A Connectivity Incentivised Subdivision MARZIALE SUBDIVISION VICINITY MAP **BOUNDARY DESCRIPTION** NOT TO SCALE A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 00°40'10" WEST 766.47 FEET ALONG THE WEST LINE OF SAID TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, 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 NORTH 00°48'07" WEBER COUNTY, UTAH EAST 119.79 FEET; THENCE SOUTH 89°11'53" EAST 957.73 FEET; THENCE SOUTH 00°51'40" WEST 677.86 FEET THENCE NORTH 88°59'30" WEST 1268.12 FEET; THENCE NORTH 00°40'10" EAST 552.78 FEET TO THE POINT OF CENTER QUARTER CORNER SEC. 29, T6N, R2W, S.L.B.&M. **JUNE 2021** BEGINNING. CONTAINING 18.823 ACRES. (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 8" CONCRETE 8" BELOW ROAD GOOD COND. 1963) S89°11'54"E 2633.21' 2200 SOUTH 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 CONN WILLIAM CASTOR SHIRLEY ANN ZITO SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN EAST QUARTER CORNER SEC. 29, T6N, R2W, S.L.B.&M. MICHAEL **FAMULINER** (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN AS MARZIALE SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS KRISTEN SMITH TODD BAIRD 152480002 152480003 RING AND COLLAR 4" BELOW ROAD GOOD COND. 2004) **BARROW VAUGHN** THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO 152480001 150790053 153300002 RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE 150790087 150790088 AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL LEGEND BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. ◆ WEBER COUNTY MONUMENT AS NOTED SIGNED THIS _____ DAY OF ____ SET 24" REBAR AND CAP O MARKED GARDNER ENGINEERING SUBDIVISION BOUNDARY **ANNA GIBSON** ADJACENT PARCEL 153300001 ——— SECTION LINE KLINT H. WHITNEY, PLS NO. 8227228 ---- EASEMENT ————— EXISTING FENCE LINE Scale in Feet CONN FAMULINER CONN FAMULINER OWNER'S DEDICATION 1" = 100' 152730001 150790091 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 PLAT AND NAME SAID TRACT: **CURVE TABLE** MARZIALE SUBDIVISION CURVE # | LENGTH | RADIUS | DELTA CHORD BEARING CHORD LENGTH AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS 78.30 | 210.00 | 21°21'44" | S79° 21' 20"E | 77.84 S89°11'53"E 957.73' OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ERIC LEFFLER FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS — — ·120.00'— — 78.30 | 210.00 | 21°21'43" | S79° 21' 20"E | 77.84 DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION 152730002 N90°00'00"E MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR C3 98.01 | 200.51 | 28°00'16" | N75° 57' 40"E | 97.03 22.00' ROAD DEDICATION LOT 4 LOT 5 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 106.61 | 210.52 | 29°00'56" | N76° 27' 59"E | 105.47 35379 SQ.FT. 34521 SQ.FT. S89°19'49"E 312.37' BEING ERECTED WITHIN SUCH EASEMENTS. XXXX S XXXX S 65.99 | 177.00 | 21°21'44" | S79° 21' 20"E | 65.61 C5 LENA M JUSKO — — — 203.99' — — — — — 98.37' *-*LOT 10 LOT 8 LOT 9 150790002 90.60 | 243.00 | 21°21'43" | S79° 21' 20"E | 90.08 ₹ 37692 SQ.FT SIGNED THIS DAY OF 10.00' ROAD DEDICATION - 37222 SQ.FT 36569 SQ.FT. કું 36622 SQ.FT N89°57'42"E N89°57'42"E XXXX S XXXX W 114.13 | 233.51 | 28°00'16" | N75° 57' 40"E | 113.00 XXXX W XXXX W XXXX W LOT ² 89.90 | 177.52 | 29°00'56" | N76° 27' 59"E | 88.94 43755 SQ.FT 21864 XXXX S SQ.FT. 90.60 | 243.00 | 21°21'44" | S79° 21' 20"E | 90.08 BY: STEPHANIE MARZIALE BY: JAMES MARZIALE. 35232 SQ.FT 33845 SQ.FT. XXXX W XXXX W A.K.A. JAMES R MARZIALE JR A.K.A. STEPHANIE H MARZIALE 65.99 | 177.00 | 21°21'43" | S79° 21' 20"E | 65.61 XXXX S XXXX S XXXX W XXXX W +18 - - - - - 120.00' - - -· — -120.00' - — | — —120.93' — · | 123.32 | 243.52 | 29°00'56" | S76° 27' 59"W | 122.01 _ __ __ __ __ __ C13⊃_ L 81.88 | 167.51 | 28°00'16" | S75° 57' 40"W | 81.06 N89°57'48"E 210.00 S88°59'21"E 380.88 Label road width **ACKNOWLEDGEMENT** N89°57'48"E 149.16' S89°57'48"W 97.87' 4.42 | 243.00 | 1°02'33" | S89° 30' 56"E | 4.42 N89°57'48"E 307.03' 220 - 35.88' - 115.00' - - - 115.00' - - - 115.00' - - - 115.00' - 7N89°57'48"E 200.41' STATE OF UTAH 86.18 | 243.00 | 20°19'11" | S78° 50' 04"E | 85.73 N89°57'48"E 307.03' - - -72.39' - + - -112.54' - - + - -122.09' · - - -C15 16.52 | 177.00 | 5°20'51" | S71° 20' 53"E | 16.51 COUNTY OF WEBER 49.47 | 177.00 | 16°00'53" | S82° 01' 45"E | 49.31 2021, before me On this day of personally appeared JAMES MARZIALE, also known as, JAMES R MARZIALE JR., Proved on the basis of satisfactory C17 20.49 | 243.52 | 4°49'17" | N64° 22' 10"E | 20.49 _ LOT 14 % | \$ LOT 13 # | LOT 12 = evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) LOT 18 executed the same. Witness my hand and official seal. LOT 17 ≥ LOT 16 ≥ LOT 15 | \$\frac{1}{5} 34702 \text{ SQ.FT} \frac{1}{5} \frac{1}{5} 35183 \text{ SQ.FT} \frac{1}{5} \frac{1}{5} \frac{1}{5} 35183 \text{ SQ.FT} \fr 102.83 | 243.52 | 24°11'39" | N78° 52' 38"E | 102.07 112547 SQ.FT. 28846 SQ.FT & S 30301 SQ.FT. €30959 SQ.FT. XXXX S XXXX W 원 XXXX W XXXX W 2360 S 7.93 | 177.52 | 2°33'39" | N63° 14' 21"E | 7.93 XXXX W XXXX W XXXX W XXXX W 81.96 | 177.52 | 26°27'16" | N77° 44' 49"E | 81.24 10.00' ROAD DEDICATION \ NOTARY PUBLIC - 22.00' ROAD DEDICATION — —117.07' — — — 115.00' — — — 115.00' — — — ·115.00' — — N88°59'30"W 1268.12' Show the building footprints of structures within 30' of the subdivision boundary 30.00' **ACKNOWLEDGEMENT** NOTES **BROC HADLEY** ALLEN MUIRBROOK ROGELIO GARCIA LAURA NEELEY VYLINDA NELSON STEVEN MADSEN DARIN STRATFORD STATE OF UTAH 1. ZONE A-1 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' WITH TOTAL WIDTH OF 2 152750002 152750003 152750004 152750005 150790056 152750001 153130001 COUNTY OF WEBER SIDE YARDS NOT LESS THAN 24', REAR 30' 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO 2021, before me __ BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. personally appeared STEPHANIE MARZIALE, also known as, STEPHANIE H MARZIALE, Proved on the basis of 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005. 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. AGRICULTURAL NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE **2400 SOUTH** SOUTH QUARTER CORNER SEC. 29, T6N, -OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE R2W, S.L.B.&M. (FOUND 3" WEBER PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO COUNTY BRASS CAP MONUMENT IN ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT " CONCRETE 4" BELOW ROAD FAIR COND. 1963) NOTARY PUBLIC INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. **DEVELOPER: COUNTY RECORDER** JAMES MARZIALE WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER COUNTY PLANNING WEBER - MORGAN HEALTH NARRATIVE 2360 SOUTH 4700 WEST TAYLOR, UTAH ACCEPTANCE **COMMISSION APPROVAL** DEPARTMENT I HEREBY CERTIFY THAT THE WEBER COUNTY I HEREBY CERTIFY THAT THE REQUIRED THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOURTEEN LOT SUBDIVISION ON THE 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, PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JAMES FOR MATHEMATICAL CORRECTNESS, SECTION ASSOCIATED WITH THIS SUBDIVISION DRAWINGS FOR THIS SUBDIVISION THE DEDICATION OF STREETS AND OTHER PUBLIC SUBDIVISION WAS DULY APPROVED BY PERCOLATION RATES, AND SITE MARZIALE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER CORNER DATA, AND FOR HARMONY WITH LINES PLAT AND IN MY OPINION THEY CONFORM CONFORM WITH COUNTY STANDARDS CONDITION FOR THIS SUBDIVISION HAVE WAYS AND FINANCIAL GUARANTEE OF PUBLIC THE WEBER COUNTY PLANNING AND THE AMOUNT OF THE FINANCIAL AND MONUMENTS ON RECORD IN COUNTY WITH THE COUNTY ORDINANCE COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION BEEN INVESTIGATED BY THIS OFFICE AND COMMISSION. APPLICABLE THERETO AND NOW IN OFFICES. THE APPROVAL OF THIS PLAT BY THE GUARANTEE IS SUFFICIENT FOR THE THEREON ARE HEREBY APPROVED AND ACCEPTED ARE APPROVED FOR ON-SITE WEST OF THE SALT LAKE BASE AND MERIDIAN AS SHOWN AND NOTED HEREON.THE BASIS OF RECORDS, PAGE INSTALLATION OF THESE IMPROVEMENTS. WEBER COUNTY SURVEYOR DOES NOT RELIEVE FORCE AND EFFECT. BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. WASTEWATER DISPOSAL SYSTEMS. BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, WHICH BEARS THE LICENSED LAND SURVEYOR WHO EXECUTED SOUTH 00°40'10" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE THIS PLAT FROM THE RESPONSIBILITIES AND/OR SIGNED THIS____DAY OF ______ 2021 SIGNED THIS____DAY OF ______, 2021 RIGHT-OF-WAY OF 4700 STREET WAS ESTABLISHED BY HONORING THE PROJECTED LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS___DAY OF__ RIGHT-OF-WAY DEDICATION OF THE OLSEN ESTATES SUBDIVISION AND THE NEILSON ESTATES SIGNED THIS____DAY OF ____ SIGNED THIS___DAY OF ____ SIGNED THIS___DAY OF ____ SUBDIVISION, WARRANTY DEED RECORDED AS ENTRY NUMBER 3051635 AND 2986547 ALONG COUNTY RECORDER CHAIRMAN, WEBER COUNTY COMMISSION MUNICIPAL - LAND SURVEYING WITH DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE BOUNDARY LOCATION. CHAIRMAN, WEBER COUNTY PLANNING DIRECTOR WEBER-MORGAN HEALTH DEPT 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 COUNTY SURVEYOR COUNTY ENGINEER NAME/TITLE COMMISSION