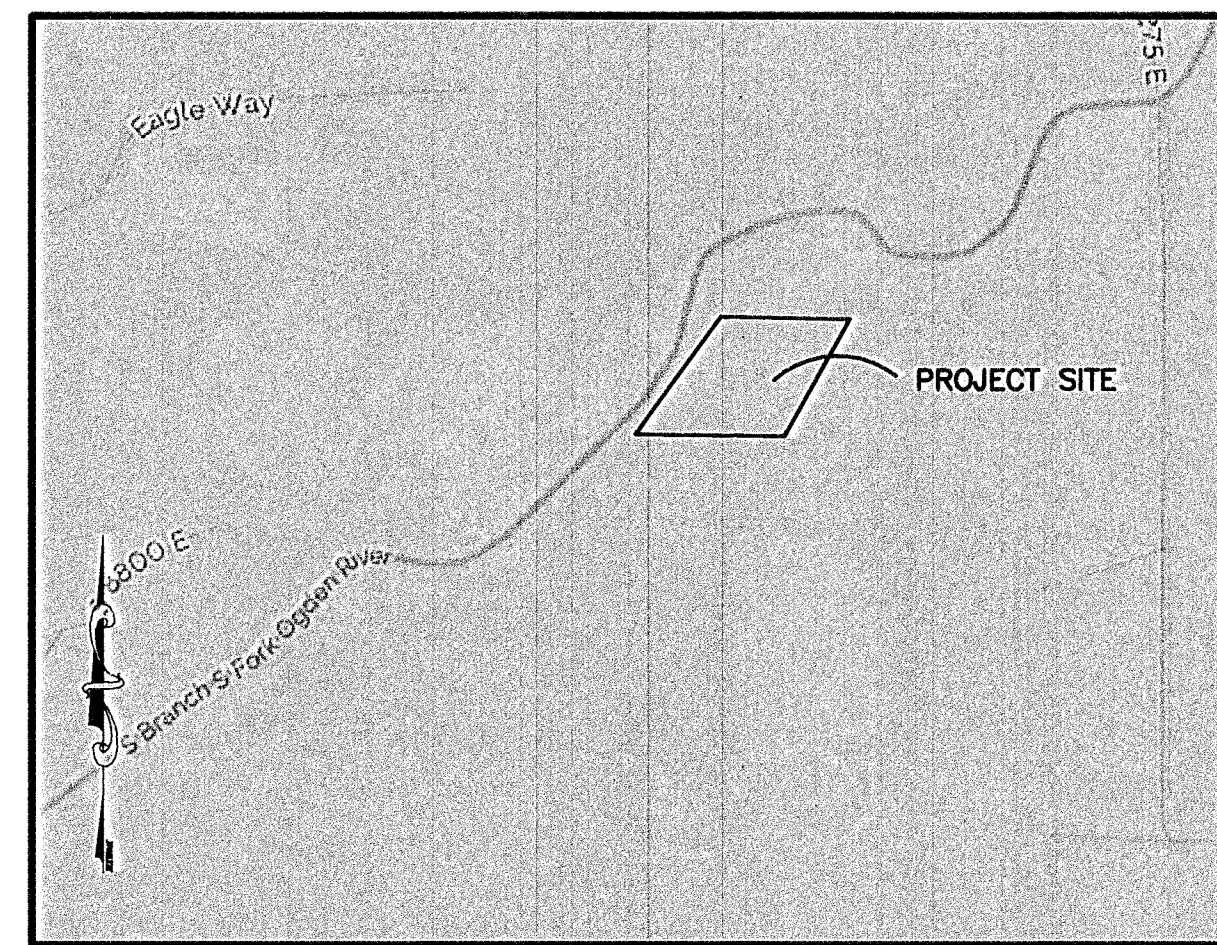


TCGAILEY SUBDIVISION

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
JULY, 2022



VICINITY MAP
NOT TO SCALE

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

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.

NOTES

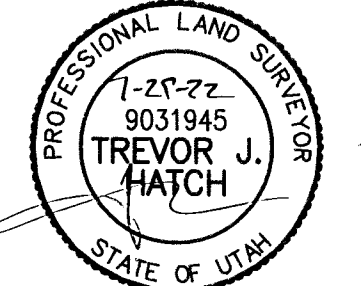
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN 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.

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 29th DAY OF July, 2022.

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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

AMBER MOUNTAIN DEVELOPING LLC

NAME/TITLE _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ 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 _____

DEVELOPER:

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

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BY: 1365

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. _____

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____.

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

Project Info.

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



Webber County Recorder

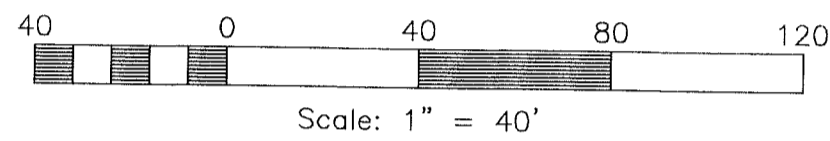
Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy, _____

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
JULY, 2022

LEGEND

- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = ROAD DEDICATION



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

Project Info.		Weber County Recorder	
Surveyor:	T. HATCH	Entry No. _____	Fee Paid _____
Designer:	N. ANDERSON	At _____	Filed For Record _____
Begin Date:	11-10-21	Of The Official Records, Page _____	
Name:	TCGAILEY SUBDIVISION	Recorded For:	
Number:	7713-01		
Revision:			
Scale:	1"=40'		
Checked:			

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