

BUFFALO RUN ACRES SUBDIVISION PHASE 1

A CONNECTIVITY INCENTIVISED SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2022

VICINITY MAP
NOT TO SCALE



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- SECTION LINE
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING FENCE LINE
- ▨ DETENTION POND EASEMENT

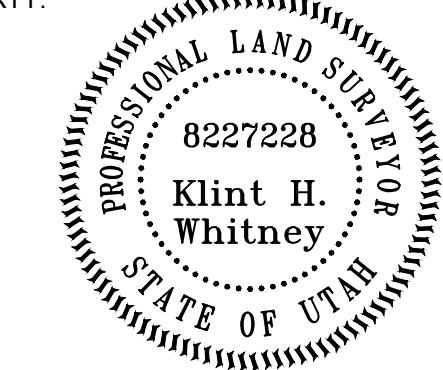
BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED SOUTH 00°40'10" WEST 786.47 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 89°19'49" EAST 312.37 FEET; THENCE SOUTH 0°16'08" WEST 233.99 FEET; THENCE ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE LEFT 49.47 FEET, HAVING A CENTRAL ANGLE OF 16°00'53" WITH A CHORD BEARING SOUTH 82°01'45" EAST 49.31 FEET; THENCE NORTH 89°57'48" EAST 307.03 FEET; THENCE ALONG THE ARC OF A 167.51 FOOT RADIUS CURVE TO THE LEFT 81.88 FEET, HAVING A CENTRAL ANGLE OF 28°00'16" WITH A CHORD BEARING NORTH 75°57'40" EAST 81.06 FEET; THENCE ALONG THE ARC OF A 243.52 FOOT RADIUS CURVE TO THE RIGHT 20.49 FEET, HAVING A CENTRAL ANGLE OF 4°49'17" WITH A CHORD BEARING NORTH 64°22'10" EAST 20.49 FEET; THENCE SOUTH 17°10'36" EAST 66.51 FEET; THENCE SOUTH 0°51'40" WEST 287.31 FEET; THENCE NORTH 88°59'30" WEST 786.12 FEET; THENCE NORTH 0°40'10" EAST 552.78 FEET TO THE POINT OF BEGINNING, CONTAINING 325,005 SQUARE FEET OR 7.46 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE 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 AS BUFFALO RUN ACRES SUBDIVISION PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL 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 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.

SIGNED THIS _____ DAY OF _____, 2024.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

BUFFALO RUN ACRES SUBDIVISION PHASE 1

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND STORM WATER DETENTION PONDS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND GRANT AND DEDICATE TO WEBER COUNTY THE EASEMENT DESIGNATED AS DETENTION POND EASEMENT FOR STORM WATER DETENTION AND FOR THE OPERATION OF STORM DRAINAGE FACILITIES.

SIGNED THIS _____ DAY OF _____, 2024.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	78.30	210.00	21°21'44"	S79° 21' 20"E	77.84
C2	78.30	210.00	21°21'43"	S79° 21' 20"E	77.84
C3	98.01	200.51	28°00'16"	N75° 57' 40"E	97.03
C4	14.22	210.52	3°52'11"	N63° 53' 37"E	14.22
C5	90.60	243.00	21°21'44"	S79° 21' 20"E	90.08
C6	16.52	177.00	5°20'51"	S71° 20' 53"E	16.51
C7	7.93	177.52	2°33'39"	N63° 14' 21"E	7.93
C8	114.13	233.51	28°00'16"	N75° 57' 40"E	113.00
C9	90.60	243.00	21°21'43"	S79° 21' 20"E	90.08
C10	65.99	177.00	21°21'44"	S79° 21' 20"E	65.61
C11	30.04	177.00	9°43'22"	S73° 32' 09"E	30.00
C12	35.96	177.00	11°38'22"	S84° 13' 01"E	35.90
C13	25.32	177.00	8°11'51"	S85° 56' 16"E	25.30

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2024, before me _____, A Notary Public, personally appeared JAMES MARZIALE, also known as JAMES R MARZIALE JR., Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

BY: JAMES MARZIALE, A.K.A. JAMES R MARZIALE JR.
BY: STEPHANIE MARZIALE, A.K.A. STEPHANIE H MARZIALE

BY: KIP SEARLE
BY: BUFFALO RUN INVESTMENTS LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2024, before me _____, A Notary Public, personally appeared KIP SEARLE, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2024, before me _____, A Notary Public, personally appeared STEPHANIE MARZIALE, also known as STEPHANIE H MARZIALE, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

NOTES

- ZONE A-1 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- DETENTION POND TO BE MAINTAINED BY THE OWNER OF LOT 3.
- SUBJECT PROPERTY SHALL ABIDE WITH THE EXPERIMENTAL WASTEWATER 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 OFFICIAL RECORDS.
- LOT 1 WILL NOT BE PERMITTED ACCESS TO 4700 WEST STREET.

