VICINITY MAP BUFFALO RUN ACRES SUBDIVISION PHASE 3 NOT TO SCALE A CONNECTIVITY INCENTIVISED SUBDIVISION **BOUNDARY DESCRIPTION** LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH CENTER QUARTER CORNER SEC. 29, T6N, R2W, S.L.B.&M. WEST 677.86 FEET TO THE NORTH LINE OF THE OLSEN ESTATES SUBDIVISION; THENCE ALONG SAID NORT (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN **APRIL**, 2024 LINE NORTH 88°59'30" WEST 482.00 FEET; THENCE NORTH 00°51'40" EAST-THENCE NORTH 17°10'36" WEST 8" CONCRETE 8" BELOW ROAD GOOD COND. 1963) 66.51 FEET; THENCE NORTH 00°02'30" WEST 325.59 FEET TO THE POINT OF BEGINNING. CONTAINING 325,000 SQUARE FEET OR 7.679 ACRES MORE OR LESS S89°11'54"E 2633.21' 2200 SOUTH **LEGEND** → WEBER COUNTY MONUMENT AS NOTED SURVEYOR'S CERTIFICATE CONN WILLIAM CASTOR SHIRLEY ANN ZITO EAST QUARTER CORNER SEC. 29, T6N, R2W, S.L.B.&M. **MICHAEL** O SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING **FAMULINER** FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN KRISTEN SMITH TODD BAIRD I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE 152480002 152480003 RING AND COLLAR 4" BELOW ROAD GOOD COND. 2004) **BARROW** VAUGHN OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE 152480001 150790053 153300002 PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE SUBDIVISION BOUNDARY 150790087 150790088 OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS. TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN LOT LINE AS BUFFALO RUN ACRES SUBDIVISION PHASE 3 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL ADJACENT PARCEL 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 — SECTION LINE 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 - — — — — — — PUBLIC UTILITY EASEMENT Permanent street monuments shall be accurately set at points necessary to **ANNA GIBSON** establish all lines of the street. 8227228 The existing location, widths, and other 153300001 Centerline monuments shall be noted dimensions of all existing or platted Klint H. Whitney ₃₀₀, land drains, culverts, watercourses, on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)j wetlands, streams corridor setbacks A house number indicating the street flood plain within and immediately Scale in Feet **CONN FAMULINER CONN FAMULINER** address for each lot within the 1" = 100' KLINT H. WHITNEY, PLS NO. 8227228 adjacent (within 30') to the tract of land 152730001 150790091 O indicates location of centerline monuments at subdivision shall be assigned by the to be subdivided pt of curve and one at radius point of | county surveyor Location of ditch along North boundary **OWNER'S DEDICATION** see addressing review in frontier for turnaround easement I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND lot address **CURVE TABLE** SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: S89°11'<u>5</u>3"E 507.72' ERIC LEFFLER **BUFFALO RUN ACRES SUBDIVISION PHASE 3** N90°00'00"E 802.70' CURVE # | LENGTH | RADIUS | DELTA CHORD BEARING CHORD LENGTH 152730002 102.83 | 243.52 | 24°11'39" | S78° 52' 38"W | 102.07 AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS C14 PHASE 2 OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES LOT 8 92.39 | 210.52 | 25°08'45" | N78° 24' 05"E | 91.65 FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS PHASE 2 DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION LOT 13 LOT 11 LOT 12 LOT 14 81.96 | 177.52 | 26°27'16" | N77° 44' 49"E | 81.24 MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR LENA M JUSKO THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS 36569 **\$**Q.FT. 36622 SQ.FT. 36972 SQ.FT 37692 SQ.FT. ട്ര The existing location, widths, and other 150790002 APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES 0.85 ACRES 0.84 ACRES 0.84 ACRES 0.87 ACRES nensions of all existing or platted BEING ERECTED WITHIN SUCH EASEMENTS AND GRANT, DEDICATE AND GRANT TO WEBER COUNTY THE LAND DESIGNATED AS DETENTION POND EASEMENT FOR STORM WATER DETENTION AND FOR THE ence lines or other lines of occupation MAINTENANCE AND OPERATION OF STORM DRAINAGE FACILITIES. LOT 2 within or immediately adjacent to the Need to dedicate temporary turn around - TEMPORARY The existing location, widths, and other P.U.E TYP. tract to be subdivided. dimensions of all existing or platted EASEMENT PHASE 2 easements within and immediately LOT 6 N17°10'36"W 66.51' adjacent (within 30') to the tract of land \$88°59'21"E 402.82' BY: JAMES MARZIALE, BY: STEPHANIE MARZIALE A.K.A. JAMES R MARZIALE JR. A.K.A. STEPHANIE H MARZIALE to be subdivided NOTES S88°59'21"E 380.88' - 115.00' - - 115.00' - need to 1. ZONE A-1 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' WITH TOTAL WIDTH OF 2 00 SIDE YARDS NOT LESS THAN 24', REAR 30' (POND) dimension 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO **ACKNOWLEDGEMENT ←** P.U.E. Tie centerline BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. turnaround Check ownership Buffalo