

SHART ACRES

WEBER COUNTY, UTAH
A PART OF THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
APRIL 2026

AGRICULTURAL NOTE

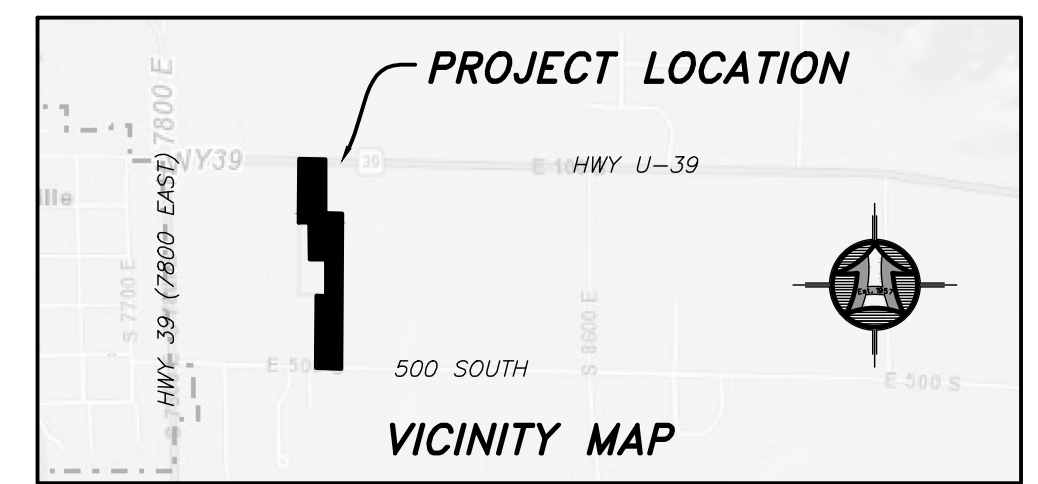
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

PARCEL LINE DATA			PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH	SEGMENT	DIRECTION	LENGTH
L1	N88°43'35"W	24.00'	L18	S44°16'57"E	31.88'
L2	S00°12'01"W	8.25'	L19	S63°19'28"E	34.24'
L3	S01°12'48"W	8.25'	L20	S14°20'00"E	179.69'
L4	S88°43'35"E	32.09'	L21	N89°02'48"W	20.73'
L5	S11°45'19"E	101.73'	L22	N14°20'00"W	165.11'
L6	S42°52'19"E	54.90'	L23	N63°19'28"W	28.48'
L7	S10°37'47"W	42.27'	L24	N44°16'57"W	40.84'
L8	S45°32'12"E	49.32'	L25	N12°58'09"W	46.88'
L9	S41°15'31"E	308.03'	L26	N53°00'03"W	24.16'
L10	S00°13'00"E	30.46'	L27	N02°28'42"W	65.30'
L11	N41°15'31"W	330.26'	L28	N31°59'32"E	70.13'
L12	N45°32'12"W	32.67'	L29	N14°54'42"W	52.61'
L13	S03°29'27"W	20.07'	L30	N10°01'58"W	64.81'
L14	S31°59'32"W	69.46'	L31	N11°45'19"W	88.46'
L15	S02°28'42"E	49.66'	L32	N88°43'35"E	15.91'
L16	S53°00'03"E	22.00'	L33	N00°28'25"E	20.00'
L17	S12°58'09"E	48.56'			

EXPLORATION PIT #1 (UTM_ZONE 12 NAD 83 0436792 E 4567903 N)
 0-20" LOAM, GRANULAR STRUCTURE
 20-36" COURSE SANDY LOAM, GRANULAR STRUCTURE
 36-44" SANDY LOAM (NEAR LOAMY SAND), MASSIVE STRUCTURE
 GROUNDWATER ENCOUNTERED AT 44"

EXPLORATION PIT #2 (UTM_ZONE 12 NAD 83 0436860 E 4567568 N)
 0-36" MEDIUM TO COARSE SANDY LOAM, GRANULAR STRUCTURE
 36-52" COURSE LOAMY SAND, SINGLE GRAIN STRUCTURE
 GROUNDWATER ENCOUNTERED AT 52"

- NOTE:
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
 - REBAR AND CAP SET ON LOT CORNERS AS SHOWN HEREON.
 - WATER SYSTEM TO BE APPROVED INDIVIDUAL WATER WELL.
 - SEWER SYSTEM TO BE AN INDIVIDUAL SEPTIC SYSTEM APPROVED BY THE WEBER-MORGAN HEALTH DEPARTMENT.
 - 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 THE PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.



