## SURVEYOR'S CERTIFICATE Shepherd Estates Subdivision I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property Northeast Corner of Section 8, described hereon In accordance with Section 17-23-17 and that I have verified all measurements shown T6N, R2E, SLB&M, U.S. Survey A part of the Northeast Quarter of Section 7, T6N, R2E, SLB&M, U.S. Survey hereon this plat of Shepherd Estates Subdivision in Weber County, Utah and that it has been correctly drawn (Found 3" Aluminum Cap Monument to the designated scale and is a true and correct representation of the following description of lands 6" above ground dated 1991) Weber County, Utah included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. February 2019 VICINITY MAP Not to Scale STREETS DEDICATION 6242920 Andy Hubbard License No. Northeast Corner of Section 7, OWNER'S DEDICATION T6N, R2E, SLB&M, U.S. Survey The narrative explains and identifies the basis on which lines (Not Found, Calc'd from Middle I, the undersigned owner of the hereon described tract of land, hereby set were established. UCA 17-23-17(4)(a)(ii) NARRATIVE Fork Subdivision Plat) apart and subdivide the same into streets as shown on this plat, and name said tract Shepherd Estates Subdivision, and hereby dedicate, grant and convey to Witness Corner Weber County, Utah, all those parts or portions of said tract of land designated This Survey and Plat were requested by Mr. Jeff Shepherd for the purpose of as streets, the same to be used as public thoroughfares forever, as may be Cap Monument) authorized by Weber County. Brass Cap Monuments were found at the South Quarter, Southeast, and Southwest corner, of Section 3, T5N, R2W, SLB&M, U.S. Survey. Signed this \_\_\_\_\_, day of \_\_\_\_\_\_, 2019 A line bearing S 89°25'05" E between said South Quarter corner and Southeast corner of said Section was used as the basis of bearings. A part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Weber County, Utah: The location, widths, and other dimensions of proposed public Beginning at a point that is 964.92 feet North 89°42'32" West along the Section Line, streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) 549.72 feet South 58°56'28" West and 438.00 feet South 1°48'28" West from the Northeast \_\_\_ *66.08*′ Corner of said Section 7; and running thence South 0°50'43" West 321.48 feet to the Authorized Agent S 1°15'06" E Northwest Corner of the Shadow & Jensen LLC Property; thence along said Westerly and Southerly Lines the following two (2) courses: (1) South 0°49'36" West 1526.08 feet and (2) North 89°01'46" East 551.06 feet to the Westerly Right of Way Line of 7800 East Street; thence South 0°58'14" East 66.00 feet along said Right of Way Line to the Northerly Line of the George and Joan Clawson Property; thence South 89°01'46" West 1160.15 feet along said Northerly Line to the Easterly Line of the Ogden Valley Land Partners LC Property; thence For subdivisions that are located in North 0°43'34" East 1974.53 feet to the Centerline of Stoker Lane Extended Southwesterly **ACKNOWLEDGMENT** unincorporated areas of the county from the Poverty Plats Subdivision and Rose Subdivision said Line being the Southerly State of Utah which are zoned for agriculture (A-1, Boundary of the Wendy B. Parker etal Property; thence North 57°23'33" East 540.71 feet A-2, A-3, and V-3), the following County of along said Centerline Extension to the Westerly Line of the Sanford Moss and Laurie Porter statement shall be required on each Property; thence along said Westerly and Northerly Lines the following two (2) courses: (1) page of the final plat: South 0°15'32" West 499.66 feet and (2) North 44°47'01" East 222.02 feet to the Point of Agriculture is the preferred use in the agriculture zones. The foregoing instrument was acknowledged before me this\_\_\_\_\_ day of Agricultural operations as specified in the Land Use Code for a Contains: 29.402 Acres more or less 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-A Notary Public commissioned in Utah Commission Number: Commission Expires: 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) The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-Point of Beginning Shadow & Jensen LLC 321.48' S\_1°48'28" W 438.00' S 0°50'43" W S 0°49'36" W 1526.08' Legend Laurie Porter 7675 East Street Monument to be set (Rad.) Radial Line (Private Road) 10.0' P.U.E.→ (N/R) Non-Radial Line \$ 0°15'32" W 484.07" PUE Public Utility Easement PU&DE Public Utility & Drainage Easement 5.684 Acres $\rightarrow$ Fence ■ Set Hub & Tack A will be set Nail in Curb 875 North Street **▲** @ Extension of Property (Private Road) Road Dedication HATCH NOT // Existing Building SHOWN ON MAP (Rec.) Record Information (WCS) Weber County Survey \_\_\_ Contour Line \_\_\_\_ Easement Line —— Lot Line —— Boundary Line ● Set 5/8"x 24" Long Rebar & Cap w/ Lathe 10.0' P.U.E.→ The individual or company names and R=41.0' addresses of the applicant of the subdivision. WCO 106-1-5(a)(3) Wendy B. Temporary Ñ 0°42'38" Ê DIFFERS FROM APPLICANT DEVELOPER: Ogden Valley Land Partners LC Marc Hansen 5730 South 1475 East The plat shall have a detailed description of all monuments found Suite 200 Ogden Utah, 84403 and each one shall be referenced on the plat including the type, (801) 479-1500 size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the Cap Monument) monument. WCO 45-3-3(b) ENGINEER: Great Basin Engineering, Inc. c/o Andy Hubbard 5746 South 1475 East Suite 200 WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE Ogden, Utah 84405 WEBER COUNTY ATTORNEY WEBER COUNTY SURVEYOR WEBER COUNTY PLANNING North Quarter Corner of Section 7, (801) 394-4515 T6N, R2E, SLB&M, U.S. Survey COMMISSION APPROVAL This is to certify that this subdivision plat, the I hereby certify that the required public (Not Found, Calc'd from W.C.S. Tie Sheet) I hereby certify that the Weber County Surveyor's I have examined the financial guarantee and other improvement standards and drawings for this subdivision dedication of streets and other public ways and Office has reviewed this plat and all conditions for documents associated with this subdivision plat, and conform with County standards and the amount of the This is to certify that this subdivision plat financial guarantee of public improvements associated approval by this office has been satisfied. The approval in my opinion they conform with the County financial guarantee is sufficient for the installation of with this subdivision, thereon are hereby approved and was duly approved by the Weber County Planning for this plat by the Weber County Surveyor does not Ordinance applicable thereto and now in force and WEBER COUNTY RECORDER these improvements. accepted by the Commissioners of Weber County, Utah Commission. relieve the Licensed Land Surveyor who executed this this \_\_\_\_\_, 2019 Signed this \_\_\_\_\_ day of plat from the responsibilities and/or liabilities Signed this \_\_\_\_ day of \_\_\_\_\_ associated therewith. \_\_FILED FOR RECORD AND RECORDED\_ Signed this \_\_\_\_\_, 2019. Weber County Attorney Chairman, Weber County Planning Comission RECORDS, PAGE\_\_ Chairman, Weber County Commission Weber County Engineer GREAT BASIN 9 Attest: Weber County Surveyor WEBER COUNTY RECORDER 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M