

# Shepherd Estates Subdivision

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

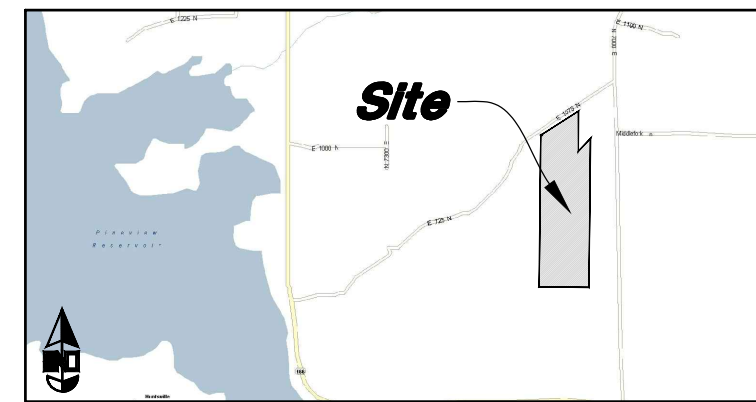
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

6242920  
License No.

Andy Hubbard

### NARRATIVE

This Survey and Plat were requested by Mr. Jeff Shepherd for the purpose of dedicating a road.  
Brass Cap Monuments were found at the South Quarter, Southeast, and Southwest corner, of Section 3, T5N, R2W, SLB&M, U.S. Survey.  
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.



Please include a note indicating that a portion of Lot 3 is located within a geologic hazards study area and a geologic hazards report may be required for development within the area.

### OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set 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 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, as may be authorized by Weber County.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Authorized Agent

Please include proper ownership when mylar is printed.

There will need to be another ownership dedication area for the other owners of the property.

### ACKNOWLEDGMENT

State of Utah }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by \_\_\_\_\_ X

Residing At: \_\_\_\_\_

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

A Notary Public commissioned in Utah

Print Name

### 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 964.92 feet North 89°42'32" West along the Section Line, 549.72 feet South 58°56'28" West and 438.00 feet South 1°48'28" West from the Northeast Corner of said Section 7; and running thence South 0°50'43" West 321.48 feet to the 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 North 0°43'34" East 1974.53 feet to the Centerline of Stoker Lane Extended Southwesterly from the Poverty Plats Subdivision and Rose Subdivision said Line being the Southerly Boundary of the Wendy B. Parker et al Property; thence North 57°23'33" East 540.71 feet along said Centerline Extension to the Westerly Line of the Sanford Moss and Laurie Porter Property; thence along said Westerly and Northerly Lines the following two (2) courses: (1) South 0°15'32" West 499.66 feet and (2) North 44°47'01" East 222.02 feet to the Point of Beginning.

Contains: 29.402 Acres more or less

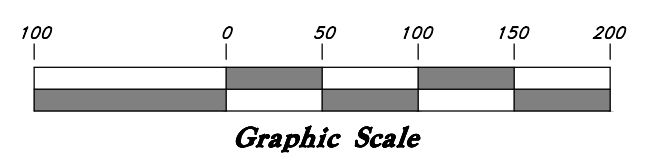
The geologic hazard boundary does not need to be shown on the plat.

this lot should be labeled 3N.

Please show the location of percolation test holes on each lot.



Scale: 1" = 100'



### 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
- ▲ 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

DEVELOPER:  
Marc Hansen  
5730 South 1475 East  
Suite 200  
Ogden Utah, 84403  
(801) 479-1500

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

### 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

### 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 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 Engineer

### 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



TENTATIVE FINAL

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