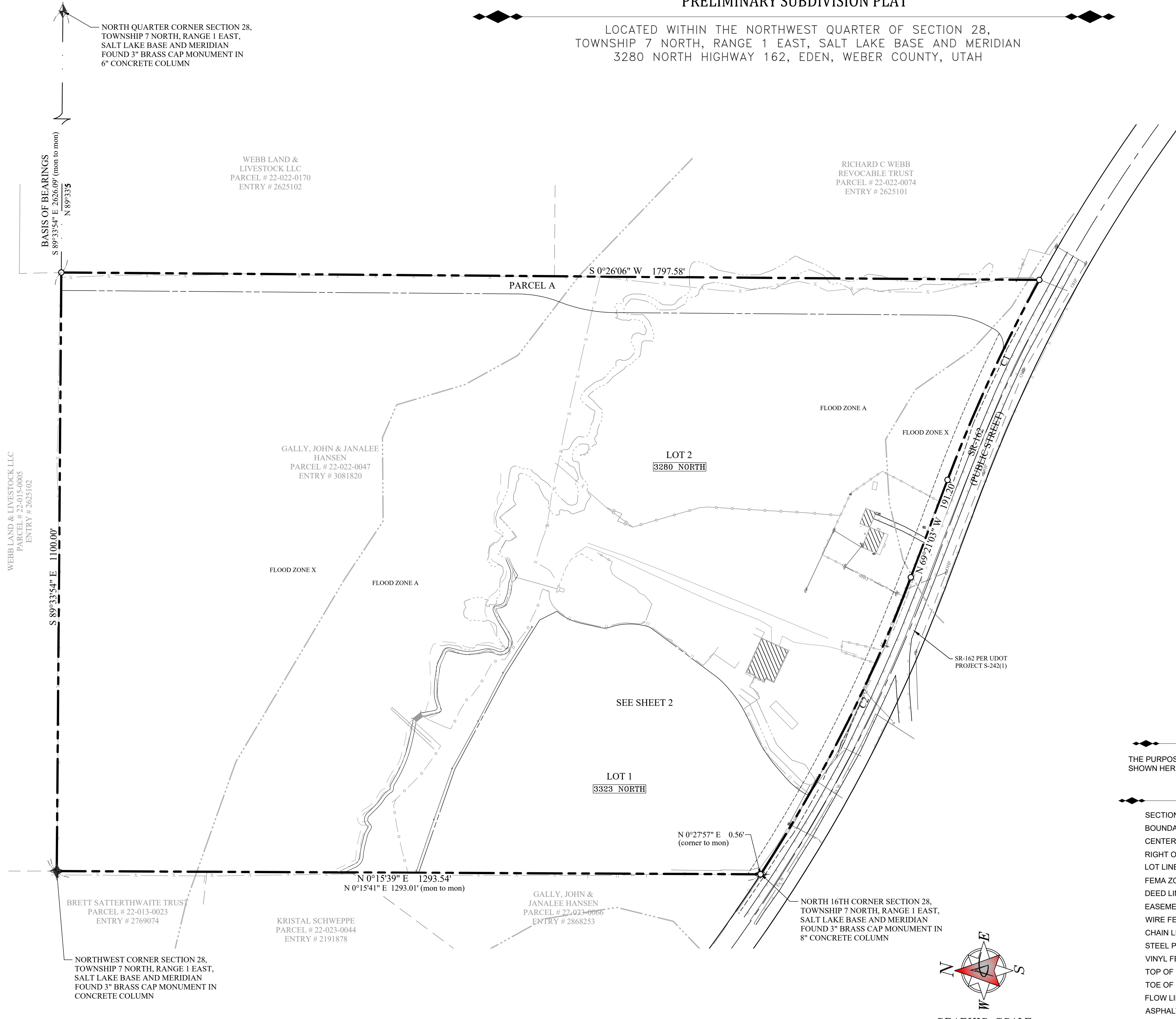


JOHN GALLY SUBDIVISION PRELIMINARY SUBDIVISION PLAT

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
3280 NORTH HIGHWAY 162, EDEN, WEBER COUNTY, UTAH

