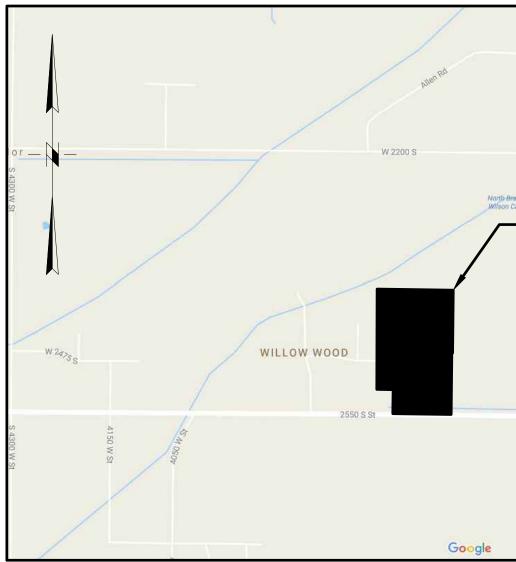
GALLOP BEND SU

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

- FOR WEBER COUNTY.
- EASEMENT.
- 3. LOT SETBACKS TO BE AS FOLLOWS: FRONT: 30' SIDE: 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' REAR: 30'
- 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.

			1			SURVEYOR'S LICENSING AC VERIFYING MEASUREMENT
_	OWNER			STATE OF UTAH)ss. ACKNOWLEDGMENT COUNTY OF)		THIS SURVEY AND FROM D AND BELIEF, ALL LOTS MEE
	CHAD BLESSINGER JF GALLOP BEND, LLC 1148 W. LEGACY CROSSING BLVD., STE 400 CENTERVILLE, UT 84014 ENGINEER/PLANNER				PUBLIC, HE ABOVE OWNER'S DEDICATION	
	HORROCKS ENGINEERS 4905 SOTH 1500 WEST, STE 100			AND CERTIFICATION, WHO BEING BY ME DULY SWORI	N, DID ACKNOWLEDGE TO ME LY, VOLUNTARILY, AND FOR THE	
	RIVERDALE, UT 84405-7176 (801) 621-1025			PURPOSES THEREIN MENTIONED.		
				COMMISSION EXPIRES NOT	ARY PUBLIC	C. DAVID MCKINNEY
D		WEBER COUNTY ENGINEER	WEBER COUNTY COMMISSION ACCEPTANCE	WEBER COUNTY SURVEYOR	WEBER COUNTY ATTOR	RNEY WEB
	COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS DAY OF , 20	IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS	FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENT ASSOCIATED WITH THIS SUBDIVISION, THEREON AR	D 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	OTHER DOCUMENTS ASSOCIATED SUBDIVISION PLAT, AND IN MY OPINION WITH THE COUNTY ORDINANCE APPLIC AND NOW IN FORCE AND AFFECT. SIGNED THIS DAY OF	WITH THIS RATES, A
		SIGNED THIS DAY OF, 20	CHAIRMAN, WEBER COUNTY COMMISSION	ASSOCIATED THEREWITH. SIGNED THIS DAY OF, 20		
	CHAIRMAN, WEBER COUNTY PLANNING COMMISSION	WEBER COUNTY ENGINEER	ATTEST	WEBER COUNTY SURVEYOR	WEBER COUNTY ATTORNEY	DIRECTO

