GALLOP BEND SUBDIVISION

LOCATED IN SOUTHEAST QUARTER OF SECTION 28 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AUGUST 22, 2016



VICINITY MAP NO SCALE

NOTES

THIS 20' EASEMENT SEAMS TO STRADDLE LOT 7, AND 8 AND IS ONLY 10' ON EACH LOT

- 1. LOT 1 & 2, CONTAINS A STORM DRAIN EASEMENT TO BE MAINTAINED
- FOR WEBER COUNTY. 2. LOT 7, ONTAINS A 20' PUBLIC UTILITY EASEMENTS. 3. LOT SETBACKS TO BE AS FOLLOWS:
- FRONT: 30' SIDE: 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24'
- 4. THE SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCES.
- 5. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONE. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

OWNERS DEDICATION AND CONSENT TO RECORD

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT GALLOP BEND SUBDIVISION.

WE HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND(S), DRAINAGE EASEMENT(S), AND CANAL MAINTENANCE EASEMENT(S), THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE(S), STORM DRAINAGE FACILITIES, IRRIGATION CANAL(S) OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE TO THE GOVERNING ENTITY AND AS MAY BE AUTHORIZED BY THE GOVERNING ENTITY, WITH NO BUILDINGS OR STRUCTURES BEING **ERECTED WITHIN SUCH EASEMENTS.**

WE HEREBY GRANT AND DEDICATE UNTO ALL OWNERS OF LOTS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, A PERPETUAL EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF MAINTENANCE AND OPERATION.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS	_ DAY OF	_ 20

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BOUNDED AND DESCRIBED AS FOLLOWS; TO-WIT

BEGINNING AT A POINT 1326.80 FEET NORTH 00°42'57" EAST AND 1157.47 FEET SOUTH 89°10'31" EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING; THENCE SOUTH 89°10'31" EAST 792.69 FEET; THENCE SOUTH 00°36'20" WEST 655.13 FEET; THENCE NORTH 89°17'03" WEST 8.27 FEET; THENCE SOUTH 00°36'20" WEST 640.20 FEET, TO THE NORTH LINE OF 2550 SOUTH STREET; THENCE NORTH 89°07'48" WEST 608.05 FEET; THENCE NORTH 00°43'12" EAST 249.50 FEET; THENCE NORTH 89°07'48" WEST 170.00 FEET; THENCE NORTH 00°13'46" EAST 1045.28 FEET TO THE PLACE OF BEGINNING. CONTAINS 973,546 SQ.FT., 22.35 ACRES

NARRATIVE & BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°42'57" EAST BETWEEN THE FOUND BRASS CAP MONUMENTS OF THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

THE RECORDED DEED AND LEGAL DESCRIPTION PROVIDED IN A TITLE REPORT PREPARED BY COTTONWOOD TITLE, FILE NUMBER 85936-ZF, DOES NOT CLOSE BY MORE THAN 30 FEET. THE NORTH LINE OF DECIDED BOUNDARY MATCHES THE CALCULATED 1/16 LINE OF THE SECTION AND ALSO MATCHES CLOSELY A FENCE LINE AND OTHER IMPROVEMENTS ALONG THE NORTH PROPERTY LINE. THE EAST BOUNDARY LINE MATCHES THE RECORDED SUBDIVISIONS ON THAT SIDE OF THE PROPERTY. THE NORTHWEST CORNER OF THE JUDY L KENT FAMILY TRUST PROPERTY #150780089 HAS A RAILROAD FENCE POST. BEGINNING AT THE CHIP SQUARE SUBDIVISION NO. 2 THE EAST BOUNDARY MATCHES MORE OR LESS A FENCE LINE AND A REBAR AND CAP WAS LOCATED AT A CORNER. THE SOUTH LINE OF THE BOUNDARY IS THE NORTH RIGHT-OF-WAY LINE. THE DEED CALLS TO THE RIGHT-OF-WAY OF 2550 SOUTH STREET. THIS BOUNDARY MATCHING A 33 FOOT HALF WIDTH FOR THE RIGHT-OF-WAY AND THE CENTER LINE IS BASED ON THE CALCULATED SECTION LINE. THE FIRST LEG OF THE WEST BOUNDARY LINE AND THE SOUTH BOUNDARY LINE, NOT ALONG THE RIGHT-OF-WAY, MATCHES AN EXISTING WIRE FENCE MORE OR LESS AND THE SURVEY PREPARED BY LANDMARK. AT THE SOUTHWEST CORNER OF THE PROPERTY A REBAR AND CAP WAS FOUND FROM THE LANDMARK SURVEY. THE WEST BOUNDARY LINE MATCHES THE FENCE MORE OR LESS BACK TO THE POINT OF BEGINNING. THE ADJACENT SUBDIVISION TO THE WEST, WILLOW WOOD SUBDIVISION NUMBER 2, DOES NOT CLOSE AND USES A DIFFERENT BASIS OF BEARING. WILLOW WOOD WAS ROTATED TO MATCH THE BASIS OF BEARING USED HERE AND LINES UP WITH THE ASPHALT ROADWAY IMPROVEMENTS IN 2475 SOUTH STREET.

