



SCALE: 1" = 120'

Planning Division Blue-lines
1/22/15

NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY MR. CECIL SATTERTHWAITE FOR THE PURPOSE OF RESOLVING A NON CONFORMING PARCEL AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER'S. THE BASIS OF BEARINGS IS NORTH 89°39'42" WEST 2634.74 FEET BETWEEN THE BRASS CAPS FOUND MARKING THE NORTH QUARTER CORNER OF SECTION 29 AND THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. LOT CORNERS HAVE BEEN MONUMENTED AS DEPICTED ON THIS PLAT.

NOTE:

1. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

LEGEND

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - PROPERTY LINE TO BE RELOCATED
- - - 7' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- - - EASEMENTS TO BE VACATED
- - - PUBLIC RIGHT-OF-WAY LINE
- - - EXISTING FENCE
- - - CENTER LINE
- ◆ FOUND SECTION CORNER
- ◆ FOUND RAILROAD SPIKE
- ◆ FOUND STAKE
- ◆ FOUND NAIL
- ◆ NAIL TO BE SET
- FOUND REBAR
- #5 x 24" REBAR & CAP TO BE SET (6541909)

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 2015

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 2015

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 2015

WEBER COUNTY ATTORNEY

PREPARED BY:



WASATCH CIVIL
Consulting Engineering
5320 SOUTH 1950 WEST, SUITE 1
ROY CITY, UTAH 84067 (801) 775-9191

DEVELOPER:

LYNN SATTERTHWAITE
3807 E. 3600 N.
EDEN, UT 84310

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 2015

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 THIS ___ DAY OF 2015

ATTEST: _____
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR ACCEPTANCE

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 2015

SIGNATURE

COUNTY RECORDER

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

LIBERTY MEADOWS SUBDIVISION 2ND AMENDMENT OF LOT 13

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

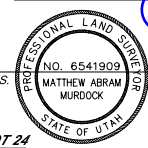
WEBER COUNTY, UTAH
DECEMBER 2014

* Can be moved under the title as a description for the amendment

SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 6541909, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF LIBERTY MEADOWS 2ND AMENDMENT OF LOT 13 IN WEBER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-23-17 AND 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 THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS ___ DAY OF 2015



MATTHEW ABRAM MURDOCK, P.L.S.

BOUNDARY DESCRIPTION LOT 24

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

BEGINNING AT A POINT ON THE EAST LINE OF LOT 13 LIBERTY MEADOWS SUBDIVISION, AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 89°39'42" WEST 590.50 FEET ALONG THE SOUTH LINE OF SAID SECTION 20, AND SOUTH 07°35'03" WEST 17.18 FEET ALONG SAID EAST LINE OF LOT 13 FROM THE NORTH EAST CORNER OF SAID SECTION 29, RUNNING THENCE NORTH 89°39'42" WEST 150.32 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 00°18'18" EAST 568.96 FEET ALONG SAID WEST LINE OF LOT 13 TO THE SOUTH RIGHT-OF-WAY LINE OF 3600 NORTH STREET; THENCE SOUTH 89°41'42" EAST 318.02 ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE EXTENSION THEREOF; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 08°13'47" EAST 289.61 WEST 269.81 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 00°18'18" EAST 568.96 FEET ALONG SAID WEST LINE OF LOT 13 TO THE SOUTH RIGHT-OF-WAY LINE OF 3600 NORTH STREET; (2) SOUTH 89°41'42" WEST 54.75 FEET TO THE EAST LINE OF SAID LOT 13; (3) SOUTH 07°35'03" WEST 141.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 159,554 SQUARE FEET OR 3.663 ACRES MORE OR LESS.

REMAINDER AGRICULTURAL PARCEL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

BEGINNING AT THE NORTH EAST CORNER OF SAID SECTION 29; RUNNING THENCE SOUTH 07°22'22" WEST 747.20 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 83°07'02" WEST 747.20 FEET ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LIBERTY MEADOWS SUBDIVISION, (AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE) TO THE SOUTH WEST CORNER OF LOT 13 OF SAID LIBERTY MEADOWS SUBDIVISION; THENCE SUBDIVISION CORNER OF LOT 13 OF SAID LIBERTY MEADOWS SUBDIVISION; THENCE SOUTH 89°39'42" WEST 150.32 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE SOUTH 89°39'42" EAST 150.32 FEET TO THE EAST LINE OF SAID LOT 13; THENCE NORTH 00°18'18" EAST 141.61 FEET ALONG SAID EAST LINE; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTH 89°41'42" EAST 54.75 FEET; (2) NORTH 40°08'15" WEST 210.68 FEET; (3) NORTH 89°41'42" WEST 269.81 FEET TO A EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 3600 NORTH STREET; (4) NORTH 00°18'18" EAST 30 FEET; (5) SOUTH 89°41'42" EAST 424.45 FEET TO THE EAST LINE OF SAID SECTION 20; THENCE SOUTH 00°15'10" WEST 58.55 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS 435,319 SQUARE FEET OR 9.994 ACRES MORE OR LESS.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE FIFTEEN (15) PARCELS OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAID PARCELS AS SHOWN ON THE PLAT AND NAME SAID TRACT HILL VIEW AGRICULTURAL MEADOWS SUBDIVISION 2ND AMENDMENT, AND DO HEREBY GRANT AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. 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.

SIGNED THIS ___ DAY OF 2015

LYNN C. SATTERTHWAITE
MELANIE C. SATTERTHWAITE
BRETT SATTERTHWAITE TRUST

OWNERS ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF WEBER }
ON THE ___ DAY OF 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, IS

OF SAID PROPERTY AND THAT THEY SIGNED THE OWNERS CONVEYANCE FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 2016 2015

NOTARY PUBLIC

OWNERS ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF WEBER }
ON THE ___ DAY OF 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, IS

OF SAID PROPERTY AND THAT THEY SIGNED THE OWNERS CONVEYANCE FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 2016 2015

NOTARY PUBLIC

EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP IN GOOD CONDITION, SET IN 1975.

