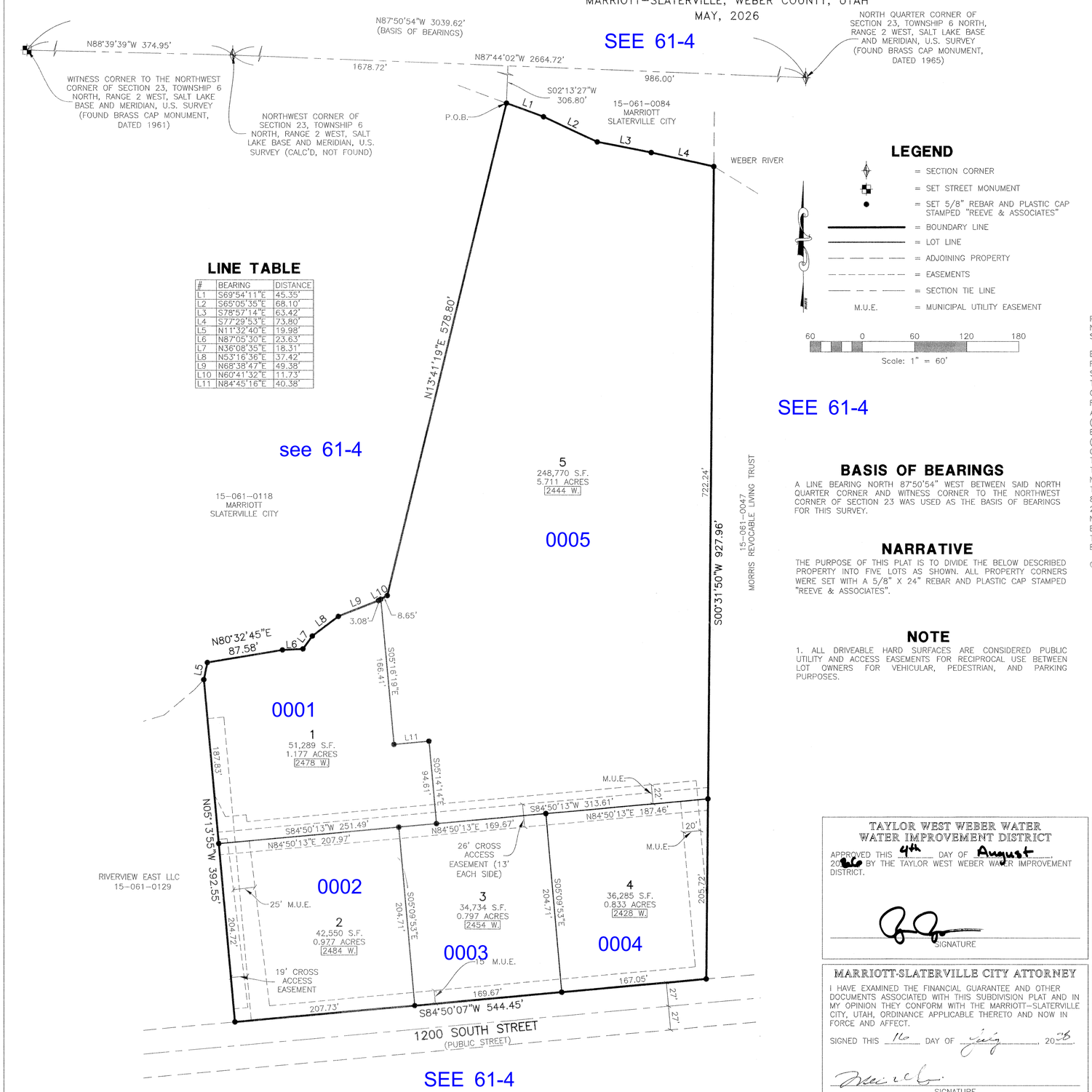
IL-201

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 1 OF 1

RIVERVIEW EAST COMMERCIAL SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MARRIOTT–SLATERVILLE, WEBER COUNTY, UTAH
MAY, 2026



LINE TABLE

#	BEARING	DISTANCE
L1	S69°54'11"E	45.35'
L2	S65°05'35"E	68.10'
L3	S78°57'14"E	63.42'
L4	S77°29'53"E	73.80'
L5	N11°32'40"E	19.98'
L6	N87°05'30"E	23.63'
L7	N36°08'35"E	18.31'
L8	N53°16'36"E	37.42'
L9	N68°38'47"E	49.38'
L10	N60°41'32"E	11.73'
L11	N84°45'16"E	40.38'

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- M.U.E. = MUNICIPAL UTILITY EASEMENT

60 0 60 120 180
Scale: 1" = 60'

BASIS OF BEARINGS

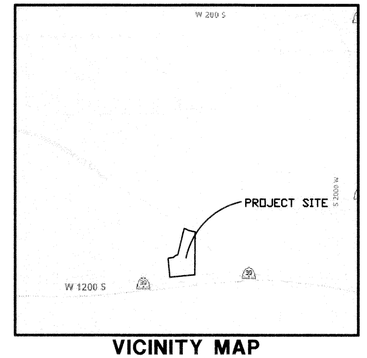
A LINE BEARING NORTH 87°50'54" WEST BETWEEN SAID NORTH QUARTER CORNER AND WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 23 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO FIVE LOTS AS SHOWN. ALL PROPERTY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTE

1. ALL DRIVEABLE HARD SURFACES ARE CONSIDERED PUBLIC UTILITY AND ACCESS EASEMENTS FOR RECIPROCAL USE BETWEEN LOT OWNERS FOR VEHICULAR, PEDESTRIAN, AND PARKING PURPOSES.