SURVEYOR'S CERTIFICATE

I. C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HOLD LICENSE NO. 5251295-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 KNOWN AS THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT, HAVE MADE A SURVEY OF THE PROPERTY(S) SHOWN HEREON IN ACCORDANCE WITH UCA 17-23-17, VERIFYING MEASUREMENTS, AND PLACING MONUMENTS AS REPRESENTED. THAT THIS PLAT WAS PREPARED FROM THE FIELD NOTES OF THIS SURVEY AND FROM DOCUMENTS AND RECORDS AS NOTED HERON. I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL LOTS MEET THE CURRENT REQUIREMENTS OF THE LAND USE ORDINANCE OF WEBER COUNTY.

C. DAVID MCKINNEY	DATE

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

<u>OWNER</u>
BROCK LOOMIS
JF CAPITAL
1148 W. LEGACY CROSSING BLVD., STE 400
CENTERVILLE, UT 84014
ENGINEER/PLANNER
HORROCKS ENGINEERS
4905 SOTH 1500 WEST, STE 100
RIVERDALE, UT 84405-7176
(801) 621-1025

COUNTY OF)
ON THE DAY OF, 20, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME
SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS DULY APPROVED BY THE WEBER COUNTY PLANNING AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE COMMISSION. SIGNED THIS _____ DAY OF IMPROVEMENTS. ___, 20 _____

WEBER COUNTY ENGINEER

SIGNED THIS ______ DAY OF ______, 20 ____

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE HEREBY CERTIFY THAT THE REQUIRED PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND SUFFICIENT FOR THE INSTALLATION OF THESE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF ____ 20 _____. CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S | I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL OTHER DOCUMENTS ASSOCIATED WITH THIS CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT | 20_____. FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

WEBER COUNTY SURVEYOR

SIGNED THIS ______ DAY OF ______ , 20 ____ ,

WEBER COUNTY ATTORNEY

WEBER COUNTY ATTORNEY

SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SYSTEMS. SIGNED THIS _____ DAY OF _

OWNER

WEBER COUNTY RECORDER WEBER-MORGAN HEALTH DEPARTMENT HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION ENTRY NO. HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE FOR RECORD AND RECORDED, APPROVED FOR ON-SITE WASTEWATER DISPOSAL _ IN BOOK _____ RECORDS, PAGE . SIGNED THIS _____DAY OF _____ RECORDED FOR:

