

**GALLY SUBDIVISION**  
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 28,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 EDEN, WEBER COUNTY, UTAH  
 MAY 2021

**SURVEYOR'S CERTIFICATE**

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO 3 LOTS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

**GALLY SUBDIVISION**

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: \_\_\_\_\_ SATTAR N. TABRIZ  
 LICENSE NO. 155100

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST 1100 FEET; THENCE SOUTH 1850.0 FEET, MORE OR LESS TO NORTH SIDE OF COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID ROAD TO WEST SIDE OF SAID SECTION; THENCE NORTH ALONG WEST LINE SAID SECTION TO BEGINNING.

LESS AND EXCEPTING:  
 RIGHT OF WAY FOR HIGHWAY KNOWN AS PROJECT NO. S-242 ACROSS THE GRANTORS LAND IN THE WEST HALF NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, SAID RIGHT OF WAY IS CONTAINED WITHIN A PARCEL OF LAND 33 FEET WIDE, 33 FEET ON THE NORTHEASTERLY SIDE OF THE CENTER LINE OF SURVEY OF SAID PROJECT, SAID CENTER LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE PRODUCED OF SAID GRANTORS LAND AND SAID CENTER LINE OF SURVEY AT ENGINEER'S STATION 150+18, WHICH POINT IS 1848.2 FEET SOUTH AND 1072.8 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 28 THENCE NORTHWESTERLY 413.9 FEET ALONG THE ARC OF A 2'00" CURVE TO THE LEFT TO ENGINEER'S STATION 154+31.9 BACK, WHICH EQUALS ENGINEER'S STATION 154+34.0 AHEAD (NOTE: TANGENT TO SAID CURVE AT THE POINT OF BEGINNING BEARS NORTH 60°37' FEET WEST); THENCE NORTH 68°54' WEST, 191.2 FEET TO A POINT OF TANGENCY WITH A 2'00" CURVE TO THE RIGHT; THENCE NORTHWESTERLY 598.8 FEET ALONG THE ARC OF SAID CURVE TO THE INTERSECTION OF SAID CENTER LINE OF SURVEY AT ENGINEER'S STATION 162+24 AND THE WEST BOUNDARY LINE OF SAID SECTION 28, WHICH POINT IS 1331.0 FEET SOUTH ALONG SAID WEST BOUNDARY LINE OF SECTION 28 FROM SAID NORTHWEST CORNER OF SECTION 28, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON THE FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH.

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE INTO 2 LOTS AND 1 PARCEL AS SHOWN HEREON TO BE KNOWN AS:

**GALLY SUBDIVISION**

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC USE, THE SAME TO BE USED AS PUBLIC THROUGHFARES. FURTHERMORE GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

JOHN K. GALLY \_\_\_\_\_ DATE \_\_\_\_\_ JANALEE HANSEN \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } s.s.

