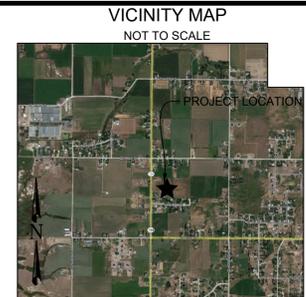


BUFFALO RUN ACRES SUBDIVISION PHASE 2

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
APRIL, 2024



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 766.47 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" EAST 40.00 FEET AND SOUTH 89°19'49" EAST 312.37 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH 00°48'05" EAST 119.59 FEET; THENCE SOUTH 89°13'26" EAST 450.01 FEET; THENCE SOUTH 00°02'30" EAST 325.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2330 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A 243.52 FOOT RADIUS CURVE TO THE LEFT 20.49 FEET, HAVING A CENTRAL ANGLE OF 04°49'17", CHORD BEARS SOUTH 64°22'10" WEST 20.49 FEET; (2) ALONG THE ARC OF A 167.51 FOOT RADIUS CURVE TO THE RIGHT 81.88 FEET, HAVING A CENTRAL ANGLE OF 28°00'16", CHORD BEARS SOUTH 75°57'40" WEST 81.06 FEET; (3) SOUTH 89°57'48" WEST 307.03 FEET; (4) ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE RIGHT 49.47 FEET, HAVING A CENTRAL ANGLE OF 16°00'53", CHORD BEARS NORTH 82°01'45" WEST 49.31 FEET; THENCE NORTH 00°16'09" EAST 233.99 FEET TO THE POINT OF BEGINNING, CONTAINING 160,371 SQUARE FEET OR 3.682 ACRES.

- 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

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 PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BUFFALO RUN ACRES SUBDIVISION PHASE 2 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

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

BUFFALO RUN ACRES SUBDIVISION PHASE 2

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 PLAN AS PUBLIC UTILITY, 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 2024.

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

BY: STEPHANIE MARZIALE
A.K.A. STEPHANIE H MARZIALE

BY: BUFFALO RUN INVESTMENTS LLC

ACKNOWLEDGEMENT

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.

STAMP _____ NOTARY PUBLIC

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.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

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

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.
- 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.

AGRICULTURAL NOTE:
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.

NARRATIVE

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.

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

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.

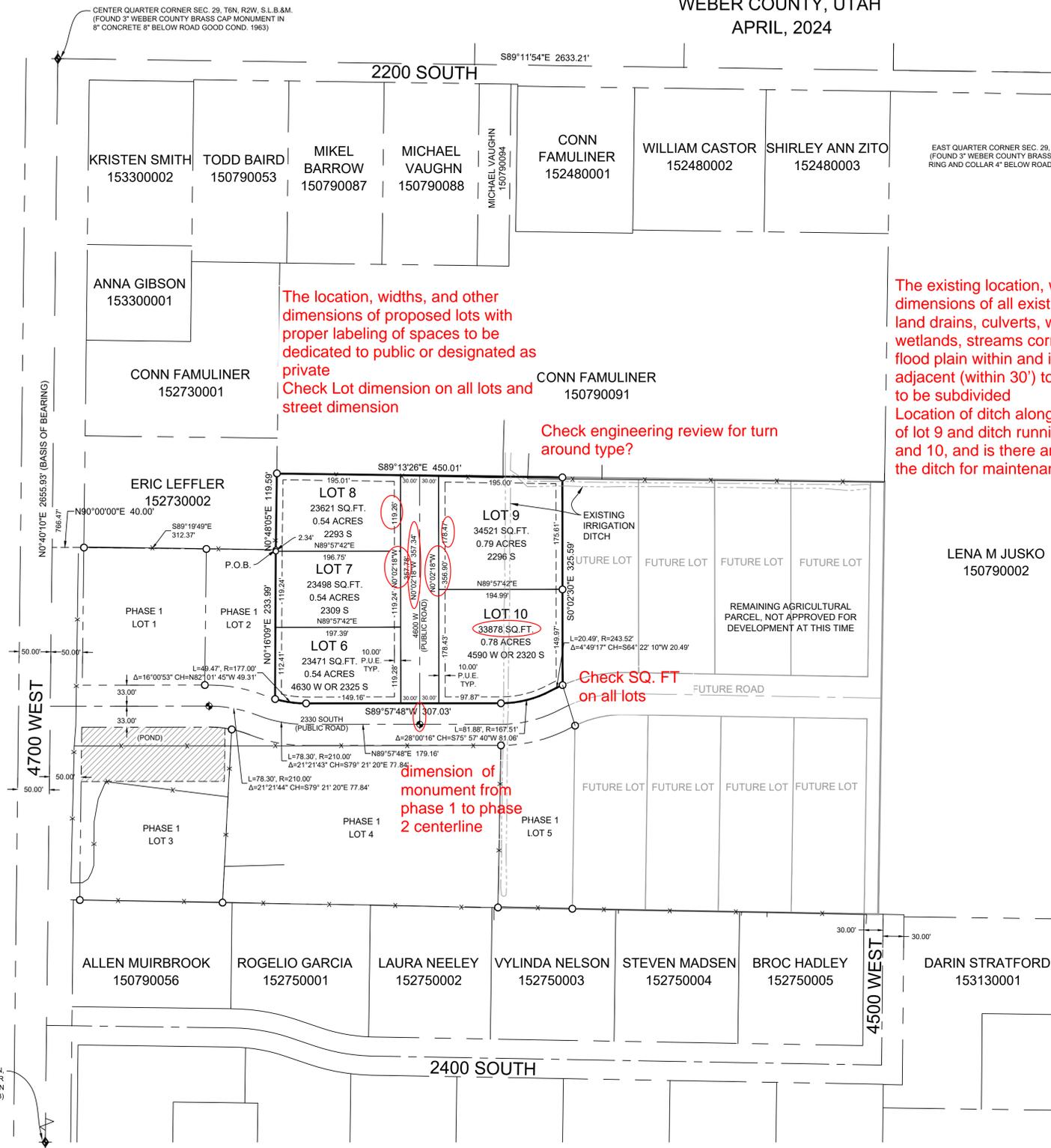
WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2024.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS 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 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.
COUNTY ENGINEER

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

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



R:\1345 - MARZIALE, JAMES R - 4700 WEST SUBDIVISION SURVEY\DRAWINGS\BUFFALO ACRES SUBDIVISION PHASE 2.DWG

DEVELOPER: JAMES MARZIALE 2360 SOUTH 4700 WEST TAYLOR, UTAH 801-	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		