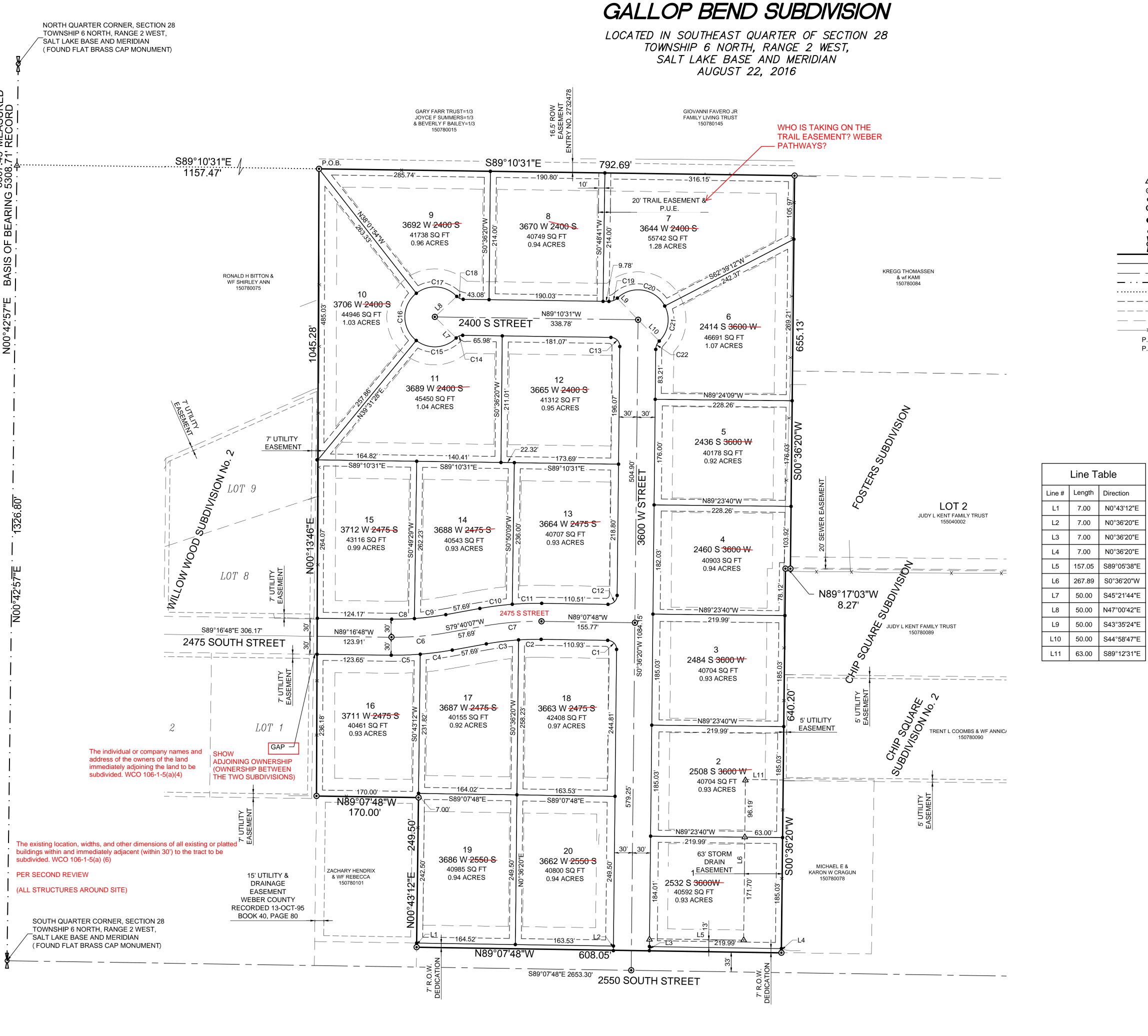
OF THE OFFICIAL WEBER COUNTY RECORDER

DEPUTY

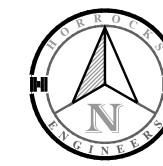
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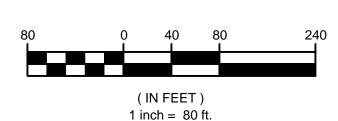
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LEGEND CALCULATED POINT FOUND 5/8" REBAR WITH 2" ALUMINUM CAP - P.L.S. 8795 FOUND 1/2" REBAR W/ PLASTIC CAP - P. L.S. 8795 SET 5/8" REBAR WITH 2" ALUMINUM CAP - P.L.S. 5251295 FOUND 1/2" REBAR W/PLASTIC CAP - P.L.S. 8795 REPLACED WITH SET 5/8" REBAR WITH PLASTIC CAP - P.L.S. 12457 SET 1/2" REBAR W/ PLASTIC CAP - P. L.S. 5251295

QUARTER SECTION CORNER **BOUNDARY LINE** LOT LINE

STREET CENTERLINE — — — — — PUBLIC UTILITIES EASEMENT LINE (P.U.E.) — — EXISTING PUBLIC UTILITIES EASEMENT LINE (P.U.E.) LOT SETBACKS SEE NOTE 3 SHEET 1 EXISTING FENCE POINT OF BEGINNING PUBLIC UTILITIES EASEMENT

ine Table				
Length	Direction			
7.00	N0°43'12"E			
7.00	N0°36'20"E			
7.00	N0°36'20"E			
7.00	N0°36'20"E			
157.05	S89°05'38"E			
267.89	S0°36'20"W			
50.00	S45°21'44"E			
50.00	N47°00'42"E			
50.00	S43°35'24"E			
50.00	S44°58'47"E			
63.00	S89°12'31"F			

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Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.49	15.00	89°44'08"	S44°15'44"E	21.16
C2	37.70	470.00	4°35'46"	N88°34'19"E	37.69
C3	54.18	470.00	6°36'19"	N82°58'17"E	54.15
C4	53.79	530.00	5°48'53"	N82°34'34"E	53.77
C5	48.44	530.00	5°14'11"	N88°06'06"E	48.42
C6	96.44	500.00	11°03'04"	S85°11'39"W	96.29
C7	97.75	500.00	11°12'05"	S85°16'10"W	97.59
C8	37.95	470.00	4°37'37"	S88°24'23"W	37.94
C9	52.70	470.00	6°25'27"	S82°52'51"W	52.67
C10	54.50	530.00	5°53'29"	S82°36'52"W	54.47
C11	49.12	530.00	5°18'36"	S88°12'54"W	49.10
C12	23.63	15.00	90°15'52"	S45°44'16"W	21.26
C13	23.50	15.00	89°46'51"	S44°17'06"E	21.17
C14	12.09	15.00	46°11'13"	N67°43'52"E	11.77
C15	72.87	50.00	83°30'19"	N86°23'26"E	66.59
C16	90.60	50.00	103°49'31"	S0°03'21"W	78.71
C17	74.21	50.00	85°02'36"	N85°30'36"W	67.59
C18	12.09	15.00	46°11'13"	N66°04'55"W	11.77
C19	15.50	20.00	44°24'55"	S68°37'01"W	15.12
C20	92.72	50.00	106°14'38"	N80°28'07"W	79.99
C21	63.15	50.00	72°22'03"	N8°50'14"E	59.04
C22	15.50	20.00	44°24'55"	N22°48'48"E	15.12

Curve Table

A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information. WCO 106-1-8(c)(1)i. (PER SECOND REVIEW)



WARNING

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