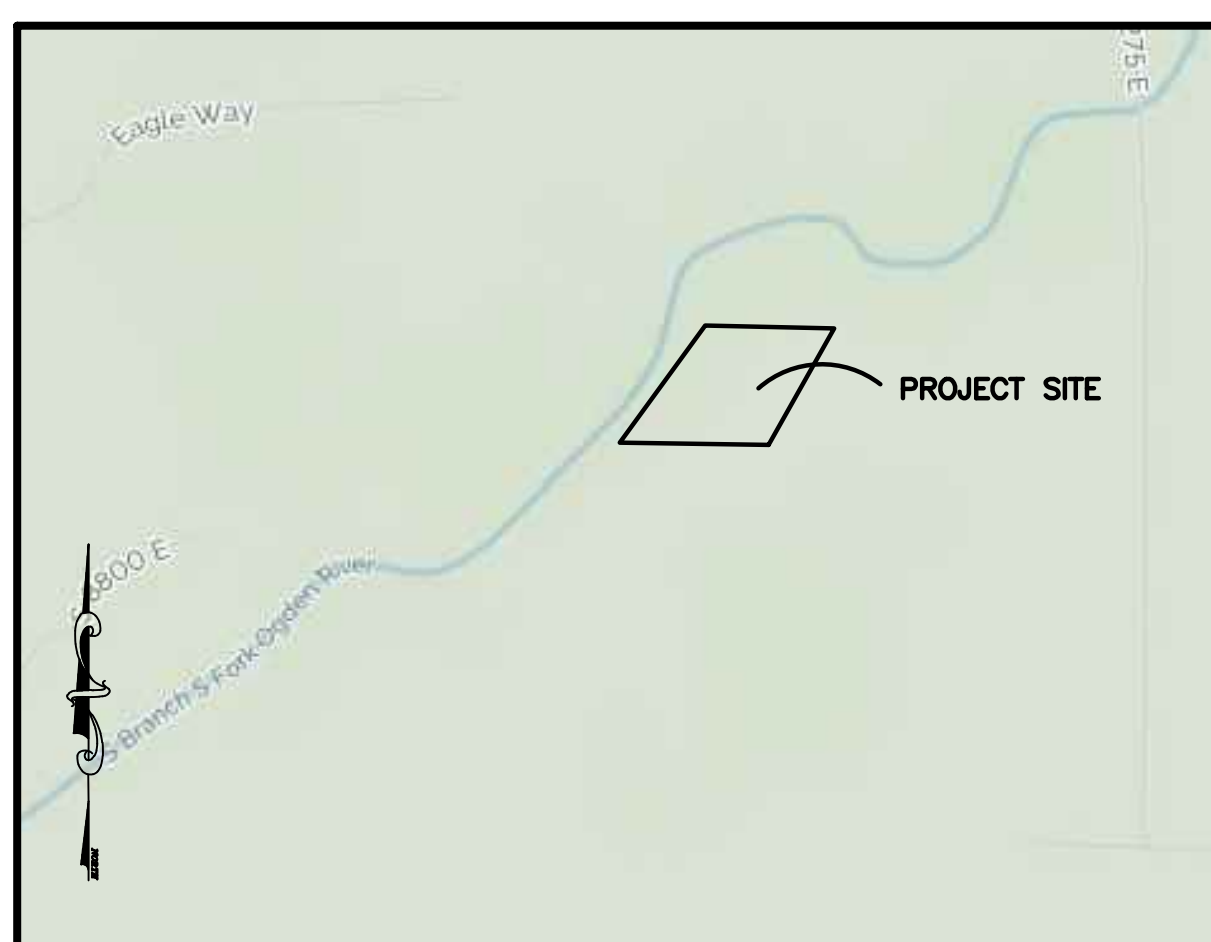


# TCGAILEY SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
DECEMBER, 2021



**VICINITY MAP**  
NOT TO SCALE

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°09'34"E.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF THE REX LEONARDI SUBDIVISION AND ITS EXTENSIONS EAST AND WEST. THE EAST LINE WAS PLACED ALONG THE CENTERLINE OF 2900 WEST AS PER SAID REX LEONARDI SUBDIVISION, BUT WITH THE ROW DEDICATION AREA SHOWN HEREON MATCHING THE DEDICATION FOR THE MIKE HENRY SUBDIVISION. THE SOUTH LINE WAS PLACED ALONG THE 1/4 SECTION LINE. THE WEST LINE WAS PLACED ALONG THE DEED LINE FOR THIS PARCEL. THERE IS A HOOPER IRRIGATION COMPANY DECLARATION OF PRESCRIPTIVE EASEMENT MAP 8 WHICH HAS A CENTERLINE DESCRIPTION FOR THE PRESCRIPTIVE EASEMENT FOR THE CANAL THROUGH THIS AREA, ALTHOUGH SAID PLAT STATES THAT THE MAINTENANCE AREA WIDTH MAY VARY, IT WOULD BE SAFE TO ASSUME THAT THE EASEMENT RUNS TO THE FENCE.

### BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING S89°09'34"E 716.44 FEET FROM THE CENTER OF SAID SECTION 22; THENCE N36°10'32"E 693.00 FEET; THENCE S88°47'33"E 614.97 FEET TO THE CENTERLINE OF 2900 WEST STREET; THENCE S29°16'16"W ALONG SAID CENTERLINE, 638.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1400 SOUTH STREET; THENCE N89°09'34"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 711.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 374,430 SQUARE FEET OR 8.596 ACRES MORE OR LESS.

### SOIL TEST PIT INFORMATION

- EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 412087 E 4566252 N)  
0-17" LOAM, GRANULAR/BLOCKY STRUCTURE  
17-43" CLAY LOAM, MASSIVE STRUCTURE  
GROUNDWATER ENCOUNTERED AT 43"
- EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 412123 E 4566211 N)  
0-13" LOAM, GRANULAR STRUCTURE  
13-32" FINE SANDY LOAM, BLOCKY STRUCTURE  
32-48" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 412080 E 4566142 N)  
0-21" LOAM, GRANULAR STRUCTURE  
21-35" FINE SANDY LOAM, BLOCKY STRUCTURE  
35-52" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 412026 E 4566145 N)  
0-20" LOAM, GRANULAR STRUCTURE  
20-32" SANDY LOAM, BLOCKY STRUCTURE  
32-45" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 411977 E 4566148 N)  
0-24" LOAM, GRANULAR STRUCTURE  
24-45" LOAM, MASSIVE STRUCTURE, COMMON RED MOTTLES
- EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 411938 E 4566148 N)  
0-26" LOAM, GRANULAR/BLOCKY STRUCTURE  
26-46" LOAM, MASSIVE STRUCTURE, COMMON RED MOTTLES

### NOTE

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

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).

### DEVELOPER:

JED SCHENCK  
1243 E. 6600 S.  
UINTAH, UT. 84405  
(801) 499-9774

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
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.

\_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE

#### 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 THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY SURVEYOR  
RECORD OF SURVEY NO. \_\_\_\_\_

#### 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
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

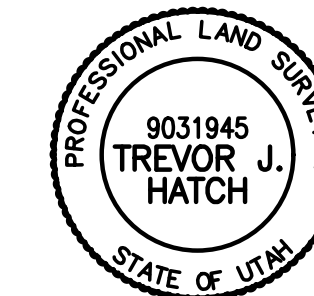
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

\_\_\_\_\_  
Weber County Recorder  
\_\_\_\_\_  
Deputy.

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **TCGAILEY SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



**9031945**  
UTAH LICENSE NUMBER

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **TCGAILEY SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AMBER MOUNTAIN DEVELOPING LLC

NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ (AND) \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

#### TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WEBER WATER DISTRICT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

