Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

The boundaries, bearings, and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(b)
(IF ANY)

The lines, dimensions, bearings, areas, and numbers of all parts reserved for any reason within the subdivision. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)e.
(IF ANY)

The individual or company names and address of the owners of the land immediately adjoining the land to be subdivided. WCO 106-1-5(a)(4)

The existing location, widths, and other dimensions of all existing or platted streets within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a)(6)

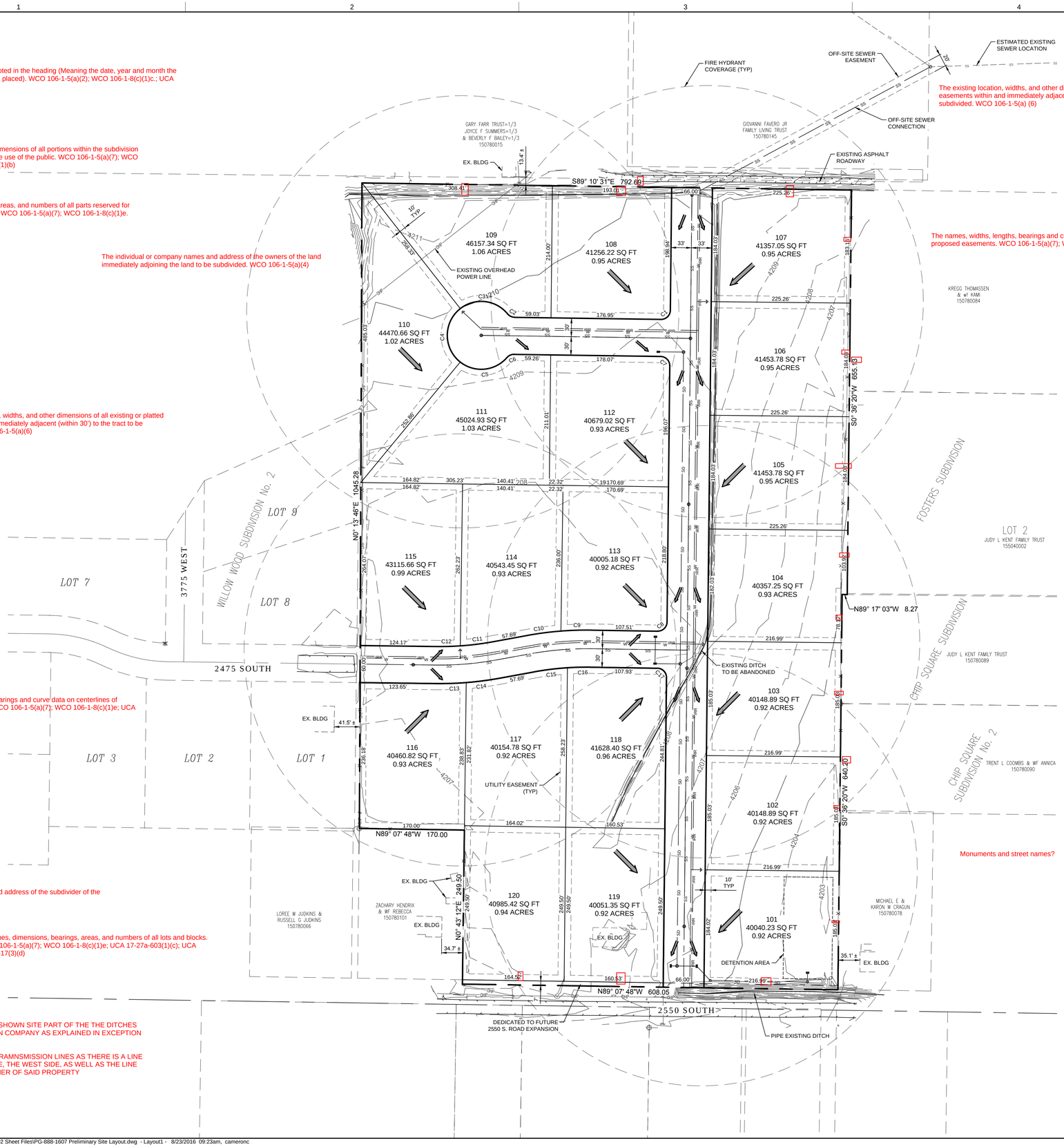
The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(b)