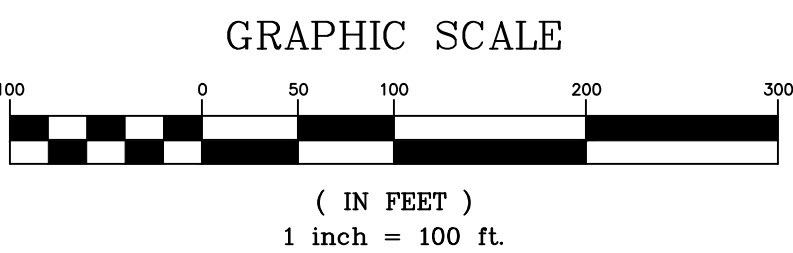
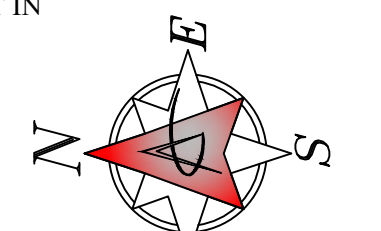


SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS SUBDIVIDE THE PARCEL OF LAND AS SHOWN HEREON.

MAP LEGEND

- SECTION LINE —————
- BOUNDARY LINE —————
- CENTERLINE - - - - -
- RIGHT OF WAY —————
- LOT LINE —————
- FEMA ZONE LINE - - - - -
- DEED LINE —————
- EASEMENT LINE - - - - -
- WIRE FENCE LINE — x — x — x —
- CHAIN LINK FENCE LINE — o — o — o —
- STEEL PIPE FENCE LINE — o — o — o —
- VINYL FENCE LINE — o — o — o —
- TOP OF DITCH LINE —————
- TOE OF DITCH LINE —————
- FLOW LINE —————
- ASPHALT PAVEMENT EDGE —————
- SECTION MONUMENT —————
- LEAD PLUG —————
- BOUNDARY CORNER —————



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 LOTS, PARCELS, RIGHT OF WAYS, 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 LOTS, PARCELS, RIGHT OF WAYS, AND EASEMENTS, AS SHOWN HEREON TO BE KNOWN AS:

GALLY SUBDIVISION

DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE RIGHTS-OF-WAY AS ACCESS TO THE INDIVIDUAL LOTS.

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 _____ } s.s.
COUNTY OF _____ }
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

- 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. AGRICULTURAL IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THE SUBDIVISION (WCO106-1-8)(G).
- 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. _____

OWNER/APPLICANT:
JOHN K. GALLY AND JANALEE HANSEN
P.O. BOX 447
EDEN, UTAH 84310

COUNTY RECORDER

ENTRY _____ FEE _____
FILED FOR RECORD AND RECORDED
THIS ____ DAY OF _____, 20__
AT _____ IN BOOK _____ OF _____
PAGE _____
WEBER COUNTY RECORDER _____
BY _____ DEPUTY

COUNTY COMMISSIONER

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__.

WEBER COUNTY THIS ____ DAY OF _____, 20__.

CHAIRMAN, WEBER COUNTY COMMISSIONER ATTEST: _____ DEPUTY _____

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fax (801) 487-8668 Salt Lake City, Utah 84101
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WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION 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__.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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
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
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
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

O:\Gally, John\3768 East 1300 North Eden Weber County UT survey\ACAD\Subd Preliminary.dwg Jan 27, 2022 - 4:47 pm

