

# 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

- LOT 1 & 2, CONTAINS A STORM DRAIN EASEMENT TO BE MAINTAINED FOR WEBER COUNTY.
- LOT 7, CONTAINS A 20' PUBLIC UTILITY EASEMENTS.
- LOT SETBACKS TO BE AS FOLLOWS:  
FRONT: 30'  
SIDE: 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24'  
REAR: 30'
- THE SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCES.
- 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 WHICH EVER 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\_\_

OWNER \_\_\_\_\_

### 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 \_\_\_\_\_

OWNER  
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

### ACKNOWLEDGMENT

STATE OF UTAH ) ss.  
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 \_\_\_\_\_

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST  
TITLE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL 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 FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### 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 AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED, \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR:

WEBER COUNTY RECORDER

DEPUTY

**HORROCKS ENGINEERS**  
4905 South 1500 West, Suite 100  
Riverdale, UT 84405  
(801) 621-1025  
www.horrocks.com

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS

DRAWING INFO

DATE 10/07/2016  
DESIGNED MDK  
DRAWN MDK  
CHECKED DGB  
PROJECT PG-888-1607



GALLOP BEND SUBDIVISION

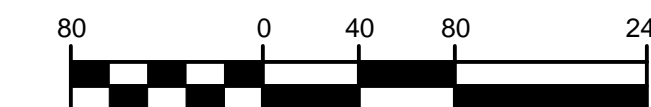
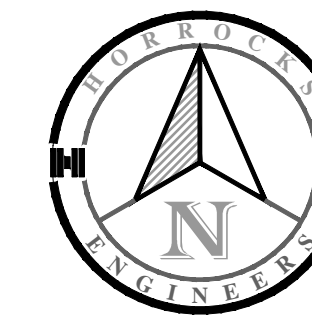
FINAL PLAT  
WEBER COUNTY, UTAH



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# GALLOP BEND SUBDIVISION

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



(IN FEET)  
1 inch = 80 ft.