The individual or company names and address of the subdivider of the subdivision. WCO 106-1-5(a)(4)

The lines, dimensions, bearings, areas, and numbers of all lots and blocks. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c); UCA 17-23-17(3)(d)

ARE THE DITCHES LOCATED ON SHOWN SITE PART OF THE THE DITCHES IN FAVOR OF WILSON IRRIGATION COMPANY AS EXPLAINED IN EXCEPTION 13 OF THE TITLE COMMITMENT

EXCEPTION 14 PERTAINING TO TRAMNSMISSION LINES AS THERE IS A LINE ACROSS THE FRONT OF THE SITE, THE WEST SIDE, AS WELL AS THE LINE ACROSS THE NORTHWEST CORNER OF SAID PROPERTY



The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a) (6)

The names, widths, lengths, bearings and curve data on centerlines of proposed easements. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)e.

SCALE: 1" = 80'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.66	15.00	94°12'	N47° 34' 28"E	21.98
C2	13.09	15.00	50°00'	S64° 10' 40"E	12.68
C3	85.29	55.00	88°51'	S83° 36' 22"E	77.00
C4	99.55	55.00	103°42'	N0° 07' 07"E	86.50
C5	83.94	55.00	87°26'	S84° 32' 58"W	76.02
C6	13.09	15.00	50°00'	S65° 49' 38"W	12.68
C7	23.50	15.00	89°47'	N44° 17' 06"W	21.17
C8	23.63	15.00	90°16'	N45° 44' 16"E	21.26
C9	49.12	530.00	5°19'	N88° 12' 54"E	49.10
C10	54.50	530.00	5°53'	N82° 36' 52"E	54.47
C11	52.70	470.00	6°25'	N82° 52' 51"E	52.67
C12	37.95	470.00	4°38'	N88° 24' 23"E	37.94
C13	48.44	530.00	5°14'	S88° 06' 06"W	48.42
C14	53.79	530.00	5°49'	S82° 34' 34"W	53.77
C15	54.18	470.00	6°36'	S82° 58' 17"W	54.15
C16	37.70	470.00	4°36'	S88° 34' 19"W	37.69
C17	23.49	15.00	89°44'	N44° 15' 44"W	21.16

SITE INFORMATION

- SITE AREA: 973,546 SF (22.35 Ac.)
- SINGLE FAMILY LOTS: 20
- TOTAL DENSITY: 0.89 UNITS/Ac.
- NUMBER OF DETENTION AREAS: 1

ZONING REQUIREMENTS

- ZONING: X-X
- MINIMUM LOT SIZE: 40,000 SF
- MINIMUM FRONTAGE: 150'
- CUL-DE-SAC RADIUS: 55'
- ROW WIDTH: 66' UNLESS OTHERWISE NOTED
- SETBACKS:
  - FRONT =
  - REAR =
  - SIDES =

A measurable mathematical relationship between the property and the monument from which it is described. WCO 106-1-5(a)(4); WCO 106-1-8(c)(1)d.

Measured and/or recorded bearings, distances and other controlling data with ties to section corners WCO 106-1-5(a)(4)

HORROCKS ENGINEERS
555 South Bluff Street, Suite 101
St. George, UT 84770
(435) 986-7888
www.horrocks.com

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

REVISIONS
REV # | DATE

*SEE 2nd SHEET FOR LISTING

DRAWING INFO
DATE 12 AUG 2016
DESIGNED CC
DRAWN CC
CHECKED DP
PROJECT PG-888-1607

PRELIMINARY
NOT FOR CONSTRUCTION

GALLOP BEND SUBDIVISION

TAYLOR, WEBER COUNTY, UTAH

PRELIMINARY SITE LAYOUT

CS101

SHEET 1 OF 1

O:\!2016\PG-888-1607 Taylor 22-Acre Subdivision\02 CAD\02 Sheet Files\PG-888-1607 Preliminary Site Layout.dwg - Layout1 - 8/23/2016 09:23am, cameronc