Run LOT 18 LOT 17 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005. LOT 16 **LOT 15** monument from STATE OF UTAH 3. DETENTION BASIN TO BE MAINTAINED BY THE OWNER OF LOT 8. Investments LLC will also need to 34701 SQ.FT. 35183 SQ.FT. 35198 SQ.FT 35199 SQ.FT phase 1 to phase The existing location, widths, and other where is radius COUNTY OF WEBER 0.80 ACRES 0.81 ACRES 0.81 ACRES AGRICULTURAL NOTE: sign and acknowledge 0.81 ACRES 3 centerline AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE dimensions of all existing or platted point located PHASE 1 OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE personally appeared STEPHANIE MARZIALE, also known as, STEPHANIE H MARZIALE, Proved on the basis of LOT 4 streets or railroad lines within and PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT immediately adjacent (within 30') to the (he/she/they) executed the same. Witness my hand and official seal. INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. check square tract of land to be subdivided. WCO 4. SUBJECT PROPERTY SHALL ABIDE WITH THE EXPERIMENTAL WASTEWATER footage and acres 106-1-5(a)(6) DISPOSAL SYSTEMS DEED COVENANT AND RESTRICTION TO RUN WITH THE LAND RECORDED APRIL 30, 1996 AS ENTRY NO. 1403160 IN BOOK 1804 AT PAGE 698 OF on all lots — 115.00' — — — 115.00'— -— ·115.00'— -- -115.00'*-* -NOTARY PUBLIC STAMP N88°59'30"W 482.00' 22.00'-30.00' -**ACKNOWLEDGEMENT** ROGELIO GARCIA **BROC HADLEY** DARIN STRATFORD ALLEN MUIRBROOK LAURA NEELEY VYLINDA NELSON | STEVEN MADSEN 152750005 152750001 152750002 152750003 152750004 153130001 150790056 STATE OF UTAH **NARRATIVE** COUNTY OF WEBER THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JAMES On this __day of__ 2024, before me MARZIALE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING personally appeared JAMES MARZIALE, also known as, JAMES R MARZIALE JR., Proved on the basis of satisfactory WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, TOWNSHIP 6 evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN AS SHOWN AND NOTED executed the same. Witness my hand and official seal. **2400 SOUTH** HEREON.THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTH QUARTER CORNER SEC. 29, T6N, SECTION 29, WHICH BEARS SOUTH 00°40'10" WEST WEBER COUNTY, UTAH NORTH, NAD 83 R2W, S.L.B.&M. (FOUND 3" WEBER STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4700 STREET WAS ESTABLISHED BY COUNTY BRASS CAP MONUMENT IN CONCRETE 4" BELOW ROAD FAIR COND. 1963) HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE OLSEN ESTATES SUBDIVISION AND THE NEILSON ESTATES SUBDIVISION. WARRANTY DEED RECORDED AS ENTRY NUMBER 3051635 AND 2986547 ALONG WITH DEEDS OF ADJOINING PROPERTIES STAMP NOTARY PUBLIC WERE USED TO DETERMINE BOUNDARY LOCATION. **DEVELOPER: COUNTY RECORDER** JAMES MARZIALE WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER COUNTY PLANNING WEBER - MORGAN HEALTH 2360 SOUTH 4700 WEST TAYLOR, UTAH ACCEPTANCE **COMMISSION APPROVAL** DEPARTMENT I HEREBY CERTIFY THAT THE WEBER COUNTY I HAVE EXAMINED THE FINANCIAL I HEREBY CERTIFY THAT THE REQUIRED TAYLOR WEST WEBER WATER DISTRICT FILED FOR AND RECORDED PUBLIC IMPROVEMENT STANDARDS AND SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT **GUARANTEE AND OTHER DOCUMENTS** THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT. THIS IS TO CERTIFY THAT THIS I DO HEREBY CERTIFY THAT THE SOILS, APPROVED BY TAYLOR WEST WEBER IMPROVEMENT AND ALL CONDITIONS FOR APPROVAL BY THIS ASSOCIATED WITH THIS SUBDIVISION DRAWINGS FOR THIS SUBDIVISION THE DEDICATION OF STREETS AND OTHER PUBLIC SUBDIVISION WAS DULY APPROVED BY PERCOLATION RATES, AND SITE OFFICE HAVE BEEN SATISFIED. THE APPROVAL PLAT AND IN MY OPINION THEY CONFORM CONFORM WITH COUNTY STANDARDS THE WEBER COUNTY PLANNING WAYS AND FINANCIAL GUARANTEE OF PUBLIC CONDITION FOR THIS SUBDIVISION HAVE WITH THE COUNTY ORDINANCE ___DAY OF _____ OF THIS PLAT BY THE WEBER COUNTY AND THE AMOUNT OF THE FINANCIAL IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION BEEN INVESTIGATED BY THIS OFFICE AND COMMISSION. SURVEYOR DOES NOT RELIEVE THE LICENSED APPLICABLE THERETO AND NOW IN GUARANTEE IS SUFFICIENT FOR THE THEREON ARE HEREBY APPROVED AND ACCEPTED ARE APPROVED FOR ON-SITE INSTALLATION OF THESE IMPROVEMENTS. LAND SURVEYOR WHO EXECUTED THIS PLAT BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. WASTEWATER DISPOSAL SYSTEMS. OFFICIAL / REPRESENTIVE OF TAYLOR WEST WEBER WATER FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS____DAY OF ______, 2024. SIGNED THIS____DAY OF ______ 2024 SIGNED THIS ___DAY OF _____, 2024. SIGNED THIS___DAY OF___ SIGNED THIS___DAY OF ____ SIGNED THIS____DAY OF ____ ____, 2024. CHAIRMAN, WEBER COUNTY COMMISSION COUNTY RECORDER COUNTY SURVEYOR MUNICIPAL - LAND SURVEYING CHAIRMAN, WEBER COUNTY PLANNING DIRECTOR WEBER-MORGAN HEALTH DEPT 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 **COUNTY ATTORNEY** RECORD OF SURVEY # NAME/TITLE COMMISSION