### LEGEND

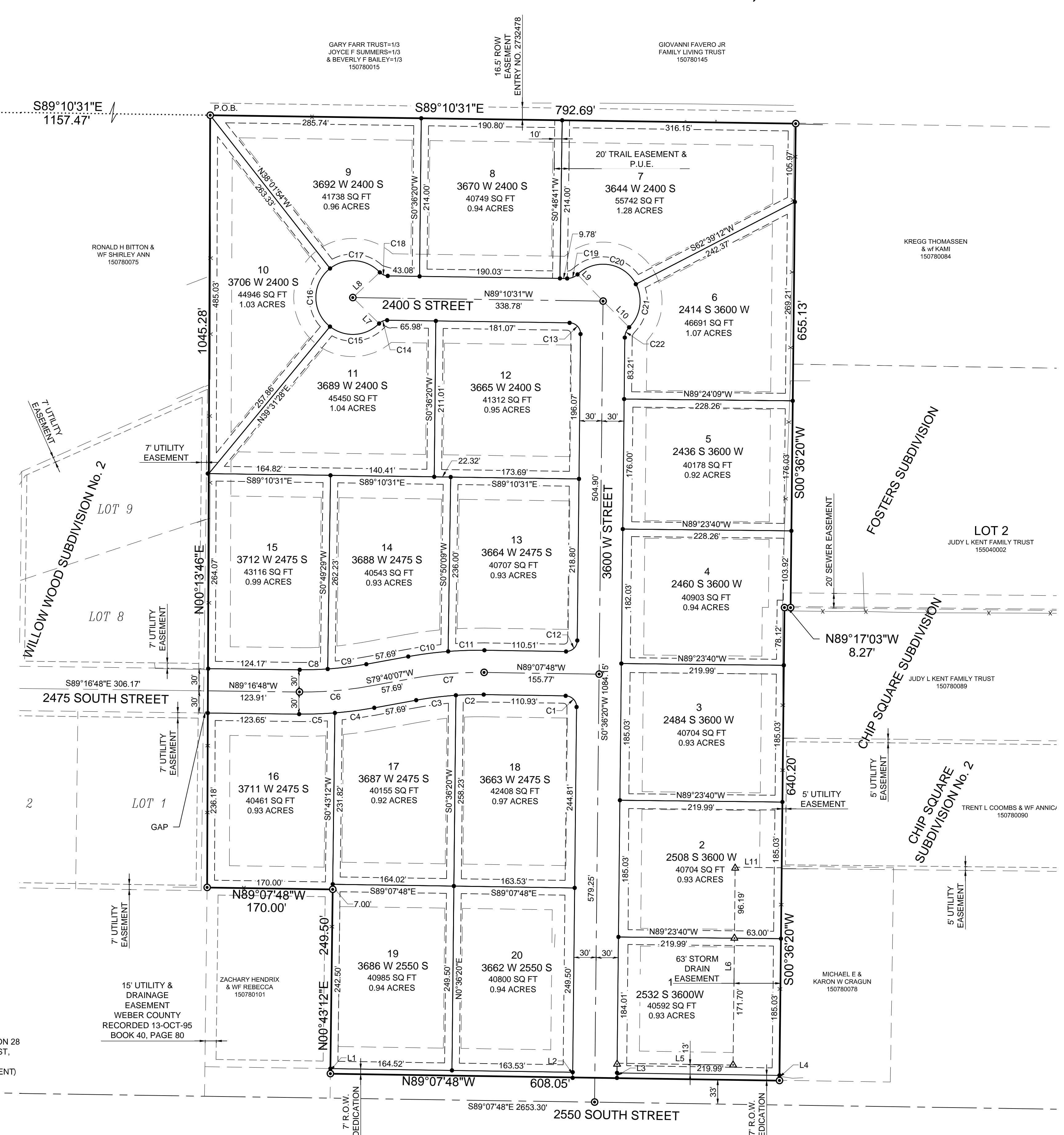
- △ CALCULATED POINT
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP - P. L.S. 8795
- FOUND 1/2" REBAR W/ PLASTIC CAP - P. L.S. 8795
- SET 5/8" REBAR WITH 2" ALUMINUM CAP - P. L.S. 5251295
- FOUND 3/4" REBAR W/ PLASTIC CAP - P. L.S. 8795 REPLACED WITH SET 5/8" REBAR WITH PLASTIC CAP - P. L.S. 12457
- SET 1/2" REBAR W/ PLASTIC CAP - P. L.S. 5251295
- QUARTER SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- TIE LINE
- PUBLIC UTILITIES EASEMENT LINE (P.U.E.)
- EXISTING PUBLIC UTILITIES EASEMENT LINE (P.U.E.)
- LOT SETBACKS SEE NOTE 3 SHEET 1
- EXISTING FENCE
- P.O.B.
- P.U.E.

Curve Table					
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°38'19"	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

Line Table		
Line #	Length	Direction
L1	7.00	N0°43'12"E
L2	7.00	N0°36'20"E
L3	7.00	N0°36'20"E
L4	7.00	N0°36'20"E
L5	157.05	S89°05'38"E
L6	267.89	S0°36'20"W
L7	50.00	S45°21'44"E
L8	50.00	N47°00'42"E
L9	50.00	S43°35'24"E
L10	50.00	S44°58'47"E
L11	63.00	S89°12'31"E

NORTH QUARTER CORNER, SECTION 28  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND FLAT BRASS CAP MONUMENT)

SOUTH QUARTER CORNER, SECTION 28  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND FLAT BRASS CAP MONUMENT)



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REVISIONS  
DATE 10/07/2016  
DESIGNED MDK  
DRAWN MDK  
CHECKED DGB  
PROJECT PG-888-1607

PROFESSIONAL LAND SURVEYOR  
JUDY L. KENT  
MCKINNEY No. 5251295  
11/10/2017  
STATE OF UTAH

**GALLOP BEND SUBDIVISION**

FINAL PLAT  
WEBER COUNTY, UTAH

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