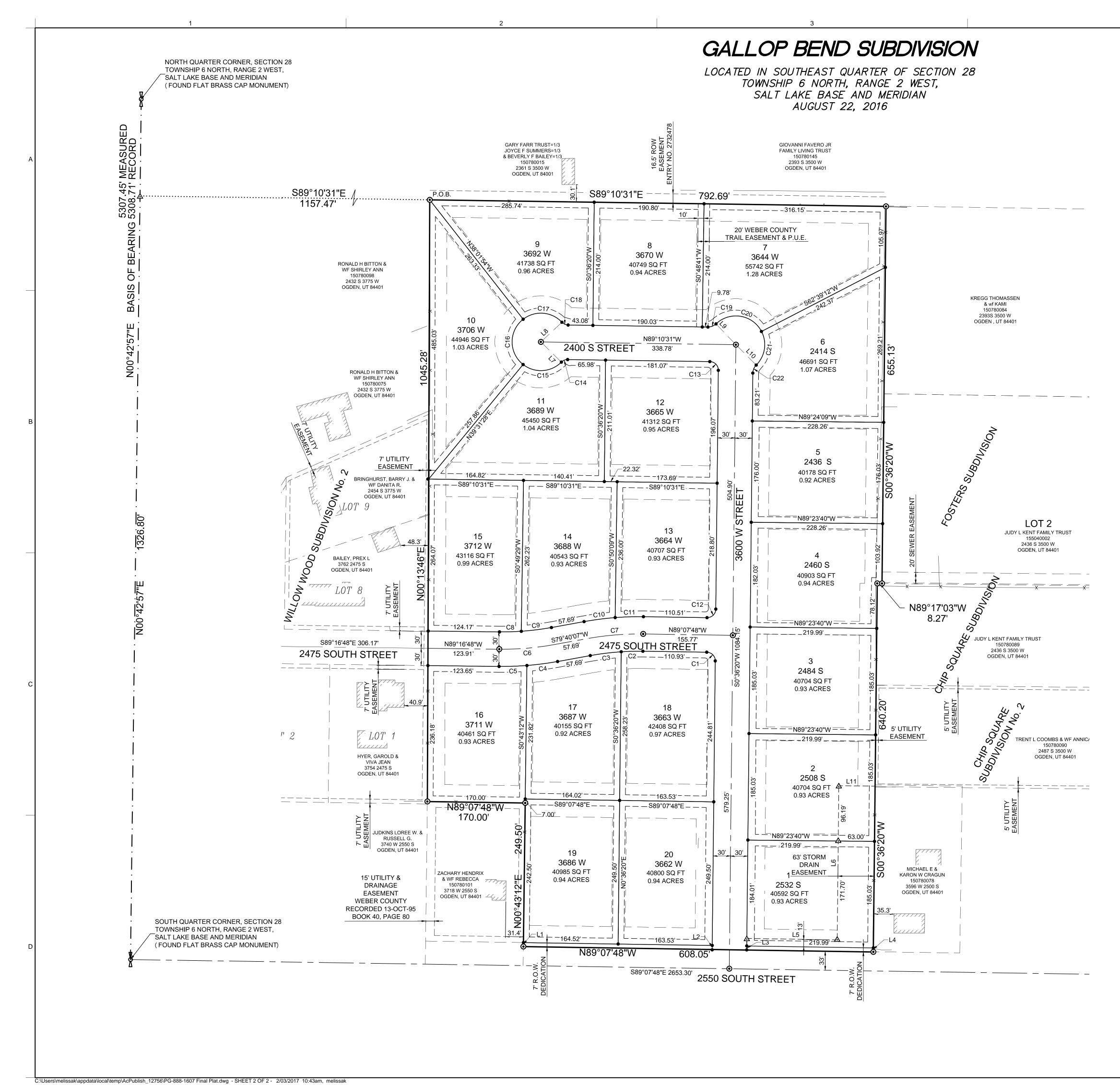
UBDIVISION	
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	2000 S	110
	⇔ Non S	AH
s	W 2100 S	M 5260 ⁵⁵
S 3500 W		M SLO ⁵
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anch		S Caméron Dr
Carnel	PROJECT LOCATION	
	/	5 2975 W
		<u>`</u>
	2550 \$ 5	St
S 3500 W		S 2975-W
~		*
		Windsor Farms Park

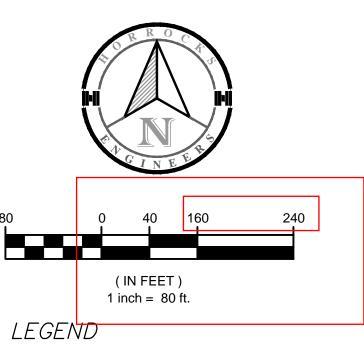
1. LOT 1 & 2, CONTAINS A STORM DRAIN EASEMENT TO BE MAINTAINED

