

PANUNZIO ESTATES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST,
AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
SEPTEMBER 2021

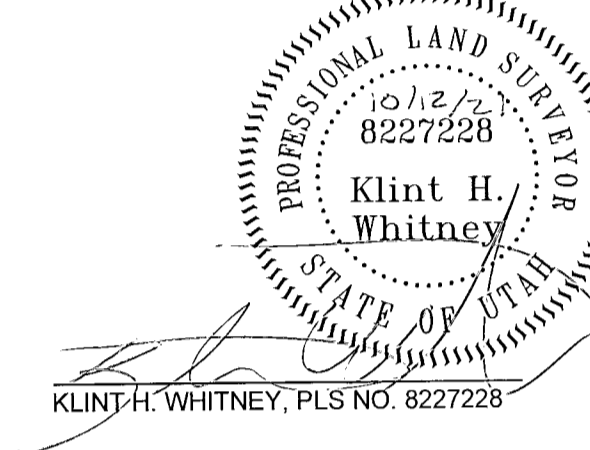
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED SOUTH 00°43'05" WEST 1286.18 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND NORTH 90°00'00" WEST 1352.80 FEET TO THE NORTHEAST CORNER OF THE ROSEHILL SUBDIVISION FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE ALONG THE NORTH LINE OF SAID ROSEHILL SUBDIVISION NORTH 88°59'17" WEST 331.49 FEET TO THE NORTHWEST CORNER OF THE ROSEHILL SUBDIVISION; THENCE NORTH 01°24'03" EAST 590.97 FEET; THENCE SOUTH 89°19'34" EAST 53.09 FEET; THENCE SOUTH 04°16'28" EAST 157.33 FEET; THENCE NORTH 20°16'53" EAST 62.45 FEET; THENCE NORTH 01°53'26" EAST 797.52 FEET; THENCE SOUTH 88°40'35" EAST 165.64 FEET; THENCE NORTH 01°53'44" EAST 287.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°30'09" EAST 66.00 FEET; THENCE SOUTH 10°15'34" WEST 125.00 FEET; THENCE SOUTH 88°30'09" EAST 372.18 FEET; THENCE SOUTH 02°05'12" WEST 280.54 FEET; THENCE SOUTH 84°55'33" WEST 114.41 FEET; THENCE SOUTH 01°08'53" WEST 48.02 FEET; THENCE NORTH 08°33'39" EAST 60.51 FEET; THENCE SOUTH 01°53'44" WEST 389.94 FEET; THENCE ALONG THE ARC OF A 571.00 FOOT RADIUS CURVE TO THE RIGHT 148.42 FEET, HAVING A CENTRAL ANGLE OF 14°53'35"; CHORD BEARS SOUTH 09°20'31" WEST 148.00 FEET; THENCE SOUTH 16°47'19" WEST 179.18 FEET; THENCE ALONG THE ARC OF A 359.00 FOOT RADIUS CURVE TO THE LEFT 96.42 FEET, HAVING A CENTRAL ANGLE OF 15°23'18"; CHORD BEARS SOUTH 09°05'41" WEST 96.13 FEET; THENCE SOUTH 01°24'03" WEST 171.02 FEET; THENCE SOUTH 26°41'21" WEST 67.36 FEET; THENCE SOUTH 00°20'43" EAST 172.15 FEET TO THE POINT OF BEGINNING. CONTAINING 15.588 ACRES. TOGETHER WITH A TEMPORARY DETENTION BASIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT BEING LOCATED SOUTH 00°43'05" WEST 1286.18 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND NORTH 90°00'00" WEST 1352.80 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 00°20'43" EAST 172.15 FEET; THENCE NORTH 89°39'17" EAST 155.00 FEET; THENCE SOUTH 00°20'43" EAST 171.50 FEET; THENCE SOUTH 89°28'57" WEST 155.00 FEET TO THE POINT OF BEGINNING. CONTAINING 26.648 SQUARE FEET.

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, HEREINAFTER TO BE KNOWN AS PANUNZIO ESTATES SUBDIVISION 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 12TH DAY OF OCTOBER, 2021.



