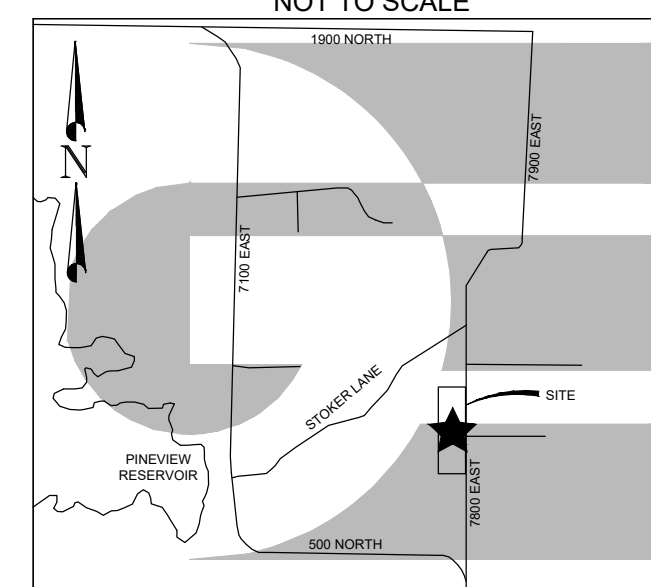


SHADOW AND JENSEN SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH OCTOBER 2019

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE HUBBARD SUBDIVISION, WHICH IS LOCATED SOUTH 88°44'32" WEST 1437.02 FEET AND SOUTH 00°00'00" EAST 767.22 FEET AND SOUTH 00°50'43" WEST 284.71 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7, RUNNING THENCE ALONG THE SOUTH LINE OF LOT 1 IN THE HUBBARD SUBDIVISION NORTH 88°31'47" EAST (N88°31'05"E BY RECORD) 497.57 FEET TO THE CENTER LINE PAVEMENT OF 7800 EAST; THENCE ALONG SAID CENTER LINE SOUTH 0°59'58" EAST 1529.68 FEET; THENCE SOUTH 89°01'46" WEST 546.29 FEET TO AN EXISTING FENCE LINE AND THE EAST BOUNDARY LINE OF THE SHEPHERD ESTATES SUBDIVISION; THENCE ALONG SAID EXISTING FENCE LINE AND SAID EAST BOUNDARY LINE NORTH 0°49'36" EAST 1526.05 FEET TO THE POINT OF BEGINNING. CONTAINING 18.30 ACRES.

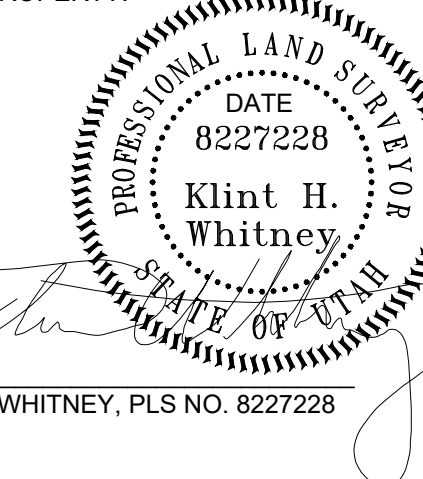
NOTES

1. ZONE (AV-3)
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0244F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SHADOW AND JENSEN SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SHADOW AND JENSEN SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 2019.

SHADOW & JENSEN LLC
BY: ERIC ZENGER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