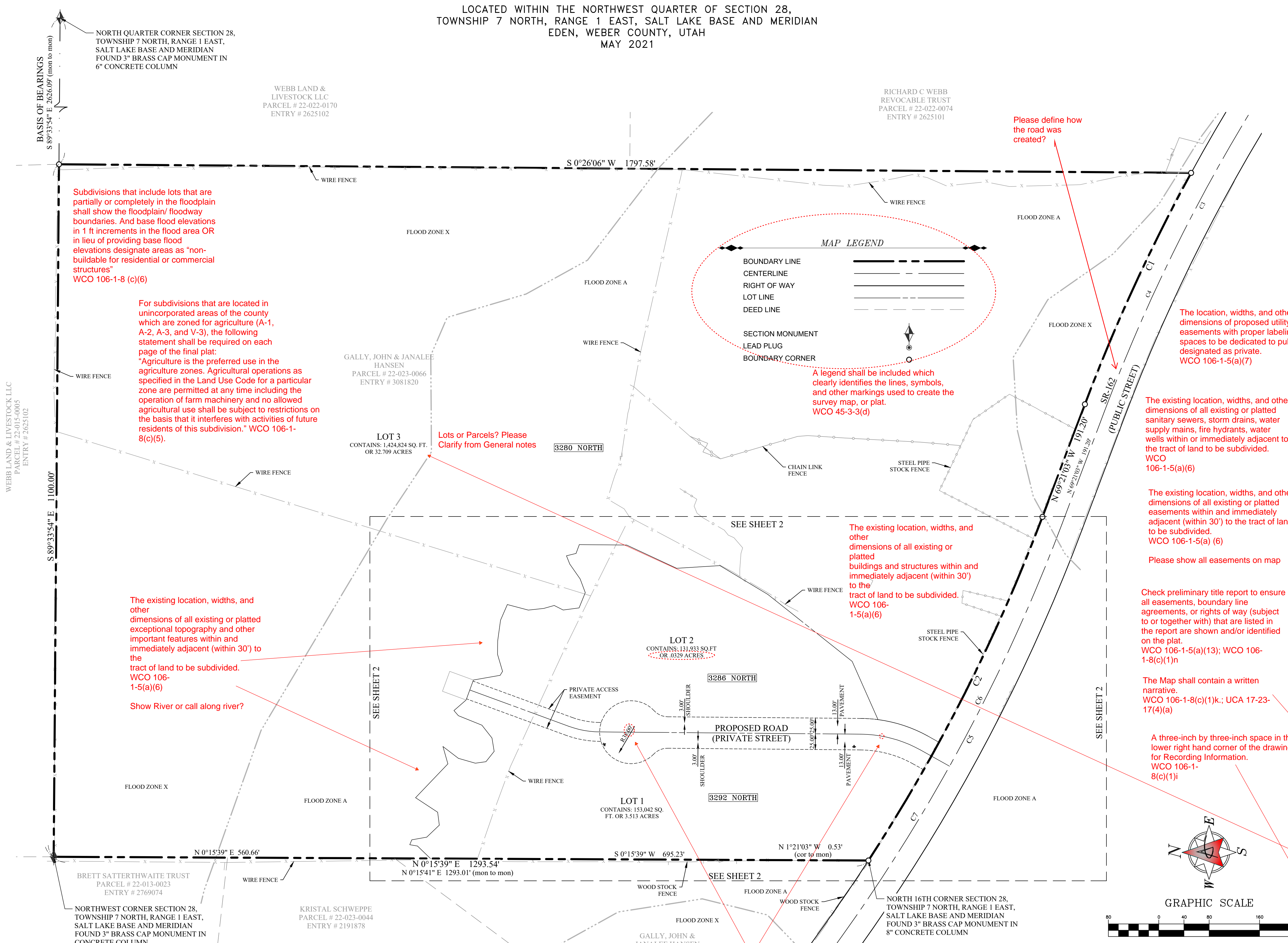
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF \_\_\_\_\_, JOHN K. GALLY AND JANALEE HANSEN, WHO BEING BY ME DULY

ACKNOWLEDGED TO ME THAT THEY SIGNED THE HEREON OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

**GENERAL NOTES**

- THIS MAP WAS PREPARED AT THE REQUEST OF THE JOHN K. GALLY AND JANALEE HANSEN FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO 2 LOTS, AND 1 PARCEL.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°33'54" EAST, 2626.09 FEET ALONG THE NORTHWEST QUARTER SECTION NORTH LINE OF SECTION 28, FROM THE FOUND WEBER COUNTY MONUMENT MARKING THE NORTHWEST CORNER, TO THE FOUND WEBER COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (AS SHOWN HEREON)
- THIS PROPERTY SHOWN HEREON IS ZONED AV-3 PER WEBER COUNTY LAND USE CODE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE, (SECTION 104-6-2).
- ALL PROPERTY CORNERS WERE MARKED WITH A 5/8" REBAR AND NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS MAP.
- A SURVEY OF THE PARCEL WAS PREPARED JANUARY 6, 2021 AND FILED IN THE COUNTY SURVEYOR'S OFFICE ON \_\_\_\_\_, 2021 AS SURVEY NO. \_\_\_\_\_



Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain/ floodway boundaries. And base flood elevations in 1 ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures" WCO 106-1-8 (c)(6)

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat: "Agriculture is the preferred use in the agriculture zones. 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." WCO 106-1-8(c)(5).

Lots or Parcels? Please Clarify from General notes

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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

Please show all easements on map

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

The Map shall contain a written narrative. WCO 106-1-8(c)(1)k; UCA 17-23-17(4)(a)

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)j

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)j

\*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

No.	DATE	BY	REVISION

**Ward Engineering Group**  
 Planning \* Engineering \* Surveying  
 231 West 800 South  
 Salt Lake City, Utah 84101  
 Phone: (801)487-8040 Fax: (801)487-8668

**WEBER-MORGAN HEALTH DEPARTMENT**  
 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 SURVEYOR**  
 WEBER COUNTY SURVEYOR:  
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 THEREIN  
 SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 WEBER COUNTY SURVEYOR

**WEBER COUNTY PLANNING COMMISSION**  
 WEBER COUNTY PLANNING COMMISSION APPROVAL:  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON  
 THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ATTORNEY**  
 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 EFFECT.  
 SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 SIGNATURE

