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

- 1. LOT 1 & 2, BLOCK 2 CONTAINS A STORM DRAIN EASEMENT TO BE MAINTAINED FOR THE HOME OWNER'S ASSOCIATION.
- 2. LOT 7, BLOCK 2 CONTAINS 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.
- 6. LOT 7 & 8 CONTAIN A TRAIL EASEMENT TO BE CONSTRUCTED AND MAINTAINED BY THE COUNTY.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT BROCK LOOMIS THE OWNER OF THE ABOVE TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS GALLOP BEND SUBDIVISION DOES HEREBY DEDICATE TO WEBER COUNTY FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS AND PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DOES HEREBY STATE THAT ALL EASEMENTS SHOWN ON THIS PLAT ARE INTENDED FOR USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, AND DOES HEREBY WARRANT, DEFEND AND SAVE WEBER COUNTY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS,

IN WITNESS WHEREOF I HAVE SET MY HAND THIS	DAY OF	20	
DWNER			
BOUND	ARY DESCRIPTION	<u>DN</u>	
PART OF THE SOUTHEAST QUARTER OF SECTION 28	•	TH, RANGE 2 WEST, SA	ALT LAKE MERIDIAN
SURVEY; BOUNDED AND DESCRIBED AS FOLLOWS; THE SURVEY; BOUNDED AND DESCRIBED AS FOLLOWS; THE SECTION AND THE SURVEY OF SAID QUARTER SECTION AND THE SURVEY OF SAID SURVEY OF SAID AND THE SURVEY OF SURVE	7" EAST AND 1157.4 AND RUNNING; THE E NORTH 89°17'03" UTH STREET; THEN E NORTH 89°07'48" \	NCE SOUTH 89°10'31" E WEST 8.27 FEET; THEN CE NORTH 89°07'48" W WEST 170.00 FEET; THI	EAST 792.69 FEET; ICE SOUTH 00°36'20' EST 608.05 FEET;

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 REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATION NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS

GALLOP BEND SUBDIVISION

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

ATE

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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	STATE OF UTAH)ss. COUNTY OF)	TOTAL ON LED CHILLY!
A -	APPEARED BEFORE ME, THE U	
P	COMMISSION EXPIRE	

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 P	LΑ

(801) 621-1025

COMMISSION APPROVAL		1
	I HEREBY CERTIFY THAT THE REQUIRED PUBLIC	Τ
	IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS	D
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS	SUBDIVISION CONFORM WITH THE COUNTY STANDARDS	F
DULY APPROVED BY THE WEBER COUNTY PLANNING	AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS	Α
COMMISSION. SIGNED THIS DAY OF	SUFFICIENT FOR THE INSTALLATION OF THESE	Н
, 20	IMPROVEMENTS.	C
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	SIGNED THIS DAY OF, 20	١.

WEBER COUNTY ENGINEER

WEBER COUNTY ENGINEER

	WEBER COUNTY COMMISSION ACCEPTANCE	WEBER COUN
C S S S E	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	I HEREBY CERTIFY THAT THI OFFICE HAS REVIEWED TH CORRECTNESS, SECTION HARMONY WITH LINES AND COUNTY OFFICES. THE APP WEBER COUNTY SURVEYOF LICENSED LAND SURVEYOF FROM THE RESPONSIBL ASSOCIATED THEREWITH. SIGNED THIS DAY
	CHAIRMAN, WEBER COUNTY COMMISSION	
-	ATTEST	WEBER COUNTY SURVEYOR

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						

OR'S ICAL FOR D IN THE THE PLAT TIES	I HAVE EXAMINED THE FINANCIAL GUARANTEE AN OTHER DOCUMENTS ASSOCIATED WITH TH SUBDIVISION PLAT, AND IN MY OPINION THEY CONFOR WITH THE COUNTY ORDINANCE APPLICABLE THERET AND NOW IN FORCE AND AFFECT. SIGNED THIS DAY OF, 20

WEBER COUNTY ATTORNEY

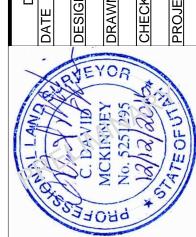
WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT	WEBER COUNTY RECORDER
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 THISDAY OF, 20	ENTRY NO FEE PAIDFILED FOR RECORD AND RECORDED, OF THE OFFICIAL RECORDS, PAGE RECORDED FOR:
	WEBER COUNTY RECORDER