* Per the title report prepared by Mountain View Title, the current ownership for "Parcel 1" (the legal description in the title report matches the "Boundary Description Lot 24" and has also been identified as Parcel# 22-066-0011) has been identified as "The Brett and Carly Satterthwaite Trust". According to the proposed subdivision plat and Weber County tax roll the ownership is "Lynn C. Satterthwaite and Melanie C. Satterthwaite". Please verify ownership and provide the needed corrections on the proposed subdivision plat or on the title report.

* An additional note: the title report also shows a delinquency on the property taxes as of 12/4/14 of \$60.20 for "Parcel 1" (Parcel# 22-066-011) however, the Weber County tax roll shows the taxes current after receiving a payment on 11/24/14. It appears that the title report may be wrong and should be updated with the correct information.

* Because this division took place with a "metes and bounds" deed previous to this plat it is unnecessary to show the remnant parcel on the subdivision plat as required in the LUC and all reference to a remaining agricultural parcel can be removed.

* Add to the owner's dedication the recommended verbiage for the required temporary turn-around

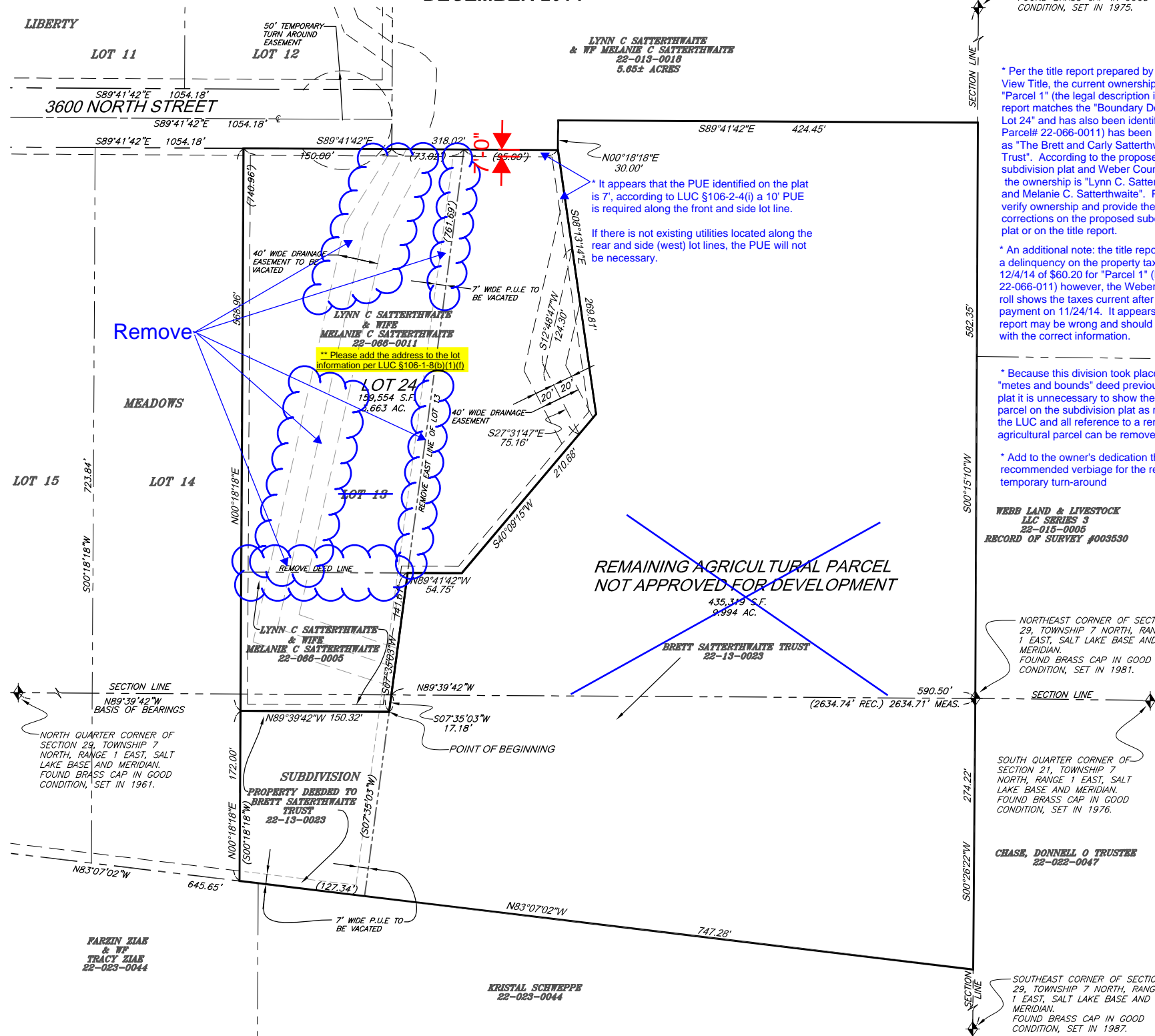
WEBB LAND & LIVESTOCK LLC SERIES 3
22-015-0005
RECORD OF SURVEY #003530

NORTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP IN GOOD CONDITION, SET IN 1981.

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP IN GOOD CONDITION, SET IN 1976.

CHASE, DONNELL O TRUSTEE
22-022-0047

SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP IN GOOD CONDITION, SET IN 1987.



REMAINING AGRICULTURAL PARCEL NOT APPROVED FOR DEVELOPMENT