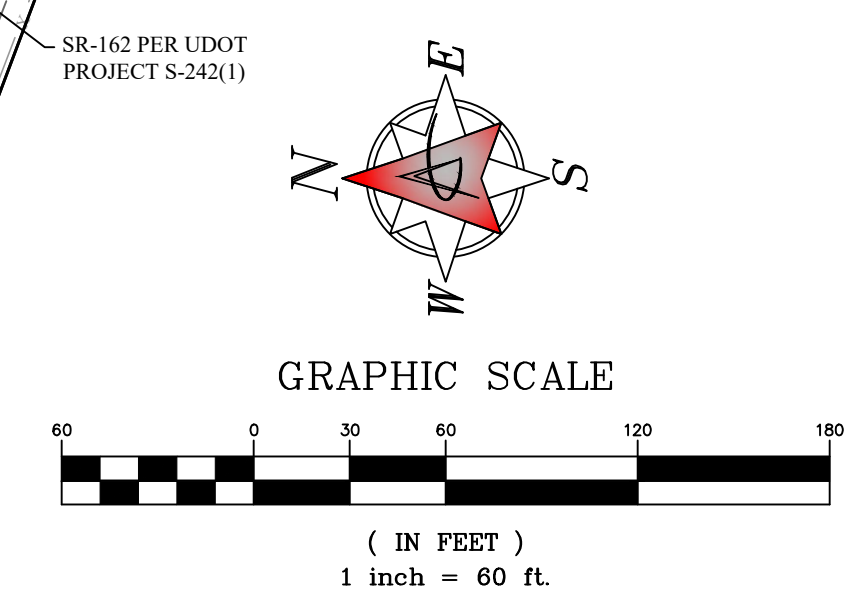
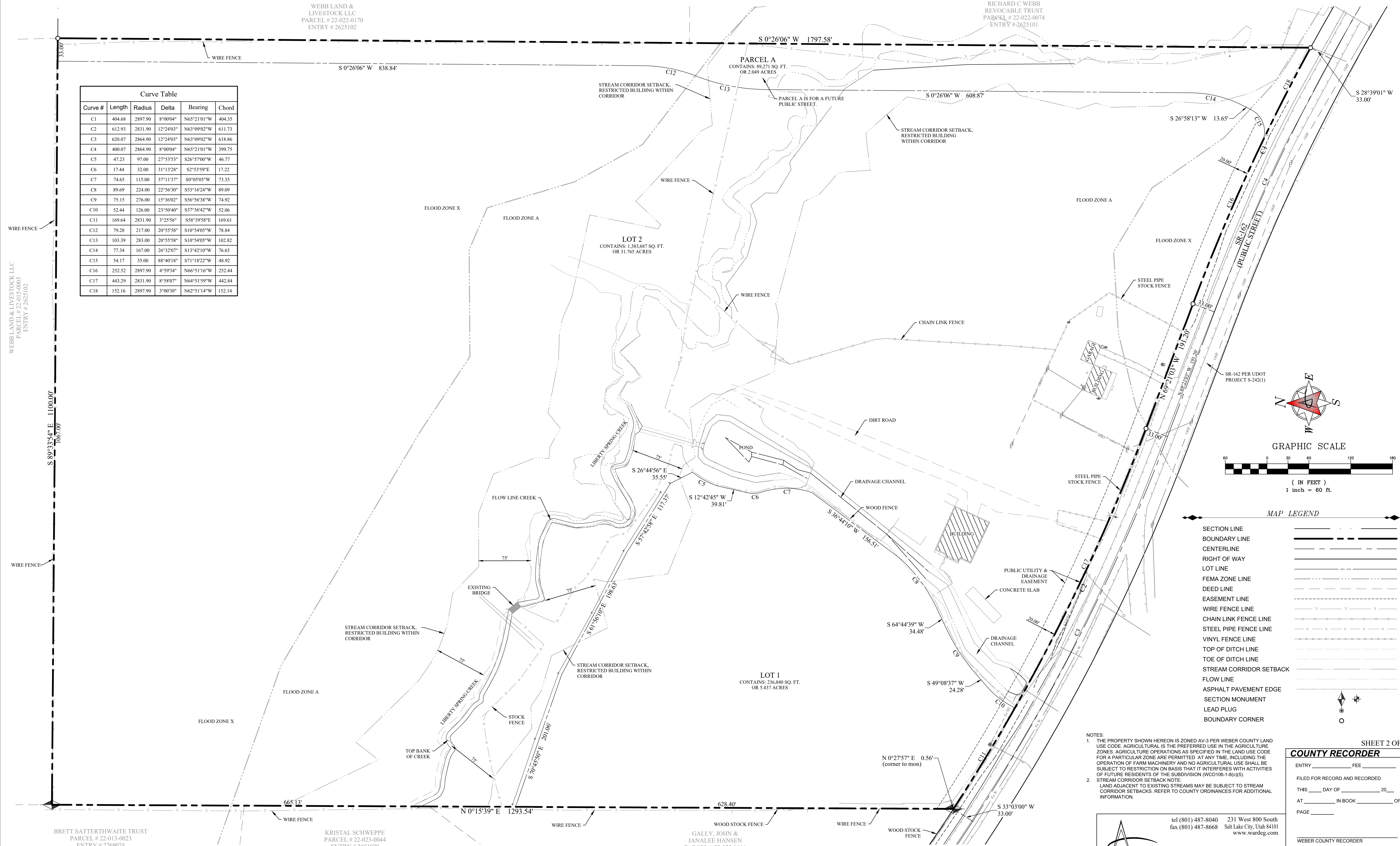
JOHN GALLY SUBDIVISION PRELIMINARY SUBDIVISION PLAT