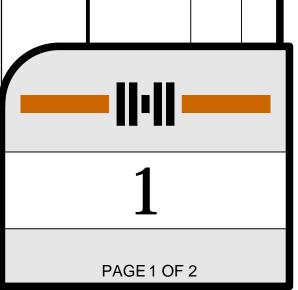
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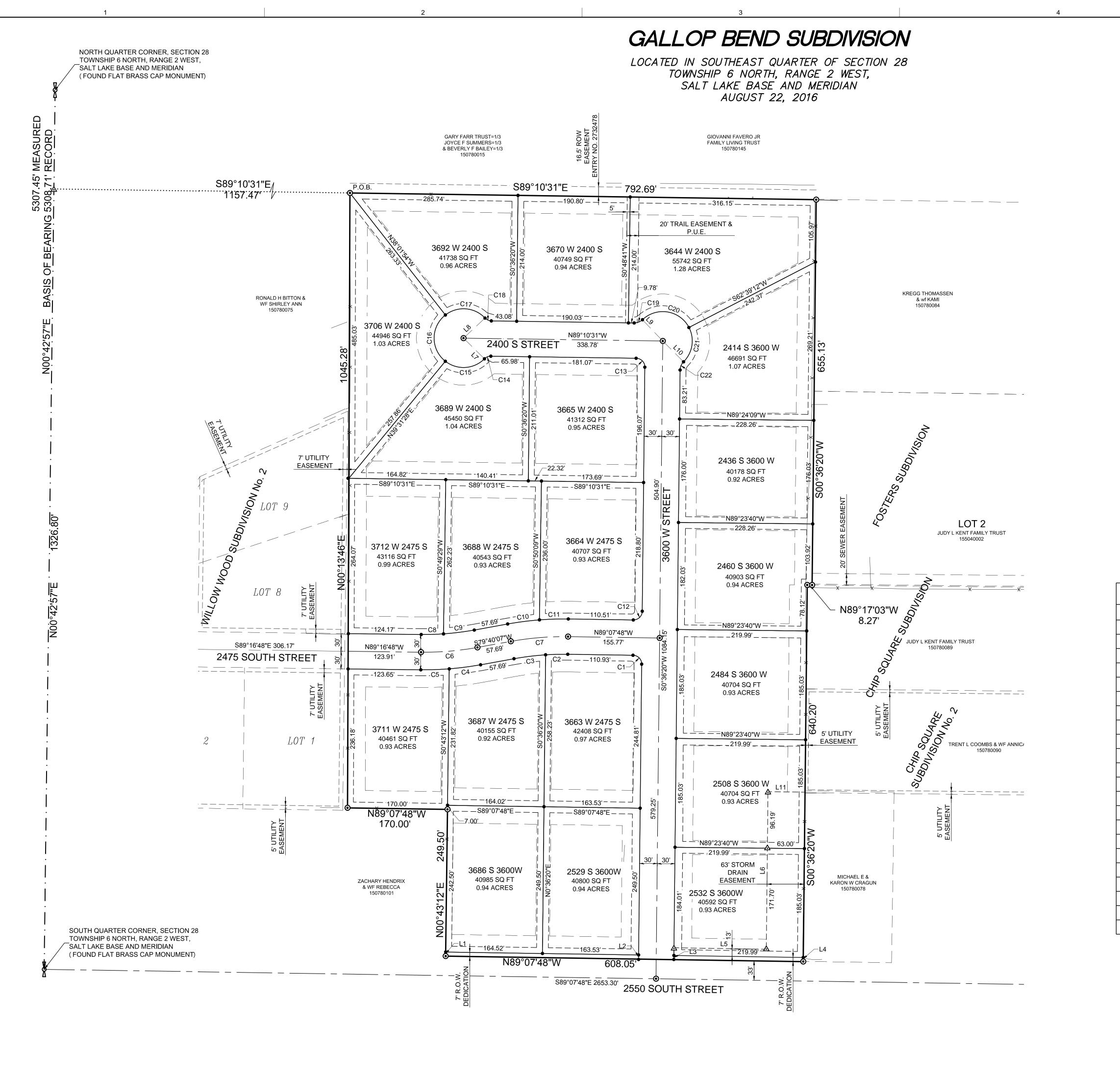
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	WAKNING	-	- 1		() () () () () () () () () ()	MEASTIBE 3" THEN	MEASONE 2 THEIR	DRAWING IS NOT TO SCA	
REVISIONS	REV # 🔼 DATE								*SEE 2nd SHEET FOR LISTING
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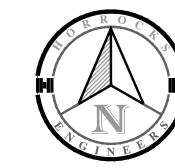


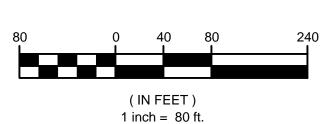
BEND SUBDIVISION FINAL PLAT





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LEGEND

CALCUL

FOUND

FOUND

SET 5/8

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 ½" 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

EXISTING PUBLIC UTILITIES EASEMENT LINE (P.U.E.)

BOUNDARY LINE
LOT LINE

_____ STREET CENTERLINE
_____ SECTION LINE
_____ TIE LINE
____ PUBLIC UTILITIES EASEMENT LINE (P.U.E.)

LOT SETBACKS SEE NOTE 3 SHEET 1

EXISTING FENCE
POINT OF BEGINNING

BURN ON THE STAFFMENT.

PUBLIC UTILITIES EASEMENT

	Line T	able
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

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°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		

HORROCK
E N G I N E E R
4905 South 1500 West, Suite 10

DATE 10/0

C. D. VID CONTROL OF SIGNED M

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No. 5251295

DRAWN NO. 5251295

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