LIBERTY CREEK ESTATES PHASE 1 SURVEYORS CERTIFICATE A PART OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF SECTION 20, 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 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY OF THIS PLAT OF LIBERTY CREEK SUBDIVISION 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 WEBER COUNTY, UTAH REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER COUNTY JULY 2019 RECORDERS OFFICE AND OF A SURVEY MADE 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 SCALE: 1" = 100 RANGE 1 EAST, S.L.B&M. SIGNED THIS_ COLE P SCHLACK & WIFE-STACI A SCHLACK DEVELOPER: TAX. 22-011-0024 -CENTER OF SECTION 19 -EAST QUARTER CORNER **BRETT SATTERTHWAITE** ENTRY NO. 2061437 OF SECTION 19 MATTHEW ABRAM MURDOCK, P.L.S RANGE 1 EAST, S.L.B&M. 2594 W. 2275 N. MATTHEW ABRAM TOWNSHIP 7 NORTH, (CALC. POSITION) FARR WEST, UT 84404 RANGE 1 EAST, S.L.B&M MURDOCK (ALUMINIM PIPE NOT FOUND CALC. POSITION) BOUNDARY DESCRIPTION A PART OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF DARRELL F POULSON REVOCABLE TRUST \(\frac{1}{2} \) SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE TAX. 22-011-0005 SOUTHWEST QUARTER OF SAID SECTION 20, SAID POINT ALSO BEING ON THE NORTH LINE DARRELL F POULSEN REVOCABLE TRUST ENTRY NO. 2566819 OF THE UTAH POWER & LIGHT COMPANY PROPERTY AS RECORDED IN BOOK 869 AT PAGE 597 IN THE WEBER COUNTY RECORDER'S OFFICE. SAID POINT BEING NORTH 00°09'09" WEST TAX. 22-009-0011 CHASE, BARRY S & 1,333.16 FEET AND NORTH 89°42'10"WEST 2,171.13 FEET FROM THE SOUTH QUARTER CORNER ENTRY NO. 2568724 WF WENDY W CHASE OF SAID SECTION 20: CONTINUING THENCE NORTH 89°42'10" WEST 570.42 FEET ALONG, SAID | TAX. 22-009-0086 SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO SOUTHERLY EXTENSION OF AN ANCIENT FENCE; THENCE NORTH 26°17'50" EAST 148.6 ENTRY NO. 2694513 FEET ALONG SAID ANCIENT FENCE; THENCE NORTH 88°00'10" WEST 756.00 FEET; THENCE RECORD OF SURVEY NORTH 73°28'10" WEST 319.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2900 EAST STREET NO. 597 S88°55'01'Æ THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: (1) NORTH 29°08'16" WEST 328.83 FEET TO A POINT OF CURVATURE WIT A 467.00 FOOT RADIUS CURVE TO THE RIGHT: (2) 239.25 FEET ALONG THE ARC OF SAID N00°10'33"W CURVE THROUGH A CENTRAL ANGLE OF 29°21'13" (CHORD BEARS NORTH 14°27'40" WEST 236.64 FEET) TO A POINT OF TANGENCY: (3) NORTH 00°12'57" EAST 8.73 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY AS RECORDED IN ENTRY NO. 2694513 IN THE WEBER COUNTY RECORDER'S OFFICE AND AS SHOWN IN THAT RECORD OF SURVEY NO. 597 N31°12'49"E AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID PROPERTY; (1) SOUTH 84°54'54" EAST 185.56 FEET; NORTH 00°10'33" WEST 93.46 FEET TO A BOUNDARY LINE AGREEMENT AS RECORDED IN ENTRY NO.XXXX; THENCE THE FOLLOWING 10 (TEN) COURSES AND DISTANCES ALONG SAIL BOUNDARY LINE AGREEMENT; (1) SOUTH 88°55'01" EAST 102.95 FEET; (2) SOUTH 76°46'57" FAST 233 76 FFFT: (3) SOUTH 75°14'26" FAST 246 52 FFFT: (4) SOUTH 76°58'05" FAST 131 53 FEET: (5) SOUTH 74°56'37" EAST 205.64 FEET: (6) SOUTH 79°21'52" EAST 187.65 FEET: (7) SOUT 83°24'49" EAST 270.04 FEET; (8) NORTH 25°37'12" EAST 210.21 FEET; (9) NORTH 31°12'49" EAST disting buildings on or 40.28 FEET; (10) NORTH 80°15'00" EAST 309.39 FEET TO THE NORTHWEST CORNER OF THAT nediately adjacent PARCEL AS RECORDED IN ENTRY NO.XXXX IN THE WEBER COUNTY RECORDER'S OFFICE: S79°21'52"E THENCE SOUTH 10°44'25" WEST 880.42 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE within 30ft) to POINT OF BEGINNING. 270.04' *△=29°21'13"* development need to be S83°24'49"E CONTAINS 1,099,723 SQUARE FEET OR 25.246 ACRES MORE OR LESS. L=239.25' shown on plat. s there another R=467.00' drainage. Maps LC=236.64' suggest there is OWNER'S DEDICATION N14°27'40"W but I do not see on WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY aerial or in geology SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME f this is a remainder parcel I LOT 1 SAID TRACT / IBERTY CREEK SUBDIVISION . AND DO HEREBY GRANT AND CONVEY TO elieve it needs to be labeled. 