**WEBER COUNTY ENGINEER**  
 WEBER COUNTY ENGINEER:  
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
 SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 SIGNATURE

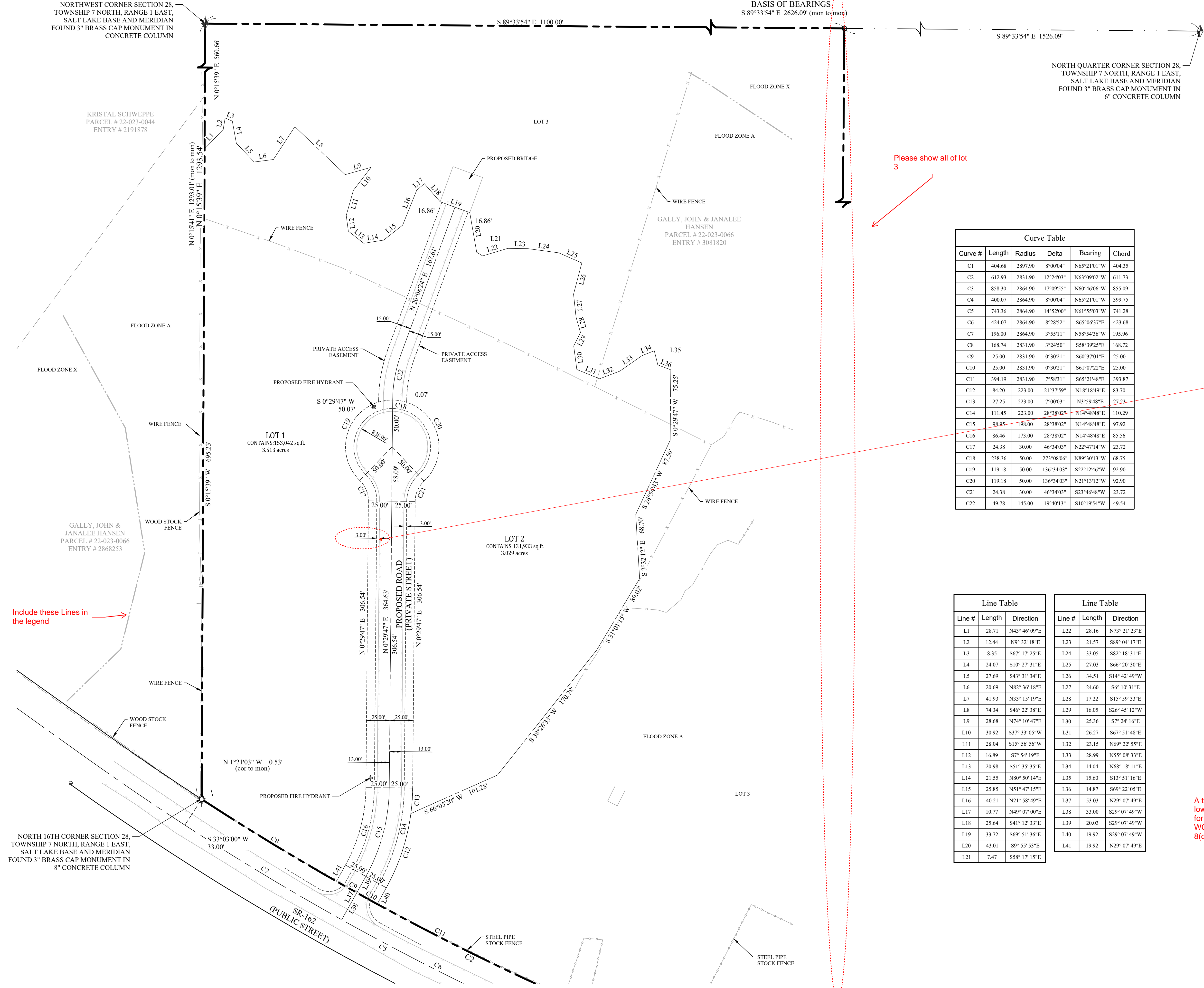
**COUNTY COMMISSIONER**  
 WEBER COUNTY COMMISSION ACCEPTANCE:  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF  
 WEBER COUNTY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSIONER ATTEST:

**COUNTY RECORDER**  
 WEBER COUNTY RECORDER \_\_\_\_\_ RECORD NO. \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 FEES \_\_\_\_\_  
 PRINTED NAME OF COUNTY RECORDER \_\_\_\_\_

