

Shepherd Estates Subdivision

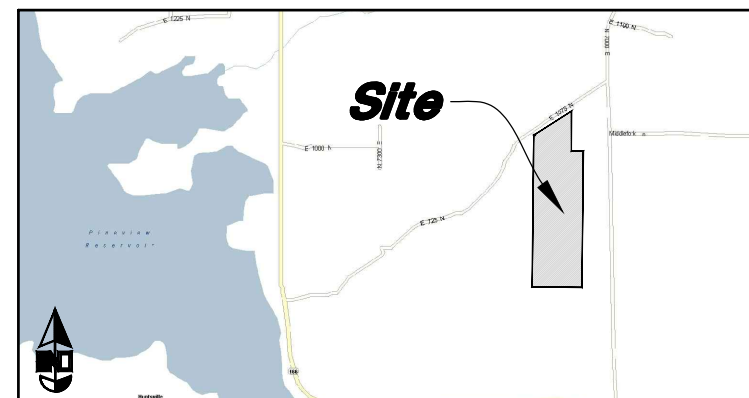
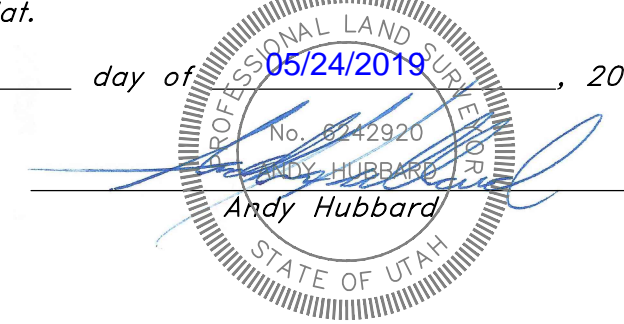
A part of the Northeast Quarter of Section 7, T6N, R2E, SLB&M, U.S. Survey
Weber County, Utah
May 2019

SURVEYOR'S CERTIFICATE

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 described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Shepherd Estates Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands 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.

Signed this 05/24/2019 day of May, 2019.

6242920
License No.



OWNER'S DEDICATION

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 Shepherd Estates Subdivision and do hereby dedicate and grant to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We also hereby dedicate and grant to the owners of each lot, their successors and assigns, all those parts or portions of said tract of land designated as Private Access Easements, the same to be used as private thoroughfares, the same to be used for ingress and egress purposes, also hereby dedicate and grant to the owners of each lot, their successors and assigns, all those portions or parts of said tract designated as Irrigation and Drainage Easements the same to be used for the maintenance and operation of irrigation service lines and storm drainage facilities, whichever is applicable as may be authorized by the owners of the lots, with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 2019
J & M Shepherd Family Trust

Ogden Valley Land Partners LC 1/2 ETAL
Ogden Valley Land Partners LC 1/2 ETAL
Ogden Valley Land Partners LC 1/2 ETAL
Ogden Valley Land Partners LC 1/2 ETAL

Jeffery D. Shepherd - Trustee
Marie K. Shepherd - Trustee
Frank Faris - _____
Steve Kemple - _____
Hector Felix - _____
Jan Stasiuk - _____

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Jeffery D. Shepherd & Marie K. Shepherd - Trustees.

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah
Print Name

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Frank Faris.

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah
Print Name

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Steve Kemple.

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah
Print Name

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Hector Felix.

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah
Print Name

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Jan Stasiuk.

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah
Print Name

NARRATIVE

This Survey and Subdivision Plat were requested by Mr. Jeff Shepherd for the purpose of creating 4 lots and dedicating roads.

Brass Cap Monuments were found at the Northeast Corner of Section 8, and Witness Monuments for the Northeast Corner and North Quarter Corner of Section 7, T6N, R2E, SLB&M, U.S. Survey.

A line bearing S 88°56'18" E between said Northeast Corner of Section 8 and the Witness Corner for the North Quarter Corner of said Section 7 was used as the basis of bearings.

The Centerline of Stoker Lane was established by the Weber County Surveyor's Office.

The East Property lines were established along old Existing Fenceline and the West Line of Hubbard Subdivision (Book 74 page 2).

The West Property line was established along an old Existing fenceline.

The South Line was Established along an old fenceline used as the boundary line between the Clawson and Ogden Valley Land Partners properties.

The Centerline of 7800 East Street was established by the Weber County Surveyor's Office.

Property corners were monumented as depicted on this survey.

BOUNDARY DESCRIPTION

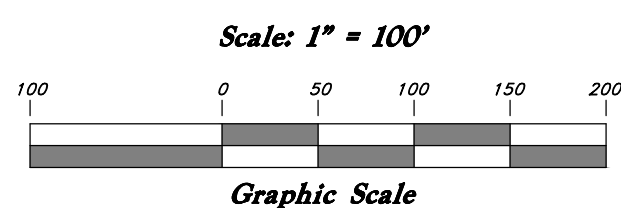
A part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Weber County, Utah:

Beginning at a point that is 943.80 feet South 88°44'32" West along the Section Line and South 57°18'38" West 761.85 feet from the Northeast Corner of said Section 7; and running thence South 00°50'43" West 496.01 feet (499.66 feet by Record) along an Existing fenceline; thence South 89°09'17" East 153.36 feet to the West Boundary line of Hubbard Subdivision (Weber County Recorder's Office Book 74 page 2); thence South 00°50'43" West 162.23 feet along said West line to the Southwest corner of said Subdivision; thence South 00°49'36" West 1,526.08 feet; thence North 89°01'46" East 552.22 feet to the Centerline of 7800 East Street; thence South 1°15'06" East 66.00 feet along said Centerline to a point on an old fenceline; thence South 89°01'46" West 1170.87 feet along an old fenceline to a fence corner; thence North 0°56'50" East 1956.78 feet along an old fenceline to the Centerline of Stoker Lane; thence North 57°18'38" East 550.16 feet along said Centerline to the Point of Beginning.

Contains 29.202 Acres, more or less

Legend

- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- ✂ Fence
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊙ Extension of Property
- ▭ Road Dedication
- ▭ Existing Building
- (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



NOTES

- Agriculture is the preferred use in Agricultural 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.
- A portion of Lot 3 is located within a Geologic Hazards Study Area and a Geologic Hazards Report may be required for development in this area.
- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

WEBER COUNTY ENGINEER

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.

Signed this _____ day of _____, 2019

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 this _____ day of _____, 2019

Chairman, Weber County Commission

Affest: _____

Title: _____

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 _____, 2019.

Weber County Attorney

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 _____, 2019.

Chairman, Weber County Planning Commission

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 has been satisfied. The approval for 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 _____, 2019.

Weber County Surveyor

DEVELOPER:
Jeff Shepherd
1519 East 6225 East
Ogden Utah, 84405
(801) 725-5143

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515



WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____