VICINITY MAP

NOT TO SCALE

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BANK OF THE WEBER RIVER BEING 986.00 FEET NORTH 87°44'02" WEST ALONG THE SECTION LINE AND 306.80 FEET SOUTH 02°13'27" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 (SAID NORTH QUARTER CORNER BEING 2664.72 FEET SOUTH 87°44'02" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23); THENCE ALONG THE WEBER RIVER THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 69°54'11" EAST 45.35 FEET; (2) SOUTH 65°05'35" EAST 68.10 FEET; (3) SOUTH 78°57'14" EAST 63.42 FEET; AND (4) SOUTH 77°29'53" EAST 73.80 FEET; THENCE SOUTH 00°31'50" WEST 927.96 FEET TO AND ALONG A FENCE LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1200 SOUTH STREET; THENCE SOUTH 84°50'07" WEST 544.45 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 05°13'55" WEST 392.55 FEET; THENCE NORTH 11°32'40" EAST 19.98 FEET; THENCE NORTH 80°32'45" EAST 87.58 FEET; THENCE NORTH 87°05'30" EAST 23.63 FEET; THENCE NORTH 36°08'35" EAST 18.31 FEET; THENCE NORTH 53°16'36" EAST 37.42 FEET; THENCE NORTH 68°38'47" EAST 49.38 FEET; THENCE NORTH 60°41'32" EAST 11.73 FEET; THENCE NORTH 13°41'19" EAST 578.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 413,628 SQUARE FEET OR 9.496 ACRES.

15-909
(15-061-0129)
TU:575

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RIVERVIEW EAST COMMERCIAL SUBDIVISION IN MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF MARRIOTT-SLATERVILLE, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 28th DAY OF MAY, 20 26.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
5/28/26
9239283
JASON T. FELT
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO 5 LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT RIVERVIEW EAST COMMERCIAL SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, SEWER EASEMENTS, AND IRRIGATION CANAL EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT AND DEDICATE A 26 FOOT WIDE CROSS ACCESS EASEMENT TO THE INDIVIDUAL LOT OWNERS OF THE AFOREMENTIONED DEVELOPMENT FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM SAID LOTS.

SIGNED THIS 28 DAY OF MAY, 20 26

For: River View East, LLC.

FOR: MATTHEW KILTS

4 Aug. 2026
Date

NAME/TITLE

5/28/26
DATE

ACKNOWLEDGMENT

CHRISTOPHER CAVE
NOTARY PUBLIC # 708149
COMMISSION NO. 708149
COMM. EXP. 02-17-2030

STATE OF UTAH)ss.
COUNTY OF WEBER)

ON THE 28 DAY OF MAY, 20 26, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MATTHEW KILTS SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

02/17/2030
COMMISSION EXPIRES

NOTARY PUBLIC

Acknowledgment

State of Utah)ss.
County of Weber)
on the 4th Day of August, 2026, personally appeared Before me, the undersigned notary public, River View East LLC signer(s) of the above owners dedication and certification, who being by me duly sworn, did acknowledge to me TS signed it freely, voluntarily, and for the purposes therein mentioned.

MAY 15, 2027
commission expires

Notary public

TAYLOR WEST WEBER WATER WATER IMPROVEMENT DISTRICT

APPROVED THIS 4th DAY OF August, 20 26 BY THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT.

SIGNATURE

MARRIOTT-SLATERVILLE CITY ENGINEER

APPROVED THIS 28TH DAY OF JULY, 20 26 BY THE SLATERVILLE CITY ENGINEER.

SIGNATURE

MARRIOTT-SLATERVILLE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE MARRIOTT-SLATERVILLE CITY, UTAH, ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS 16 DAY OF July, 20 26.

SIGNATURE

MARRIOTT-SLATERVILLE CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MARRIOTT-SLATERVILLE PLANNING COMMISSION THIS 20 DAY OF July, 20 26

SIGNATURE

MARRIOTT-SLATERVILLE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF MARRIOTT-SLATEVERVILLE, UTAH THIS 20 DAY OF July, 2026

Rec City Coun!
TITLE

ATTEST

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 12-24-2025
Name: RIVERVIEW EAST COMM.
Number: 8618-01
Revision:
Scale: 1"=60'
Checked:

Weber County Recorder
Entry No. 3128482 Fee Paid $65.00 Filed For Record And Recorded, 04-Aug-2026 At 11:56am In Book 102 Of The Official Records, Page 71
Recorded For: RIVER VIEW
B. Rammandeman
Weber County Recorder
Deputy.

Reeve & Associates, Inc. - Solutions You Can Build On

102-71