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 PLAT AND NAME SAID TRACT:

PANUNZIO ESTATES SUBDIVISION
AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, 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, 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 AND AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT DEDICATE AND CONVEY TO PLAIN CITY UTAH A TEMPORARY DETENTION BASIN EASEMENT TO BE USED FOR STORM DRAIN DETENTION UNTIL SUCH TIME THE STORM DRAIN SYSTEM IS EXTENDED, AT SUCH TIME THE STORM DRAIN IS EXTENDED THE TEMPORARY DETENTION BASIN EASEMENT SHALL BE REVOKED AND NULLIFIED WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS, AND DEDICATE GRANT AND CONVEY A TEMPORARY IRRIGATION EASEMENT AS SHOWN AND DESCRIBED HEREON.

SIGNED THIS 21 DAY OF OCTOBER, 2021.

BY ITS MANAGER, PANUNZIO ESTATES, L.L.C. A DEVELOPMENT L.L.C. A UTAH LIMITED LIABILITY COMPANY
CLARENCE HALE, MANAGER
BY: PRINTED NAME/TITLE SIGNATURE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS 21 DAY OF OCTOBER, 2021, PERSONALLY APPEARED CLARENCE HALE, MANAGER OF PANUNZIO ESTATES, L.L.C. 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 PANUNZIO ESTATES, L.L.C., AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS; OR (RESOLUTION OF ITS BOARD OF DIRECTORS); AND SAID CLARENCE HALE, MANAGER OF PANUNZIO ESTATES, L.L.C. ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

COMPANY, IN ACCORDANCE WITH THE TERMS OF ITS OPERATING AGREEMENT

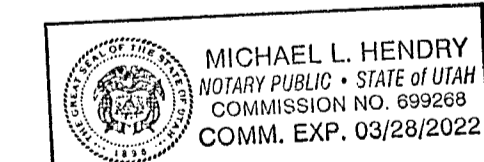
NOTARY PUBLIC
MICHAEL L. HENDRY
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 899269
COMM. EXP. 03/28/2022

RECEIVED
NOV 02 2021
BY: 1042

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- TEMPORARY DETENTION BASIN EASEMENT
- TEMPORARY 10.00' IRRIGATION EASEMENT

STAMP



SOUTHEAST CORNER OF NORTHWEST QUARTER SEC. 4, T6N, R2W, S.L.B.&M. CALCULATED FROM WEBER COUNTY SURVEY BEARING SHEETS

NOTES

- CURRENT ZONING MDR-1 & MDR-2
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREA OF MINIMAL FLOOD HAZARD. PER FEMA MAP NO. 49057C0187E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- 15.00' STORM DRAIN EASEMENT FALLS WITHIN FUTURE ROW OF 1725 NORTH STREET.
- NAIL AND WASHER TO BE SET IN CURB AT SIDE LOT LINE EXTENSION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THIRTY TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PANUNZIO. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 88°36'07" WEST WEBER COUNTY, UTAH NORTH, NAD MERIDIAN BEARING. THE RIGHT-OF-WAY OF PIONEER ROAD WAS ESTABLISHED BY THE ROSEHILL SUBDIVISION. THE RIGHT-OF-WAY OF 1975 NORTH STREET WAS ESTABLISHED BY THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE CIRCLE H SUBDIVISION.

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION.
SIGNED THIS 29th DAY OF Oct. 2021.
BY: [Signature]
CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEED WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.
SIGNED THIS 1 DAY OF NOV. 2021.
BY: [Signature]
NAME/TITLE
ATTEST: [Signature]
CITY RECORDER

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS 21st DAY OF OCT. 2021.
BY: [Signature]
PLAIN CITY ENGINEER