**SHEET**  
 1 OF 2  
 1 OF 1

D:\Gally, John 1768 Eden, Weber County UT Survey\ACAD\Subd Final.dwg, 11.21.2021, 11:26am

**GALLY SUBDIVISION**  
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 28,  
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 EDEN, WEBER COUNTY, UTAH  
 MAY 2021

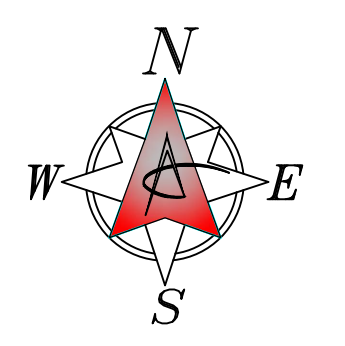
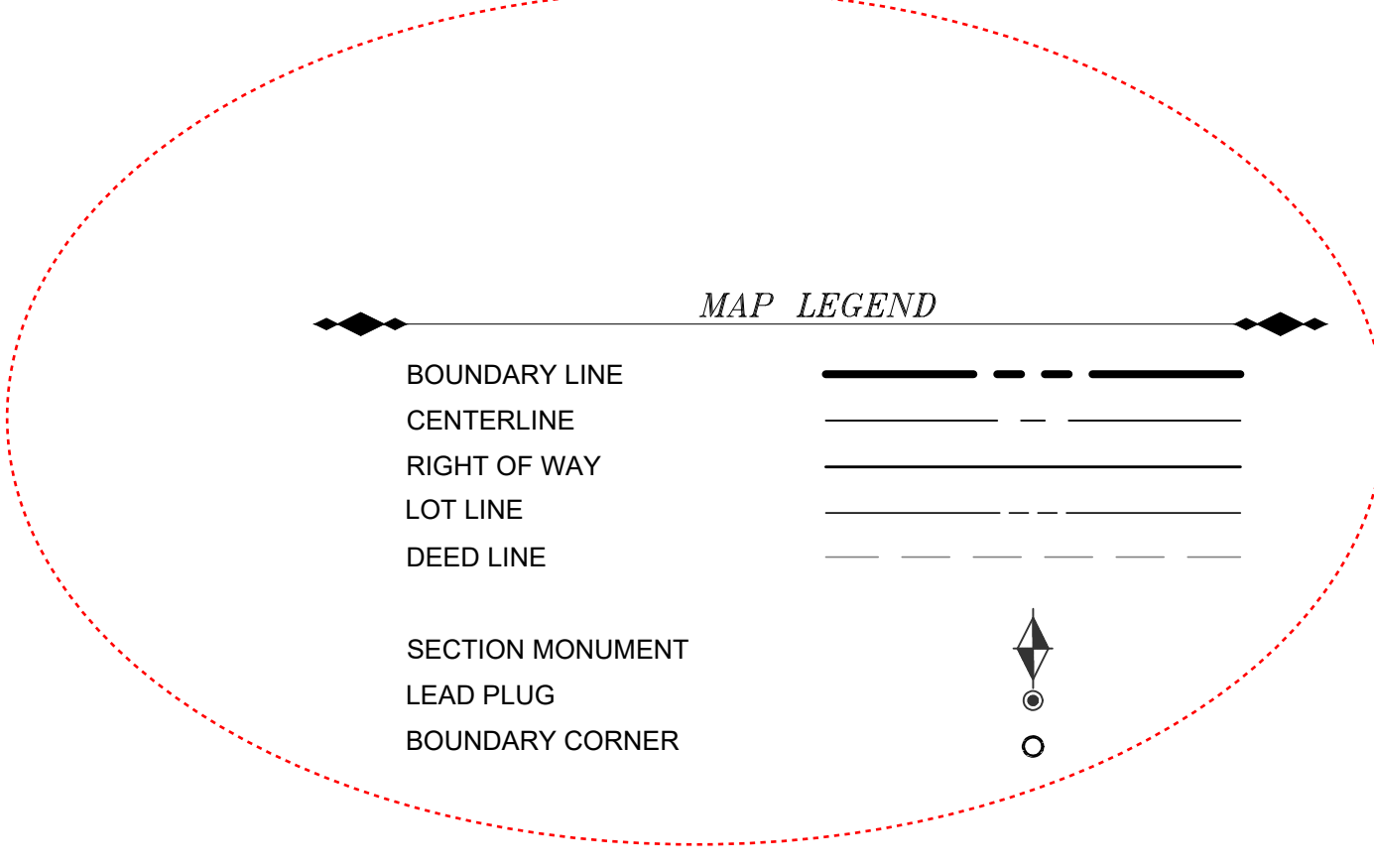