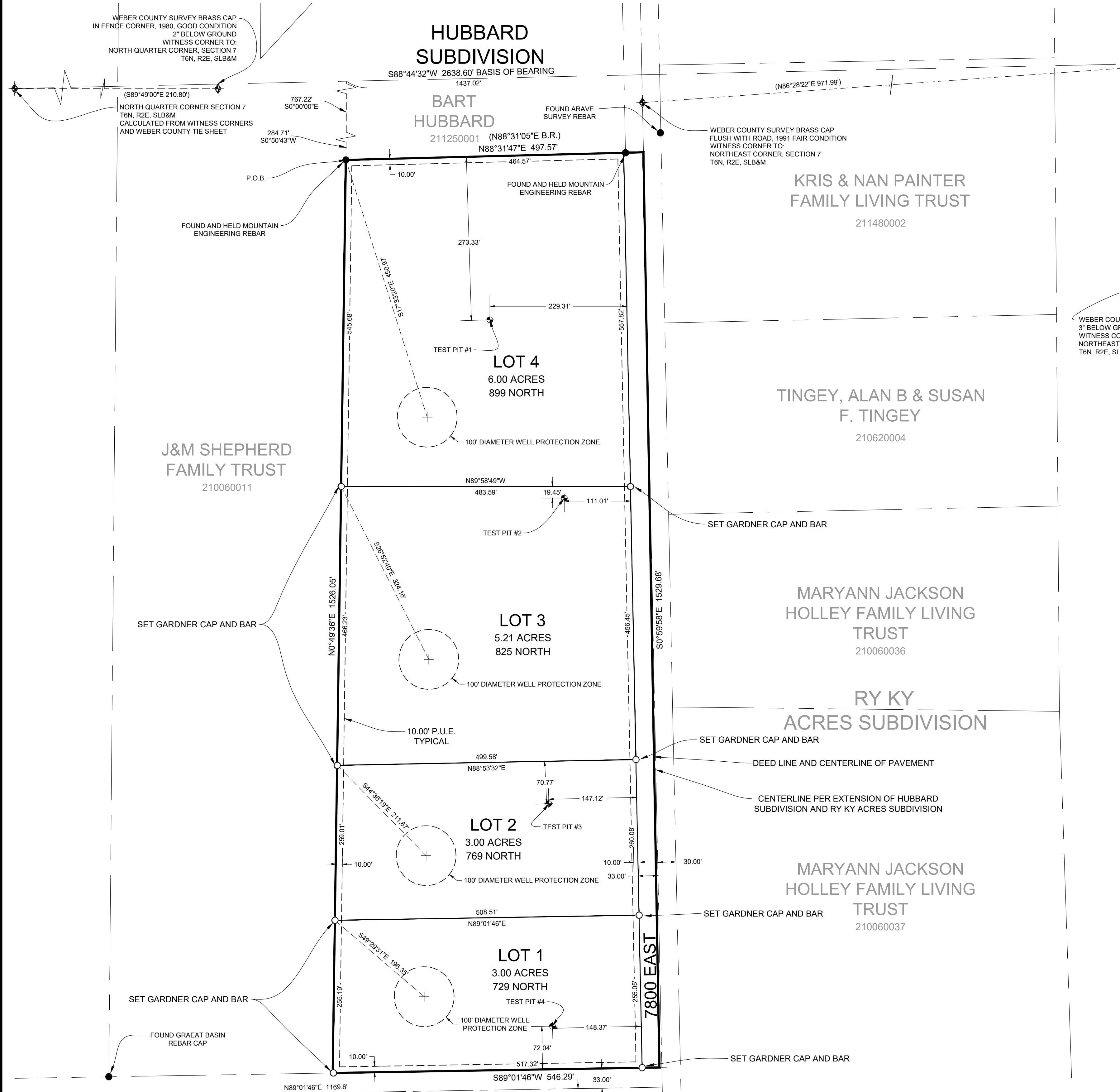
On this _____ day of _____, 2019, personally appeared before me ERIC ZENGER, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT OF SHADOW AND JENSEN LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said ERIC ZENGER acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT TAWZER, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION, AND FOUND PROPERTY CORNERS, AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 88°44'32" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. RIGHT OF WAY WAS ESTABLISHED BY USING THE DEDICATED PLAT OF HUBBARD SUBDIVISION AND THE DEDICATED PLAT OF RY KY ACRES. VESTING DEEDS NUMBERED 1986342 AND 258837 WERE USED TO DETERMINE OWNERSHIP AND RECORD OF SURVEYS NUMBERED 005823 AND 004800 WERE USED TO DETERMINE BOUNDARY.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING FIBER OPTIC LINE
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- - - EXISTING IRRIGATION LINE
- ⊙ EXISTING WATER METER
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING IRRIGATION VALVE

SOIL NOTES

EXPLORATION PIT #1 (NORTH)

- 0-17" GRAY LOAM, WEAK STRUCTURE, MOIST, VERY LITTLE GRAVEL
- 17-27" DARK BROWN SANDY LOAM, MOIST, VERY LITTLE GRAVEL
- 27-38" BROWN SANDY LOAM, SLIGHT MOTTLING, VERY LITTLE GRAVEL, MOIST
- 38-60" LIGHT BROWN WITH DARK RED MOTTLES, SANDY LOAM (HEAVY MOTTLING)
- 60-62" WHITE CLAY LOAM, PERMANENT MOTTLING LINE ABOVE, MOIST
- 62-88" GRAYISH BROWN SANDY LOAM, WET, MOTTLED
- REQUIRED PERCOLATION DEPTH 12"-24"
- ANTICIPATED MAXIMUM GROUND WATER TABLE 27"-38"

EXPLORATION PIT #2

- 0-20" HEAVY SANDY LOAM, GRAY, DRY, SUB-ANGULAR BLOCKY
- 20-33" HEAVY SANDY LOAM, DARK BROWN, MOIST, FAINT MOTTLING
- 33-48" LIGHT CLAY LOAM, BROWNISH YELLOW
- REQUIRED PERCOLATION DEPTH 12"
- OBSERVED GROUND WATER TABLE 48"
- ANTICIPATED MAXIMUM GROUND WATER TABLE 20"-33"

EXPLORATION PIT #3

- 0-4" GRAY SILT LOAM, GRANULAR, DRY
- 4-12" GRAY LIGHT CLAY LOAM, SUB-ANGULAR, BLOCKY, DRY
- 12-20" BROWN CLAY LOAM, DRY
- 20-26" BROWN CLAY LOAM, MOTTLED, DRY
- 26-33" RED CLAY LOAM, DRY
- 33-39" GRAYISH WHITE, LIGHT CLAY LOAM, MOTTLED, MOIST
- 39-60" PALE BROWN MOIST CLAY LOAM, MOIST
- REQUIRED PERCOLATION DEPTH 18"-24"

EXPLORATION PIT #4

- 0-12" DARK GRAY LOAM, GRANULAR, DRY
- 12-18" DARK BROWN LIGHT CLAY LOAM, DRY
- 18-21" WHITE SANDY LOAM, SOME SMALL GRAVEL
- 21-30" BROWN LIGHT CLAY LOAM, DRY TO MOIST (MOTTLED)
- 30-48" REDDISH BROWN CLAY LOAM, MOIST (MOTTLED)
- 48" SANDY GRAVEL (MOTTLED)
- REQUIRED PERCOLATION DEPTH 36"
- OBSERVED GROUND WATER TABLE 50"

<p>WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT 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.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS _____ DAY OF _____, 2019.</p> <p>_____ DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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<p>DEVELOPER: SHADOW AND JENSEN LLC ERIC ZENGER 8022 EAST 1000 NORTH HUNTSVILLE, UTAH 84317 (801) 791-0969</p>	<p>S1</p> <p>1</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____</p> <p>COUNTY RECORDER</p> <p>BY: _____</p>
<p>GARDNER ENGINEERING</p> <p>CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p> <p>5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>		

P:\2019\19-001\MISC SURVEY\19-001\SCOTT TAWZER\SURVEY\DWG\SCOTT TAWZER.DWG