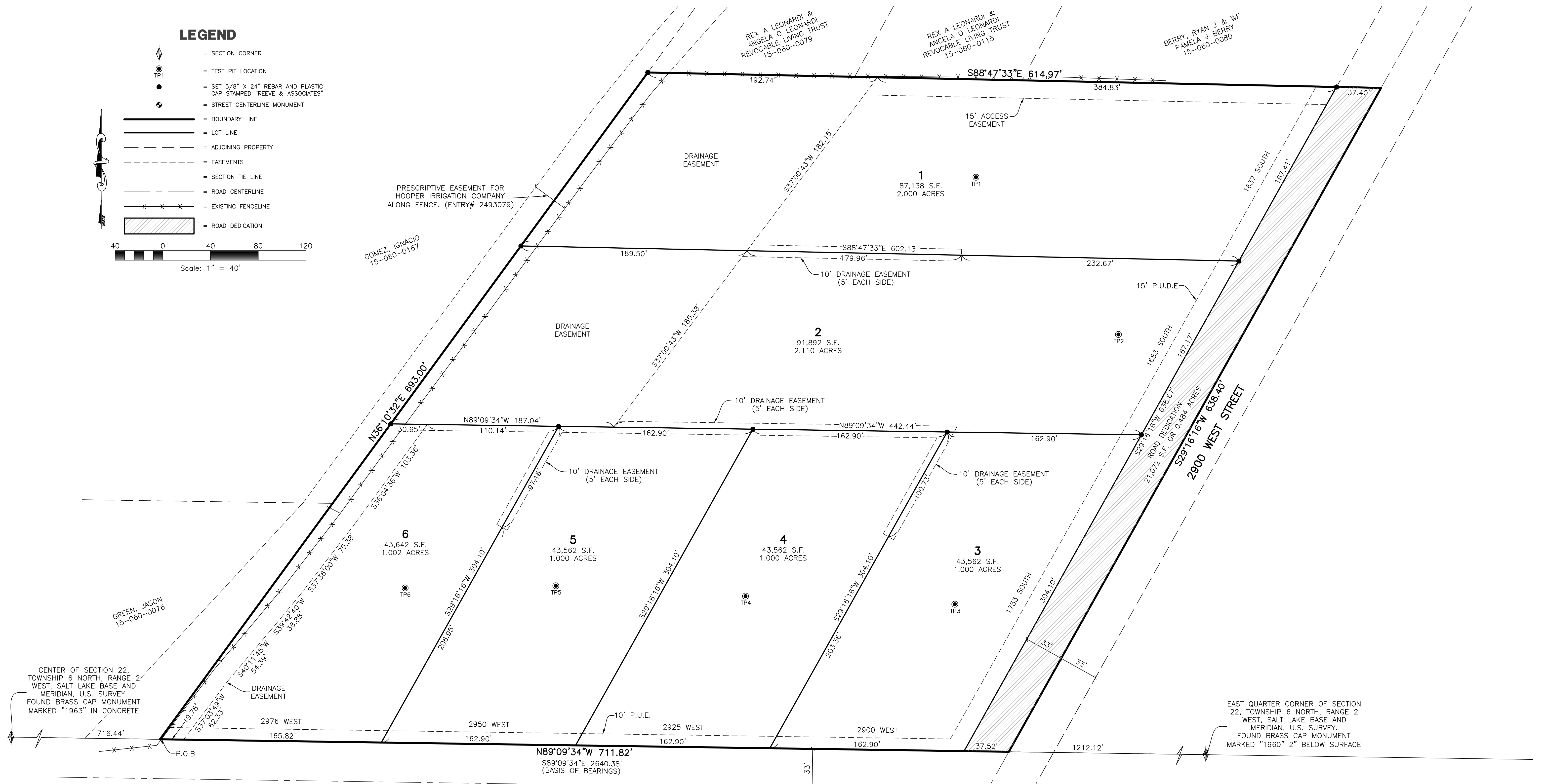
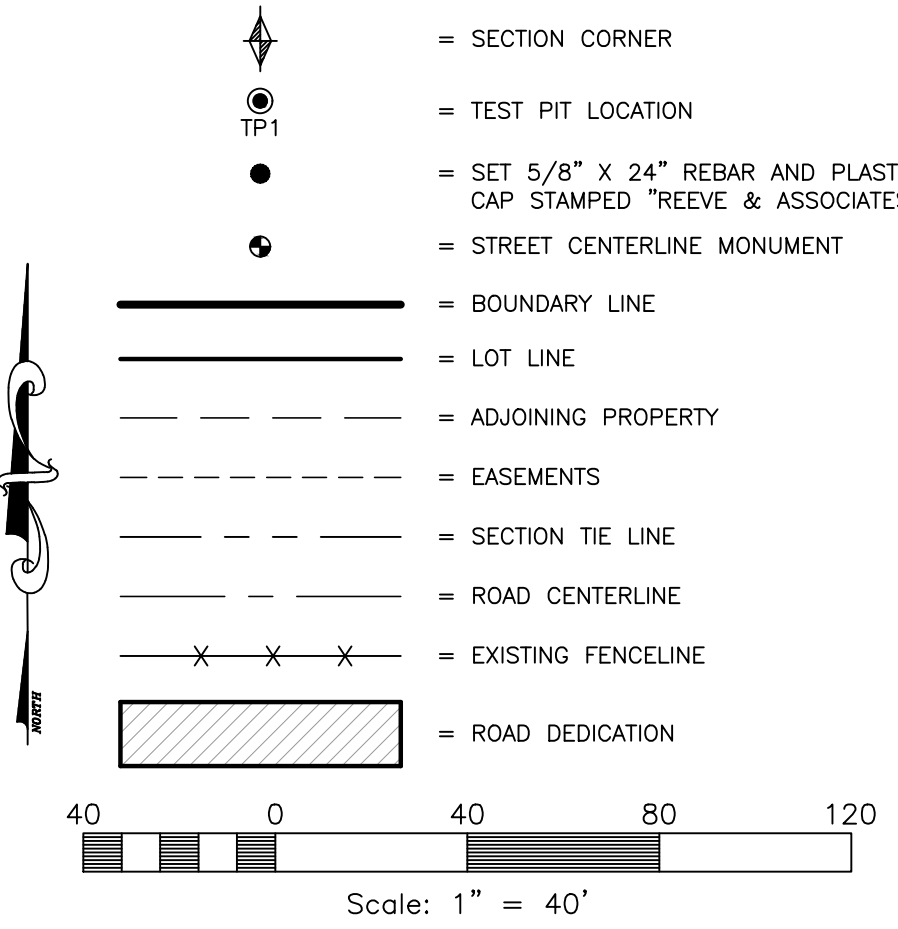


**Project Info.**  
Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 11-10-21  
Name: TCGAILEY SUBDIVISION  
Number: 7713-01  
Revision: \_\_\_\_\_  
Scale: 1"=40'  
Checked: \_\_\_\_\_

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WEBER COUNTY, UTAH  
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### LEGEND



**Reeve & Associates, Inc.**  
5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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<b>Weber County Recorder</b>	
Entry No. _____	Fee Paid _____
And Recorded, _____	Filed For Record _____
At _____ In Book _____	Of The Official Records, Page _____
Recorded For:	_____
Weber County Recorder	_____
Deputy:	_____