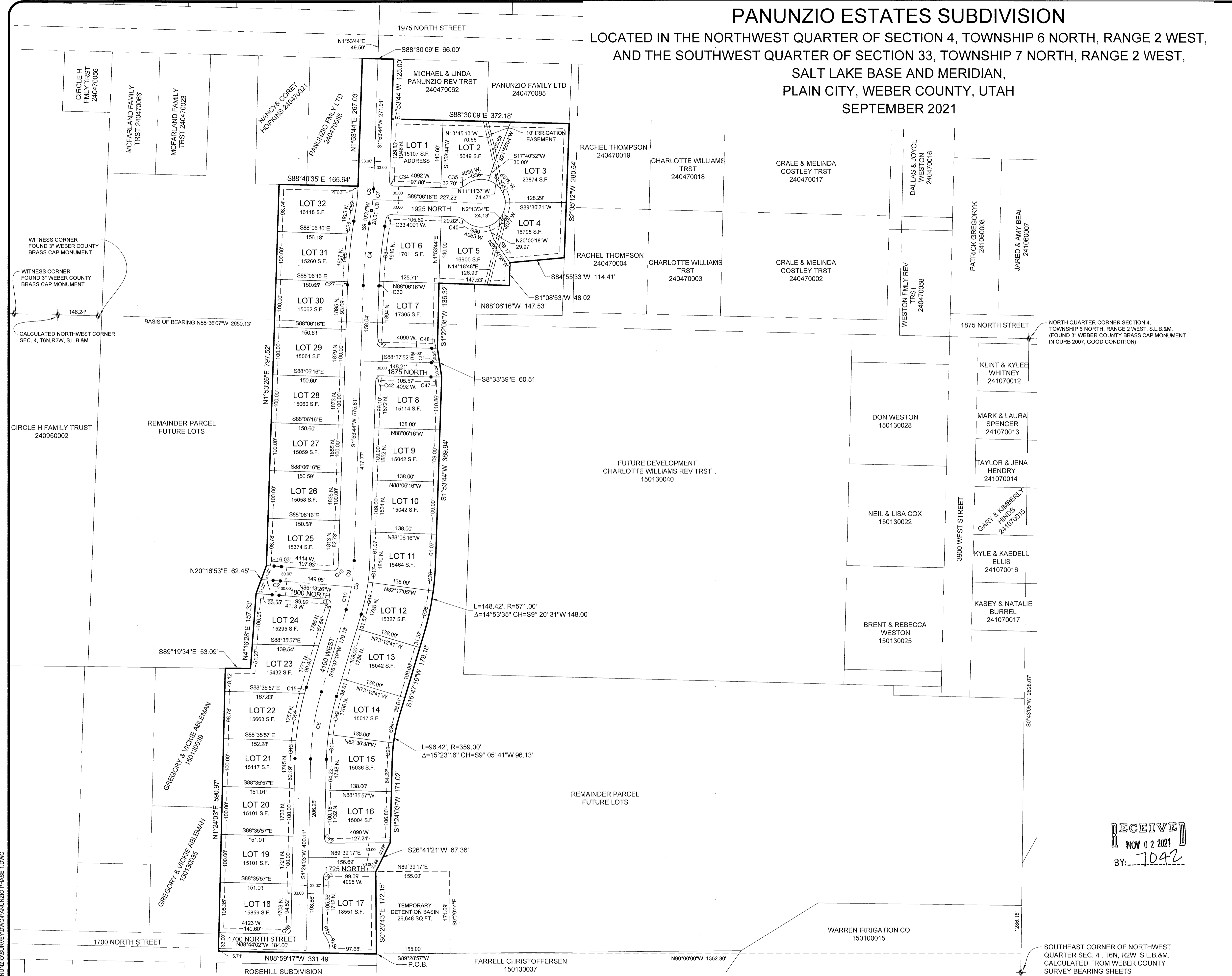
PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF PANUNZIO SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS 29th DAY OF Oct. 2021.
BY: [Signature]
PLAIN CITY ATTORNEY

81139 - MARRIOTT CONSTRUCTION1803 - PANUNZIO ESTATES SUBDIVISION PHASE 1.DWG

PANUNZIO ESTATES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST,
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SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
SEPTEMBER 2021