BASIS OF BEARINGS  
 S 89°33'54" E 2626.09' (mon to mon)

NORTH QUARTER CORNER SECTION 28,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 3" BRASS CAP MONUMENT IN  
 6" CONCRETE COLUMN

Curve #	Length	Radius	Delta	Bearing	Chord
C1	404.68	2897.90	8°00'04"	N65°21'01"W	404.35
C2	612.93	2831.90	12°24'03"	N63°09'02"W	611.73
C3	858.30	2864.90	17°09'55"	N60°46'06"W	855.09
C4	400.07	2864.90	8°00'04"	N65°21'01"W	399.75
C5	743.36	2864.90	14°52'00"	N61°55'03"W	741.28
C6	424.07	2864.90	8°28'52"	S65°06'37"E	423.68
C7	196.00	2864.90	3°55'11"	N58°54'36"W	195.96
C8	168.74	2831.90	3°24'50"	S58°39'25"E	168.72
C9	25.00	2831.90	0°30'21"	S60°37'01"E	25.00
C10	25.00	2831.90	0°30'21"	S61°07'22"E	25.00
C11	394.19	2831.90	7°58'31"	S65°21'48"E	393.87
C12	84.20	223.00	21°37'59"	N18°18'49"E	83.70
C13	27.25	223.00	7°00'03"	N3°59'48"E	27.23
C14	111.45	223.00	28°38'02"	N14°48'48"E	110.29
C15	98.95	198.00	28°38'02"	N14°48'48"E	97.92
C16	86.46	173.00	28°38'02"	N14°48'48"E	85.56
C17	24.38	30.00	46°34'03"	N22°47'14"W	23.72
C18	238.36	50.00	273°08'06"	N89°30'13"W	68.75
C19	119.18	50.00	136°34'03"	S22°12'46"W	92.90
C20	119.18	50.00	136°34'03"	N21°13'12"W	92.90
C21	24.38	30.00	46°34'03"	S23°46'48"W	23.72
C22	49.78	145.00	19°40'13"	S10°19'54"W	49.54

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 50 ft.

Line #	Length	Direction
L1	28.71	N43° 46' 09"E
L2	12.44	N9° 32' 18"E
L3	8.35	S67° 17' 25"E
L4	24.07	S10° 27' 31"E
L5	27.69	S43° 31' 34"E
L6	20.69	N82° 36' 18"E
L7	41.93	N33° 15' 19"E
L8	74.34	S46° 22' 38"E
L9	28.68	N74° 10' 47"E
L10	30.92	S37° 33' 05"W
L11	28.04	S15° 56' 56"W
L12	16.89	S7° 54' 19"E
L13	20.98	S51° 35' 35"E
L14	21.55	N80° 50' 14"E
L15	25.85	N51° 47' 15"E
L16	40.21	N21° 58' 49"E
L17	10.77	N49° 07' 00"E
L18	25.64	S41° 12' 33"E
L19	33.72	S69° 51' 36"E
L20	43.01	S9° 55' 53"E
L21	7.47	S58° 17' 15"E
L22	28.16	N73° 21' 23"E
L23	21.57	S89° 04' 17"E
L24	33.05	S82° 18' 31"E
L25	27.03	S66° 20' 30"E
L26	34.51	S14° 42' 49"W
L27	24.60	S6° 10' 31"E
L28	17.22	S15° 59' 33"E
L29	16.05	S26° 45' 12"W
L30	25.36	S7° 24' 16"E
L31	26.27	S67° 51' 48"E
L32	23.15	N69° 22' 55"E
L33	28.99	N55° 08' 33"E
L34	14.04	N68° 18' 11"E
L35	15.60	S13° 51' 16"E
L36	14.87	S69° 22' 05"E
L37	53.03	N29° 07' 49"E
L38	33.00	S29° 07' 49"W
L39	20.03	S29° 07' 49"W
L40	19.92	S29° 07' 49"W
L41	19.92	N29° 07' 49"E

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)

**Ward Engineering Group**  
 Planning Engineering Surveying  
 231 West 800 South  
 Salt Lake City, Utah 84101  
 Phone: (801)487-8040 Fax: (801)487-8668

SHEET 2 OF 2

<b>COUNTY RECORDER</b>	<b>SHEET</b>
WEBER COUNTY RECORDER	RECORD NO.
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:	
DATE	TIME BOOK PAGE
FEES	PRINTED NAME OF COUNTY RECORDER

1 OF 1

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