NARRATIVE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

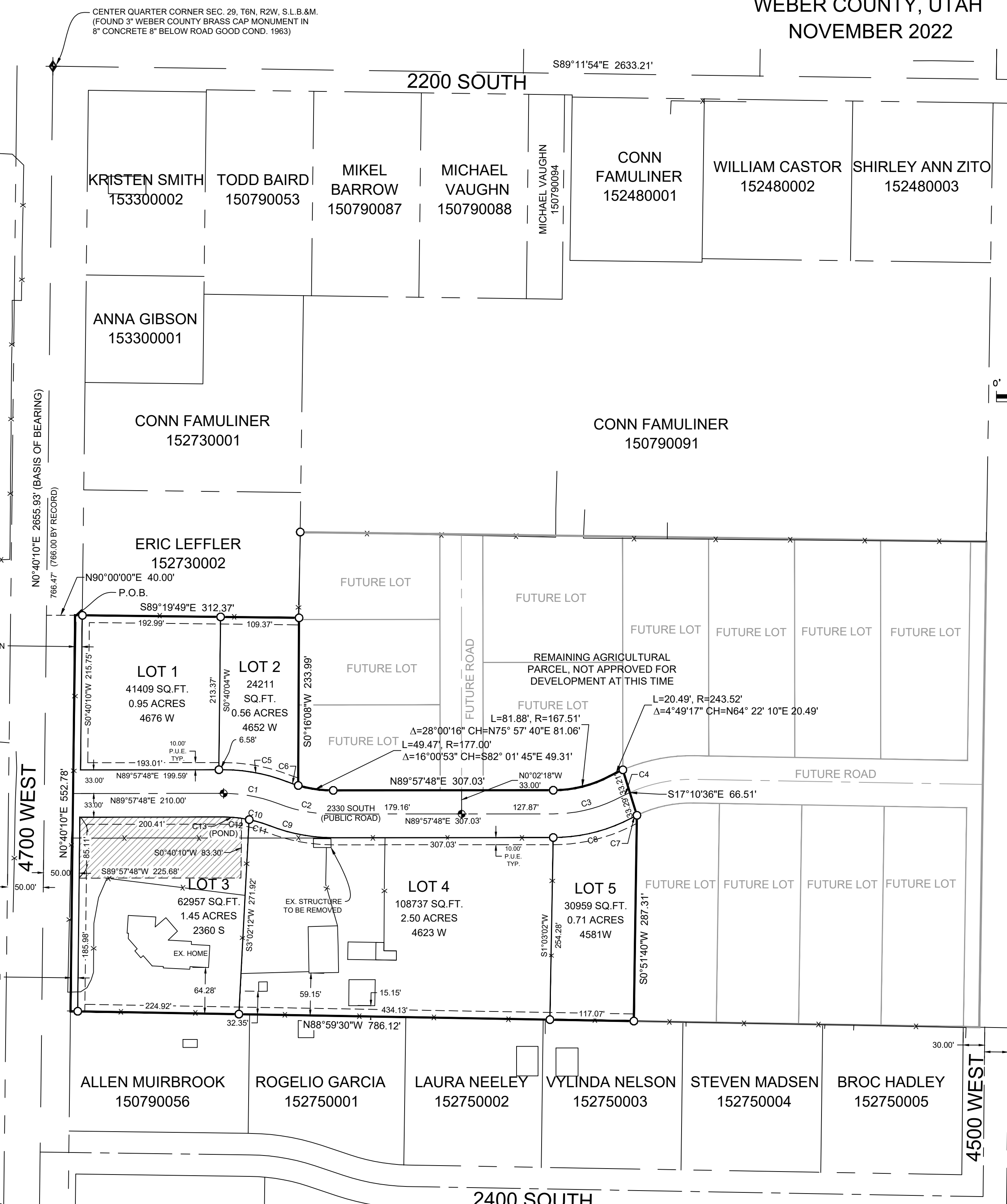
THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JAMES MARZIALE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, WHICH BEARS SOUTH 00°40'10" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4700 STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE OLSEN ESTATES SUBDIVISION AND THE NELSON ESTATES SUBDIVISION. WARRANTY DEED RECORDED AS ENTRY NUMBER 3051635 AND 2986547 ALONG WITH DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE BOUNDARY LOCATION.

STAMP NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2024, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER OF BUFFALO RUN INVESTMENTS, LLC, and that said document was signed by him/her in behalf of said LLC, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said LLC executed the same.

STAMP NOTARY PUBLIC

DEVELOPER: JAMES MARZIALE, 2360 SOUTH 4700 WEST TAYLOR, UTAH 801-
COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____



CENTER QUARTER CORNER SEC. 29, T6N, R2W, S.L.B.&M. (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 8" CONCRETE 8" BELOW ROAD GOOD COND. 1963)

NO 40°10' E 2656.93' (BASIS OF BEARING) 786.47' (786.00 BY RECORD)

10.00' ROAD DEDICATION

4700 WEST

10.00' ROAD DEDICATION

SOUTH QUARTER CORNER SEC. 29, T6N, R2W, S.L.B.&M. (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 8" CONCRETE 4" BELOW ROAD FAIR COND. 1963)

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2024.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2024.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2024.

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 2024.
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2024.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 2024.
DIRECTOR WEBER-MORGAN HEALTH DEPT.

TAYLOR WEST WEBER WATER DISTRICT
APPROVED BY TAYLOR WEST WEBER IMPROVEMENT DISTRICT
THE _____ DAY OF _____, 2024.
OFFICIAL / REPRESENTATIVE OF TAYLOR WEST WEBER WATER

R:\1946 - MARZIALE, JAMES R\201 - 4700 WEST SUBDIVISION\SURVEY\BUFFALO ACRES SUBDIVISION PHASE 1.DWG