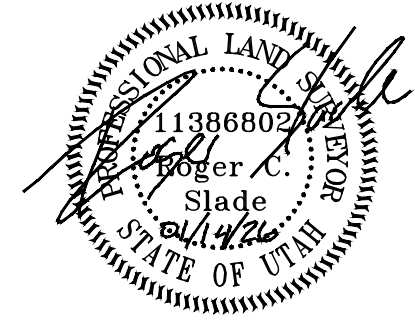
SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 PROFESSIONAL LAND SURVEYORS ACT, AND 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 HAVE HEREBY SUBDIVIDED SAID TRACT INTO THREE (3) LOTS, KNOWN HEREAFTER AS SHART ACRES IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY 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 14TH DAY OF JANUARY, 2026.

ROGER C. SLADE, P.L.S.
 UTAH LAND SURVEYOR LICENSE NO. 11386802

RECEIVED
 MAY 18 2026
 FILE #8368



WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____

DEPUTY

ESPL INVESTMENTS SUBDV.

(ENTRY NO. 3004541)

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	6.27'	22.77'	15°46'25"	6.25'	S38°35'26"E
C2	44.11'	90.14'	28°02'22"	43.67'	S16°41'03"E
C3	16.13'	36.45'	25°20'53"	15.99'	S15°20'19"E

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE AMENDED AND SUBDIVIDED INTO A LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT SHART ACRES AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, 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. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEBER COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, SHERYLL VANDERHOOF, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT SHE IS A MANAGER OF ESPL INVESTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2026, BART FLOYD BRAEGER, TRUSTEE FOR THE BART BRAEGER FAMILY TRUST, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2026, SHERYLL L. VANDERHOOF, TRUSTEE FOR THE SHERYLL L. VANDERHOOF REVOCABLE TRUST, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

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 _____, 2026.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2026.

WEBER-MORGAN HEALTH DEPARTMENT

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 _____, 2026.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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.

SIGNED THIS _____ DAY OF _____, 2026.

WEBER COUNTY ENGINEER

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY U-39 LOCATED 764.03 FEET SOUTH 00°22'13" WEST ALONG THE WEST LINE OF SAID SECTION AND 921.51 FEET SOUTH 88°43'35" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 17;

RUNNING THENCE SOUTH 88°43'35" EAST 318.78 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°13'00" EAST 641.34 FEET; THENCE SOUTH 88°24'04" EAST 197.36 FEET; THENCE SOUTH 00°12'01" WEST 1865.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET; THENCE NORTH 88°32'23" WEST 309.05 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 01°12'48" EAST 197.88 FEET; THENCE NORTH 00°12'01" EAST 672.61 FEET TO AN ANGLE POINT IN THE BOUNDARY OF BAILEY'S BACK FIVE FIRST AMENDMENT, RECORDED AS ENTRY NO. 2972287 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID BAILEY'S BACK FIVE FIRST AMENDMENT THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 86°52'28" EAST 116.19 FEET; (2) NORTH 00°17'28" WEST 440.86 FEET; (3) SOUTH 89°37'52" WEST 193.04 FEET; (4) NORTH 00°34'46" WEST 443.87 FEET; (5) NORTH 89°40'18" WEST 130.02 FEET; (6) NORTH 00°34'46" EAST 111.25 FEET; AND (7) NORTH 00°28'26" EAST 652.44 FEET TO THE POINT OF BEGINNING. CONTAINING 18.15 ACRES.

WEST QUARTER CORNER OF SEC. 17, T. 6 N., R. 2 E., S18&M FOUND WEBER CO. BRASS CAP MONUMENT 1982 FLUSH WITH GROUND

SECTION LINE - BASIS OF BEARING
 S 0°22'13" W 2671.35'

NORTHWEST CORNER OF SEC. 17, T. 6 N., R. 2 E., S18&M FOUND WEBER CO. MONUMENT (TOP SHEARED OFF AT GROUND LEVEL)

DEVELOPER:
 SHERYLL VANDERHOOF
 8051 EAST HWY 39
 HUNTSVILLE, UT 84317
 (801) 272-6276

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 _____, 2026.

WEBER COUNTY SURVEYOR

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 _____, 2026.

WEBER COUNTY ATTORNEY



HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.haies.net
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