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
3280 NORTH HIGHWAY 162, EDEN, WEBER COUNTY, UTAH

WEBB LAND &
LIVESTOCK LLC
PARCEL # 22-023-0170
ENTRY # 2625102

RICHARD C WEBB
REVOCABLE TRUST
PARCEL # 22-022-0074
ENTRY # 2625101

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	620.07	2864.90	12°24'03"	N63°09'02"W	618.86
C4	400.07	2864.90	8°00'04"	N65°21'01"W	399.75
C5	47.23	97.00	27°53'53"	S26°57'00"W	46.77
C6	17.44	32.00	31°13'28"	S2°53'59"E	17.22
C7	74.65	115.00	37°11'37"	S0°05'05"W	73.35
C8	89.69	224.00	22°56'30"	S53°16'24"W	89.09
C9	75.15	276.00	15°36'02"	S56°56'38"W	74.92
C10	52.44	126.00	23°50'40"	S37°36'42"W	52.06
C11	169.64	2831.90	3°25'56"	S58°39'58"E	169.61
C12	79.28	217.00	20°55'58"	S10°54'05"W	78.84
C13	103.39	283.00	20°55'58"	S10°54'05"W	102.82
C14	77.34	167.00	26°32'07"	S13°42'10"W	76.65
C15	54.17	35.00	88°40'18"	S71°18'22"W	48.92
C16	252.52	2897.90	4°59'34"	N66°51'16"W	252.44
C17	443.29	2831.90	8°58'07"	N64°51'59"W	442.84
C18	152.16	2897.90	3°00'30"	N62°51'14"W	152.14



MAP LEGEND

SECTION LINE	---
BOUNDARY LINE	---
CENTERLINE	---
RIGHT OF WAY	---
LOT LINE	---
FEMA ZONE LINE	---
DEED LINE	---
EASEMENT LINE	---
WIRE FENCE LINE	---
CHAIN LINK FENCE LINE	---
STEEL PIPE FENCE LINE	---
VINYL FENCE LINE	---
TOP OF DITCH LINE	---
TOE OF DITCH LINE	---
STREAM CORRIDOR SETBACK	---
FLOW LINE	---
ASPHALT PAVEMENT EDGE	---
SECTION MONUMENT	---
LEAD PLUG	---
BOUNDARY CORNER	---

NOTES:

- THE PROPERTY SHOWN HEREON IS ZONED AN-3 PER WEBER COUNTY LAND USE CODE. AGRICULTURAL IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THE SUBDIVISION (WCO106-1-8(c)(5)).
- STREAM CORRIDOR SETBACK NOTE:
LAND ADJACENT TO EXISTING STREAMS MAY BE SUBJECT TO STREAM CORRIDOR SETBACKS. REFER TO COUNTY ORDINANCES FOR ADDITIONAL INFORMATION.

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fax (801) 487-8668 Salt Lake City, Utah 84101
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SHEET 2 OF 2

COUNTY RECORDER

ENTRY _____ FEE _____

FILED FOR RECORD AND RECORDED

THIS _____ DAY OF _____ 20____

AT _____ IN BOOK _____ OF _____

PAGE _____

WEBER COUNTY RECORDER _____

BY _____ DEPUTY _____

O:\Gally, John\3768 East 3300 North Eden Weber County UT\Survey\ACAD\Subd Preliminary.dwg Jan 27, 2022 - 4:47pm

BRETT SATTERTHWAITE TRUST
PARCEL # 22-013-0023
ENTRY # 2769074

KRISTAL SCHWEPPE
PARCEL # 22-023-0044
ENTRY # 2191878

GALLY, JOHN &
JANALEE HANSEN
PARCEL # 22-023-0066
ENTRY # 2868253