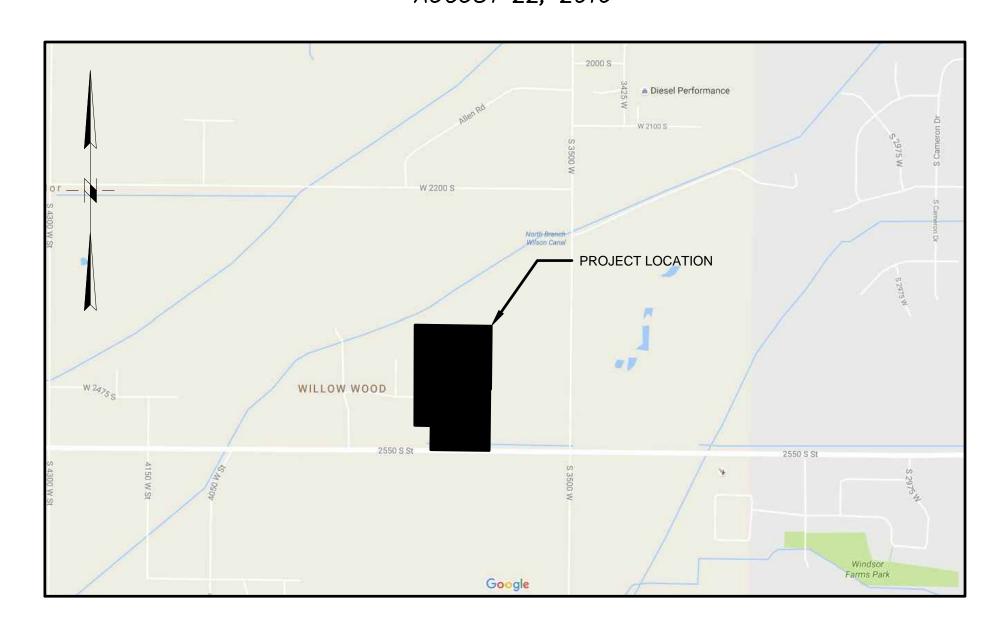
# GALLOP BEND SUBDIVISION

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

#### HOME OWNERS ASSOCIATION? IS THIS A PUD?

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:

LOT AND BLOCKS?

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.

IS THIS WEBER - PATHWAYS OR COUNTY?

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable: "Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements." WCO 106-7-1.

### 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, EASEMENTS AND PARCELS WHICH INTERFERE WITH THE USE, OPERATION, AND MAINTENANCE THEREOF BY THE CITY

IN WITNESS WHEREOF I HAVE SET MY HAND THIS DAY OF

NER	
NER	
NER	

## **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.

# ONLY NEED ONE ACKNOWLEDGMENT, CORPORATE ONE WILL BE

WEBER COUNTY SURVEYOR

OWNER	
BROCK LOOMIS JF CAPITAL 1148 W. LEGACY CROSSING BLVD., STE 4 CENTERVILLE, UT 84014	-00
ENGINEER/PLANNER	
HORROCKS ENGINEERS 4905 SOTH 1500 WEST, STE 100 RIVERDALE, UT 84405-7176	
(801) 621-1025	

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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STATE OF UTAH )ss.  COUNTY OF)	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	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 MESIGNED IT FREELY, VOLUNTARILY, AND FOR THE
PURPOSES THEREIN MENTIONED.	PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES NOTARY PUBLIC	COMMISSION EXPIRES NOTARY PUBLIC

SURVEYOR'S	<b>CERTIFICATE</b>

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.

The Registered Land Surveyors certification on such plats shall indicate that that all lots meet the requirements of the Land Use Code. WCO 106-1-8(c)(1)

C. DAVID MCKINNEY	DATE	

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING	WEBER COUNTY ENGINEER
COMMISSION APPROVAL	I HEREBY CERTIFY THAT THE REQUIRED
	IMPROVEMENT STANDARDS AND DRAWINGS
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS	SUBDIVISION CONFORM WITH THE COUNTY ST.
DULY APPROVED BY THE WEBER COUNTY PLANNING	AND THE AMOUNT OF THE FINANCIAL GUAR.
COMMISSION. SIGNED THIS DAY OF	SUFFICIENT FOR THE INSTALLATION OF
, 20	IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE FOR THIS DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND ANDARDS FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS RANTEE IS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE THESE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_\_. 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.

SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_ SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ , 20 \_\_\_\_ ,

WEBER COUNTY ATTORNEY

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT	WEBER COUNTY RECORDER
HEREBY CERTIFY THAT THE SOILS, PERCOLATION ATES, AND SITE CONDITIONS FOR THIS SUBDIVISION AVE BEEN INVESTIGATED BY THIS OFFICE AND ARE PPROVED FOR ON-SITE WASTEWATER DISPOSAL YSTEMS.  IGNED THISDAY OF,  0	ENTRY NO FEE PAID FOR RECORD AND RECORDED, OF THE RECORDS, PAGE OF THE RECORDED FOR:

FEE PAID\_\_\_\_\_ FILED OF THE OFFICIAL WEBER COUNTY RECORDER

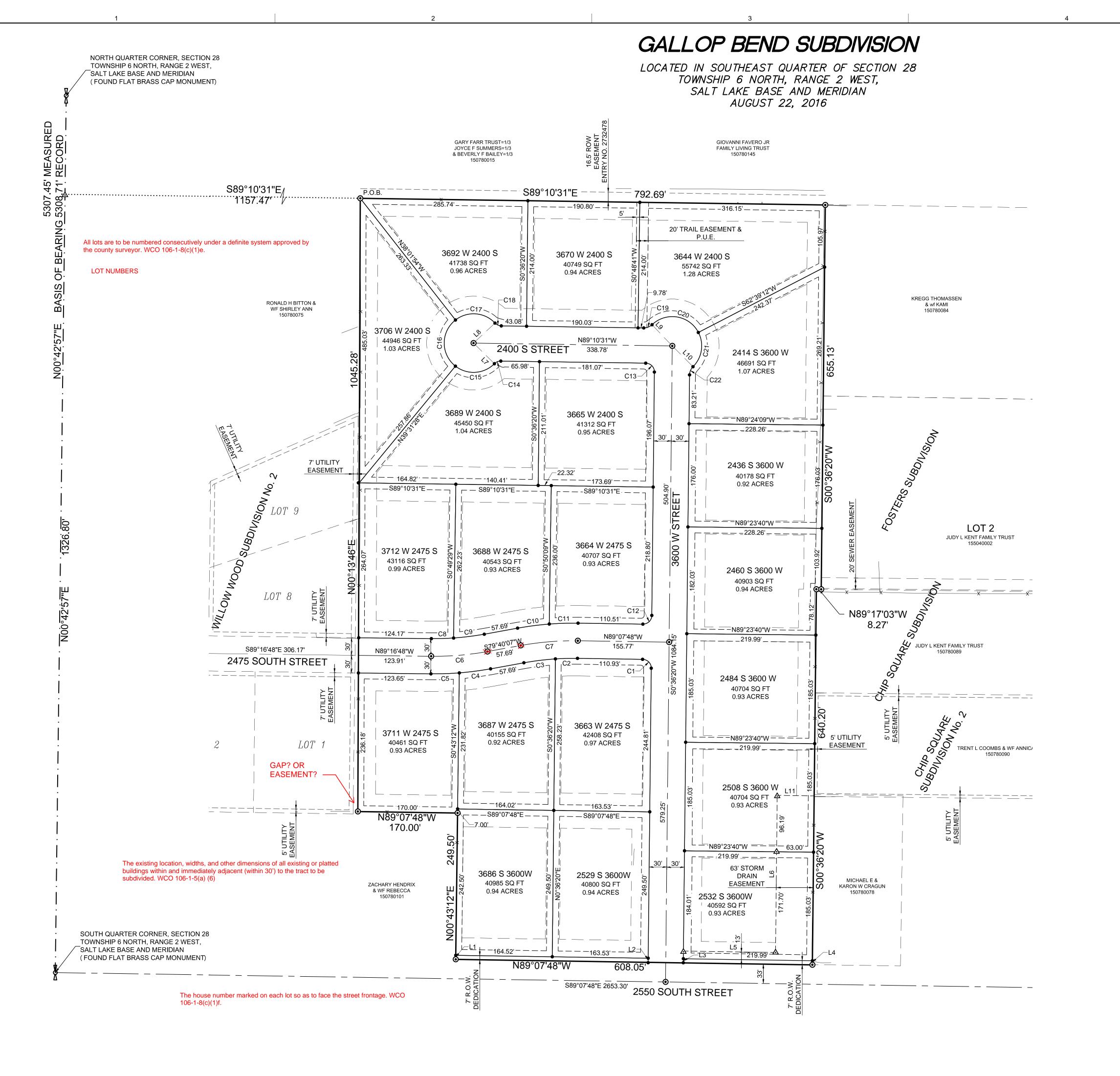
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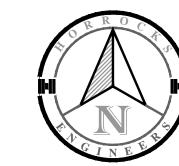


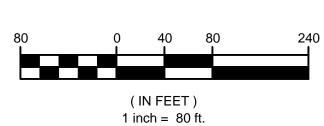
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LEGEND

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

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

	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

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.

WARNING

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