2. LOT 7 AND 8, CONTAINS A 20' WEBER COUNTY TRAIL AND PUBLIC UTILITY

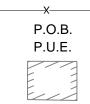
		4	5	_
	AS SHOWN HERE WE HEREBY GRA PUBLIC UTILITY, S BE USED FOR TH IRRIGATION CAN TO THE GOVERN ERECTED WITHIN WE HEREBY GRA OTHERWISE DEP	EON AND NAME SAID TRACT GALLOP BEND SUBDIVISION. INT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OV STORM WATER DETENTION POND(S), DRAINAGE EASEMENT E INSTALLATION MAINTENANCE AND OPERATION OF PUBLI IAL(S) OR FOR THE PERPETUAL PRESERVATION OF WATER CI ING ENTITY AND AS MAY BE AUTHORIZED BY THE GOVERNI N SUCH EASEMENTS.	D, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS YER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS IT(S), AND CANAL MAINTENANCE EASEMENT(S), THE SAME TO C UTILITY SERVICE LINE(S), STORM DRAINAGE FACILITIES, HANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE NG ENTITY, WITH NO BUILDINGS OR STRUCTURES BEING CH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE	HORROCKS E N G I N E E R S 4905 South 1500 West, Suite 100 Riverdale, UT 84405 (801) 621-1025 www.horrocks.com
	IN WITNESS	WHEREOF I HAVE SET MY HAND THIS DAY OF	20	MARNING 1 2 1 1 2 MEASURE 2" THEN AWING IS NOT TO SCALE
	OWNER			
	BOUNDARY DESCRIPTION			
				STING
	SURVEY; BOU	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			AWING INFO REV # A 10/07/2016 REV # A D MDK A MDK MDK
		DRAMI DATE DATE DRAMI DRAMN CHECKED PROJECT		
	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 MATCHES MORE OR LESS A FENCE LINE AND A REBAR AND CAP WAS LOCATED AT A CORNER. THE SOUTH LINE OF THE BOUNDARY MATCHES MORE OR LESS A FENCE LINE AND A REBAR AND CAP WAS LOCATED AT A CORNER. THE SOUTH LINE OF THE BOUNDARY MATCHES AND FENCE HIDTH FOR THE RIGHT-OF-WAY UNE, NOT ALONG 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 LISES A DIFFERENT BASIS OF BEARING. WILLOW WOOD WAS ROTATED TO MATCH THE BASIS OF BEARING USED HERE AND LINES OF OCCUPATION, ALONG THE EAST, HAVE BEEN USED IN THE PLACEMENT OF SAID SUBDIVISION.			No. 525120 NCKINNE No. 525120 No. 525120
				UDBDIVISION AT
I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STAT NO. 5251295-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 KNOWN AS THE PROFESSIONAL ENGINE SURVEYOR'S LICENSING ACT, HAVE MADE A SURVEY OF THE PROPERTY(S) SHOWN HEREON IN ACCORDA VERIFYING MEASUREMENTS, AND PLACING MONUMENTS AS REPRESENTED. THAT THIS PLAT WAS PREP. THIS SURVEY AND FROM DOCUMENTS AND RECORDS AS NOTED HERON. I FURTHER CERTIFY THAT, TO T AND BELIEF, ALL LOTS MEET THE CURRENT REQUIREMENTS OF THE LAND USE ORDINANCE OF WEBER CO			LAND SURVEYOR IN THE STATE OF UTAH AND HOLD LICENSE AS THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SHOWN HEREON IN ACCORDANCE WITH UCA 17-23-17, D. THAT THIS PLAT WAS PREPARED FROM THE FIELD NOTES OF FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE	BEND S FINAL PLA
DICATION D ME FOR THE				TOP L
	C. DAVID MCK	INNEY DATE		GAI
JNTY ATTOR	RNEY	WEBER-MORGAN HEALTH DEPARTMENT	WEBER COUNTY RECORDER	
ASSOCIATED WITH THIS RATES, AND SI N MY OPINION THEY CONFORM NANCE APPLICABLE THERETO AFFECT. SYSTEMS.		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,	ENTRY NO FEE PAID FILED FOR RECORD AND RECORDED, AT IN BOOK OF THE OFFICIAL RECORDS, PAGE	
		20,	RECORDED FOR:	1
Y		DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT	WEBER COUNTY RECORDER	L
. 1			DEPUTY	PAGE 1 OF 2







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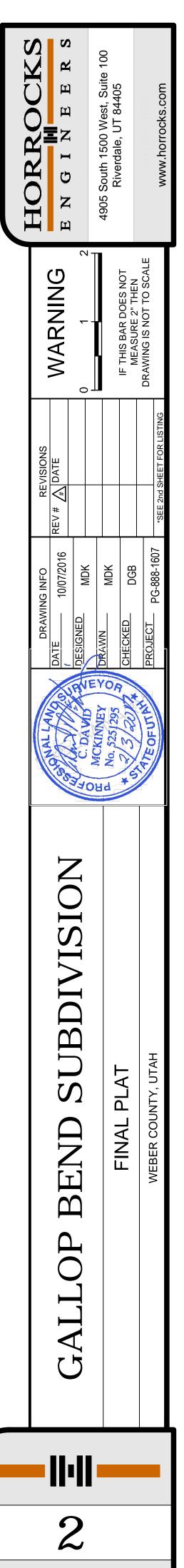


Line Table				
ne #	Length	Direction		
_1	7.00	N0°43'12"E		
_2	7.00	N0°36'20"E		
_3	7.00	N0°36'20"E		
_4	7.00	N0°36'20"E		
_5	157.05	S89°05'38"E		
_6	267.89	S0°36'20"W		
_7	50.00	S45°21'44"E		
_8	50.00	N47°00'42"E		
_9	50.00	S43°35'24"E		
10	50.00	S44°58'47"E		
.11	63.00	S89°12'31"E		

ŀ	ND
	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 $\frac{1}{2}"$ 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

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



WEBER COUNTY RECORDER

RECORDED FOR:

WEBER COUNTY RECORDER

DEPUTY

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