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.32	400.00	2'28"52"	S89° 52' 18"E	17.32
C2	15.13	885.80	0'58"42"	N85° 42' 47"W	15.13
C3	45.39	350.00	7'25"52"	S5° 36' 40"W	45.36
C4	129.70	1000.00	7'25"52"	S5° 36' 40"W	129.61
C5	103.97	400.00	14'53'35"	S9° 20' 31"W	103.68
C6	142.34	530.00	15'23'16"	S9° 05' 41"W	141.91
C7	22.75	350.00	3'43'24"	S3° 45' 26"W	22.74
C8	22.65	350.00	3'42'28"	S7° 28' 23"W	22.65
C9	55.02	400.00	7'52'50"	S5° 50' 09"W	54.97
C10	48.96	400.00	7'00'45"	S13° 16' 56"W	48.93
C11	51.95	497.00	5'59'19"	N4° 23' 43"E	51.92
C12	81.53	497.00	9'23'57"	N12° 05' 20"E	81.44
C13	37.84	563.00	3'51'04"	N3° 19' 35"E	37.84
C14	100.13	563.00	10'11'25"	N10° 20' 50"E	100.00
C15	13.23	563.00	1'20'46"	N16° 06' 56"E	13.23
C16	68.57	433.00	9'04'24"	N12° 15' 07"E	68.50
C17	43.98	433.00	5'49'11"	N4° 48' 20"E	43.96
C18	37.77	50.00	43'16'47"	N15° 00' 25"W	36.88
C19	19.92	30.00	38'02'51"	N17° 37' 23"W	19.56
C20	16.17	10.50	88'15'14"	N45° 31' 40"E	14.62
C21	37.52	359.00	5'59'19"	N4° 23' 43"E	37.51
C22	58.89	359.00	9'23'57"	N12° 05' 20"E	58.83
C23	90.42	571.00	9'04'24"	N12° 15' 07"E	90.33
C24	58.00	571.00	5'49'11"	N4° 48' 20"E	57.97
C25	6.91	1033.00	0'23'00"	N2° 05' 14"E	6.91
C26	100.19	1033.00	5'33'26"	N5° 03' 27"E	100.15
C27	26.88	1033.00	1'29'27"	N8° 34' 53"E	26.88
C28	9.94	967.00	0'35'21"	N2° 11' 25"E	9.94
C29	115.48	967.00	6'50'31"	N5° 54' 21"E	115.41
C30	41.11	317.00	7'25'52"	S5° 36' 40"W	41.09
C31	14.41	10.00	82'34'08"	S50° 36' 40"W	13.20
C32	15.71	10.00	90'00'00"	S43° 06' 16"E	14.14
C33	21.68	30.00	41'24'35"	N71° 11' 27"E	21.21
C34	49.91	50.00	57'11'23"	N79° 04' 51"E	47.86
C35	62.39	50.00	71'29'45"	S36° 34' 35"E	58.42
C36	63.09	50.00	72'17'38"	S35° 19' 06"W	58.99
C37	53.97	50.00	61'50'24"	N77° 36' 53"W	51.38
C38	21.68	30.00	41'24'35"	N67° 23' 59"W	21.21
C39	15.80	10.00	90'31'36"	S43° 22' 04"E	14.21
C40	15.62	10.00	89'28'24"	N46° 37' 56"E	14.08
C41	16.66	10.50	90'54'22"	S49° 19' 23"W	14.97
C42	18.69	10.50	102'00'45"	N34° 13' 04"W	16.32
C43	16.81	10.50	91'44'46"	N44° 28' 20"W	15.07
C44	16.47	10.50	89'51'55"	N46° 20' 00"E	14.83
C45	22.54	430.00	3'00'13"	N89° 52' 02"E	22.54
C46	12.10	370.00	1'52'24"	S89° 34' 04"E	12.10

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BY: 7042

DEVELOPER: MARRIOTT CONSTRUCTION
RANDY MARRIOTT
4960 WEST 2200 NORTH
OGDEN, UT 84404
801-731-7252

S2
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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

PL1319 - MARRIOTT CONSTRUCTION 1882 - PANUNZIO ESTATES PHASE 1.DWG