1,099,723 S.F. NORTH OGDEN CITY, UTAH, ALL PORTIONS OF PARCEL "B" FOR STORM WATER PURPOSES AND THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE 25.246 ACRES SAME TO BE USE FOR PUBLIC THOROUGHFARES FOREVER. AND ALSO DEDICATE GRANT LIBERTY CREEK INVESTMENTS LLC AND CONVEY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS, THE SAME 22-014-0014 TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE believe there is a LIBERTY CREEK INVESTMENTS LLC SAME TO BE USED FOR THE INSTALLATION. MAINTENANCE AND OPERATION OF PUBLIC ire hydrant over in UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY. 22-009-0040 nis vicinity. ENTRY NO.2944289 SIGNED THIS_____DAY OF_ We need a plan with contours. BRETT SATTERTHWAITE, MANAGING MEMBER OF Existing water lines and fire hydrants need to be shown on a plan. LIBERTY CREEK INVESTMENTS, LLC Easement on drainage. This is also on the ogden CORPORATE ACKNOWLEDGMENT alley sensitive and map as a 75ft. STATE OF UTAH | SS *PIT #2* setback from high COUNTY OF WEBER ater mark. N88°00'10"W 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, THOMAS B SHUPE, ETAL *756.00'* AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, BRETT SATTERTHWAITE IS TAX. 22-009-0022 TAYLOR FOSS & MANAGING MEMBER OF LIBERTY CREEK INVESTMENTS, LLC, A UTAH LIMITED LIABILITY BK.1598 PG.2532 WIFE MARY FOSS COMPANY WHO INADVERTENTLY ACQUIRED TITLE AS LIBERTY CREEK INVESTMENTS. LLC *N26° 17' 50"E*¬ A UTAH LIMITED LIABILITY AND THAT H E SIGNED THE OWNERS DEDICATION FREELY, ENTRY NO. 1138695 TAX. 22-009-0016 POINT OF BEGINNING VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THERIN 148.60' ENTRY NO. 2644542 MY COMMISSION EXPIRES. N89° 42' 10"W N89° 42' 10"W *570.42*′ 2171.13' THOMAS B SHUPE ETAL THOMAS B SHUPE, ETAL TAX. 22-009-0017 UTAH POWER & LIGHT COMPANY NOTARY PUBLIC TAX. 22-014-0012 BK.1598 PG.2532 TAX. 22-014-0007 BK.1598 PG.2532 ENTRY NO. 1138695 BK.869 PG.597 ENTRY NO. 1138695 NARRATIVE LEGEND THE PURPOSE OF CREATING TWO BUILDING LOTS. THE BASIS OF BEARINGS IS STATE PLANE GRID PER WEBER COUNTY NORTH 00°09'09" WEST 2646.14 FEET BETWEEN THE BRASS CAPS SUBDIVISION BOUNDARY FOUND RAILROAD SPIKE FOUND MARKING THE SOUTH QUARTER CORNER OF SECTION 20 AND THE CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. LOT CORNERS HAVE BEEN MONUMENTED AS DEPICTED ON THIS PLAT. ---- - - EXISTING PROPERTY LINE FOUND STAKE THOMAS B SHUPE, ETAL THOMAS B SHUPE, FOUND NAIL 10' WIDE PUBLIC UTILITY AND TAX. ETAL---- --- DRAINAGE EASEMENT UNLESS NOTE: AGRICULTURE ZONE PREPARED BY: NAIL TO BE SET 22-014-0011 SOUTH QUARTER CORNER— TAX. 22-009-0043 OTHERWISE SPECIFIED OF SECTION 20, TOWNSHIP 7 NORTH, BK.1598 PG.2532 BK.1598 PG.2532 1. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURA WASATCH CIVIL ——— PUBLIC RIGHT-OF-WAY LINE FOUND REBAR OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE ENTRY NO. RANGE 1 EAST, S.L.B&M. ENTRY NO. 1138695 PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED FOUND BRASS CAP IN Consulting Engineering 1138695 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. #5 x 24" REBAR & CAP TO BE SET GOOD CONDITION RODNEY J CLARK & ~ SOUTHEAST CORNER OF-KIRSTINE CLARK (6541909) LS 6541909 / SECTION 19 TOWNSHIP 7 '150 SOUTH DEPOT DRIVE, SUITE 225 TRUSTEE FOUND SECTION CORNER NORTH, RANGE 1 EAST, TAX. 22-009-0019 S.L.B&M. (NOT FOUND EXPLORATION PIT DEN, UTAH 84404 (801) 775-9191 BK.2109 PG.1561 CALC. POSITION) WEBER COUNTY ENGINEER WEBER COUNTY ATTORNEY WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR ACCEPTANCE **COUNTY RECORDER** THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL FILED FOR RECORD AND SIGNED THIS DAY OF MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON CORRECTNESS. SECTION CORNER DATA, AND FOR HARMONY RECORDED APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF ON-SITE WASTEWATER DISPOSAL SYSTEMS. WITH LINES AND MONUMENTS ON RECORD IN COUNTY IN BOOK THESE IMPROVEMENTS. SIGNED THIS ___ DAY OF _ SIGNED THIS ___ DAY OF __ WEBER COUNTY, UTAH THIS ___ DAY OF _ OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER OF OFFICIAL RECORDS, PAGE ___ SIGNED THIS ___ DAY OF COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND RECORDED FOR SURVEYOR WHO EXECUTED THIS PLAT FROM THE CHAIRMAN, WEBER COUNTY PLANNING COMMISSION RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. COUNTY RECORDER WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY ENGINEER DEPUTY SIGNATURE