

LIBERTY RIDGE SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 2025

CENTER QUARTER CORNER OF SECTION 18, T.7N., R.1E., SLB&M. (NOT FOUND, CALC'D FROM WEBER COUNTY RECORDS)

EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 7, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" BRASS CAP MONUMENT, STAMPED 1998 (SEE DETAIL 3)

22-008-0028
WOLTHUIS, BART

S89°46'46"E 1252.09'

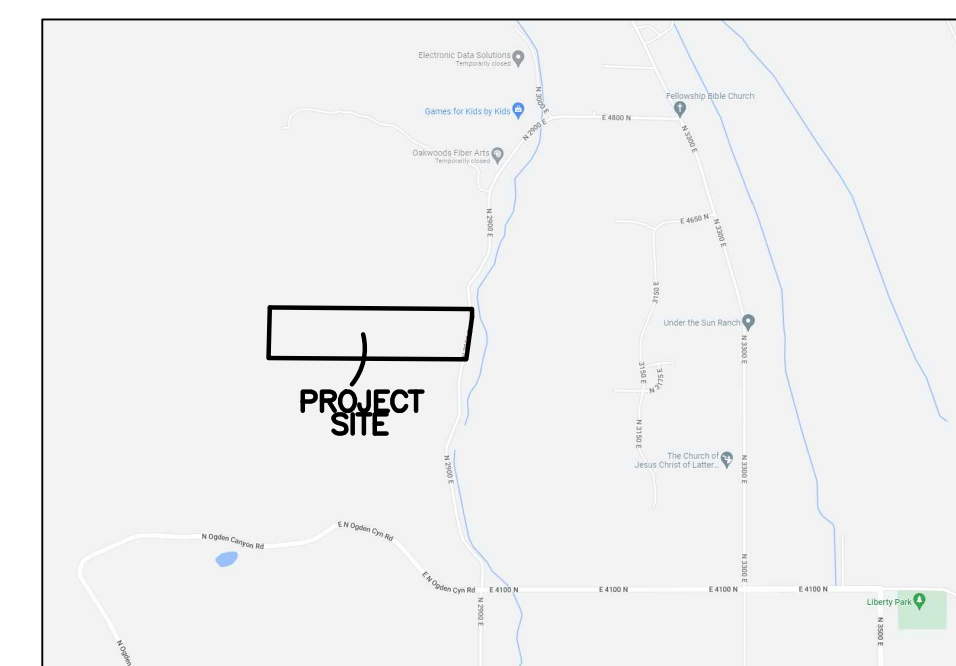
LOT 1
465,610 S.F.
10.689 ACRES

22-345-0001
MATTHEW & JULIE SHUPE FAMILY TRUST
LOT 1, OLD WHISPERING OAKS SUBDIVISION

22-008-0076

S89°47'05"E (BASIS OF BEARINGS) 2657.77'

N00°09'59"E 2660.99'



VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = APPROXIMATE TEST PIT LOCATION
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = 10' PUBLIC UTILITY EASEMENT
- = SECTION TIE LINE
- = ROAD DEDICATION

Scale: 1" = 80'

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF OLD WHISPERING OAKS SUBDIVISION, SAID POINT BEING N00°11'08"E 870.24 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18 (SOUTH QUARTER CORNER BEING N89°47'05"W 2657.77 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18); THENCE N00°11'08"E 395.00 FEET; THENCE S89°46'46"E 1252.09 FEET; THENCE S05°41'10"W 125.98 FEET; THENCE S15°41'10"W 250.00 FEET; THENCE S10°02'06"W 29.07 FEET; THENCE N89°46'46"W ALONG THE NORTHERLY LINE OF SAID SUBDIVISION 1168.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 480,528 SQUARE FEET OR 11.031 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°46'46"E.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A ONE LOT SUBDIVISION PLAT ON THE PROPERTY SHOWN HEREON. THE BOUNDARY IS BASED ON A SURVEY PERFORMED BY MYSELF AND FILED AS RECORD OF SURVEY NO. 6332. THE RIGHT OF WAY WAS DETERMINED BY MATCHING THAT SHOWN ON THE PLAT FOR OLD WHISPERING OAKS SUBDIVISION AND INFORMATION PROVIDED BY THE WEBER COUNTY SURVEYOR'S OFFICE.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **LIBERTY RIDGE SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER 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 _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AND PUBLIC STREET AS SHOWN ON THE PLAT AND NAME SAID TRACT **LIBERTY RIDGE SUBDIVISION**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 AND ALSO DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES.

SIGNED THIS _____ DAY OF _____, 20____.

BART WOLTHUIS

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0426400 E 4576888 N)
0-8" GRAVELLY LOAM, GRANULAR STRUCTURE, 20% GRAVEL
8-13" GRAVELLY LOAM, GRANULAR STRUCTURE, 35% GRAVEL
13-72" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
80% COBBLE

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0426443 E 4576937 N)
0-10" LOAM, GRANULAR STRUCTURE, 10% GRAVEL
10-36" GRAVELLY LOAM (NEAR SANDY LOAM), GRANULAR STRUCTURE, 40% GRAVEL
36-73" GRAVELLY COARSE SANDY LOAM, MASSIVE STRUCTURE, 20% GRAVEL AND 80% COBBLE

Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

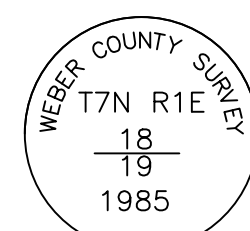
Project Info.	
Surveyor:	T. HATCH
Designer:	A. MULLINS
Begin Date:	6-13-2022
Name:	JASON THOMPSON LIBERTY RIDGE SUB.
Number:	7997-01
Revision:	2-13-2025
Scale:	1" = 80'
Checked:	

22-008-0079
RHODES FAMILY TRUST
N00°11'08"E 395.00'

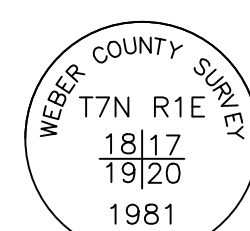
22-008-0076
870.24'

N00°11'08"E (CALCULATED) (2559.55' RECORD)

SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 7, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 4" BRASS CAP MONUMENT, STAMPED 1985 (SEE DETAIL 1)



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)



MONUMENT DETAIL 3
(NOT TO SCALE)

LINE TABLE

#	BEARING	DISTANCE
L1	S05°41'10"W	125.98'
L2	S15°41'10"W	250.00'
L3	S10°02'06"W	29.07'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BEARING	DELTA
C1	2248.30'	178.49'	178.44'	89.29°	N11°58'32"E	4°32'55"
C2	1229.52'	223.25'	222.94'	111.93°	N09°02'54"E	10°24'12"

DEVELOPER:
JASON THOMPSON
7886 S 2325 E
SOUTH WEBER, UTAH 84405

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 _____, 20____.

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.

WEBER COUNTY ENGINEER

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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE _____

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 _____, 20____.

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 _____, 20____.

WEBER COUNTY ATTORNEY

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 _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Webber County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Webber County Recorder

Deputy.