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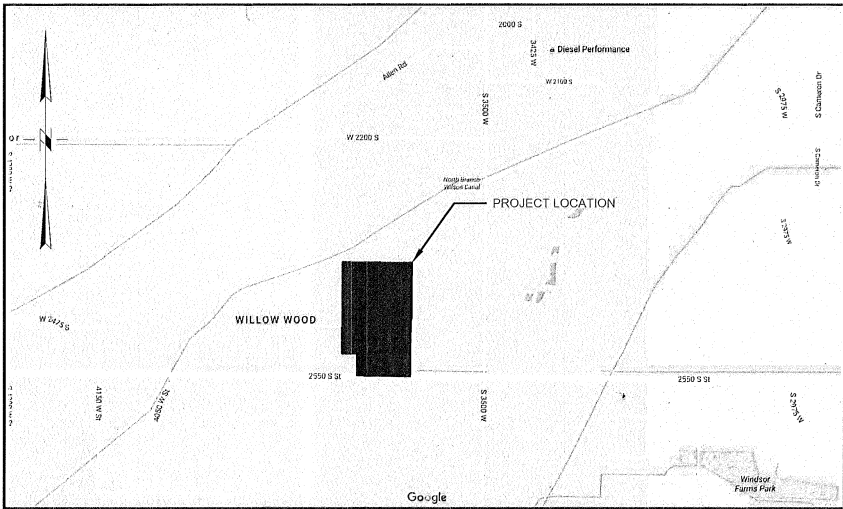
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# GALLOP BEND SUBDIVISION

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



VICINITY MAP  
NO SCALE

## NOTES

- LOT 1 & 2, CONTAINS A STORM DRAIN EASEMENT TO BE MAINTAINED FOR WEBER COUNTY.
- LOT 7 AND 8, CONTAINS A 20' WEBER COUNTY TRAIL AND PUBLIC UTILITY EASEMENT.
- 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.

SEE RECORD OF SURVEY # **5750**

**OWNER**  
CHAD BLESSINGER  
JF GALLOP BEND, LLC  
1148 W. LEGACY CROSSING BLVD., STE 400  
CENTERTVILLE, UT 84014  
**ENGINEER/PLANNER**  
HORROCKS ENGINEERS  
4905 SOTH 1500 WEST, STE 100  
RIVERDALE, UT 84405-7176  
(801) 621-1025

STATE OF UTAH )  
COUNTY OF Webb ) ss. **ACKNOWLEDGMENT**  
  
ON THE 28 DAY OF June, 20 17, PERSONALLY  
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,  
Chadwick Blessinger **Manager of JF Gallop Bend, LLC**  
AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME  
Tiffany Bennett SIGNED IT FREELY, VOLUNTARILY, AND FOR THE  
PURPOSES THEREIN MENTIONED.  
  
04-19-2011 COMMISSION EXPIRES  
Commission #: 674624 Tiffany Bennett  
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 22 DAY OF  
June, 20 17.

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 21 DAY OF JUNE, 20 17

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 29 DAY OF June,  
20 17.  
James Eldred  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST Tatiana Kils  
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 12th DAY OF June, 20 17.  
David McKinney  
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 26th DAY OF June,  
20 17.  
Chadwick Blessinger  
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. 2865619 FEE PAID \$ 80.00 FILED  
FOR RECORD AND RECORDED, 30-JUN-2017  
AT 11:19 AM IN BOOK 81 OF THE OFFICIAL  
RECORDS, PAGE 44 & 45  
  
RECORDED FOR:  
JF GALLOP BEND LLC  
LEANN H. KILTS  
WEBER COUNTY RECORDER  
Bruce K  
DEPUTY

81-44

## 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 28 DAY OF June 20 17

Chadwick Blessinger **Manager of JF Gallop Bend, LLC**  
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. THE WILLOW WOOD SUBDIVISION NO. 2 BOUNDARY DESCRIPTION HAS A CLOSURE ERROR SO THE LINES OF OCCUPATION, ALONG THE EAST, HAVE BEEN USED IN THE PLACEMENT OF SAID SUBDIVISION.

## SURVEYOR'S CERTIFICATE

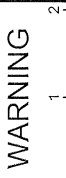
I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HOLD LICENSE NO. 5251295-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 KNOWN AS THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT, HAVE MADE A SURVEY OF THE PROPERTY(S) SHOWN 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 6/12/17  
C. DAVID MCKINNEY DATE



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

WARNING



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

REVISIONS

DATE 10/07/2016

REV #

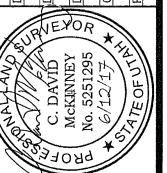
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PROJECT PG-888-1807



GALLOP BEND SUBDIVISION

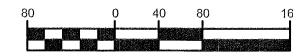
FINAL PLAT  
WEBER COUNTY, UTAH



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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 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  
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  
POINT OF BEGINNING  
PUBLIC UTILITIES EASEMENT  
EXISTING BUILDINGS

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	N4°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	98.44	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°17'08"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

## WEBER COUNTY RECORDER

ENTRY NO. 2865619 FEE PAID \_\_\_\_\_ FILED  
FOR RECORD AND RECORDED,  
AT \_\_\_\_\_ IN BOOK 81 OF THE OFFICIAL  
RECORDS, PAGE 44 & 45

RECORDED FOR:

WEBER COUNTY RECORDER

DEPUTY

HORROCKS  
ENGINEERS

4905 South 1500 West, Suite 100  
Rivendale, UT 84405

www.horrock.com

WARNING

REVISIONS

DRAWING INFO

DATE

DESIGNED

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PROJECT

PC-888-1607

SEE 2nd SHEET FOR LISTING

DATE

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