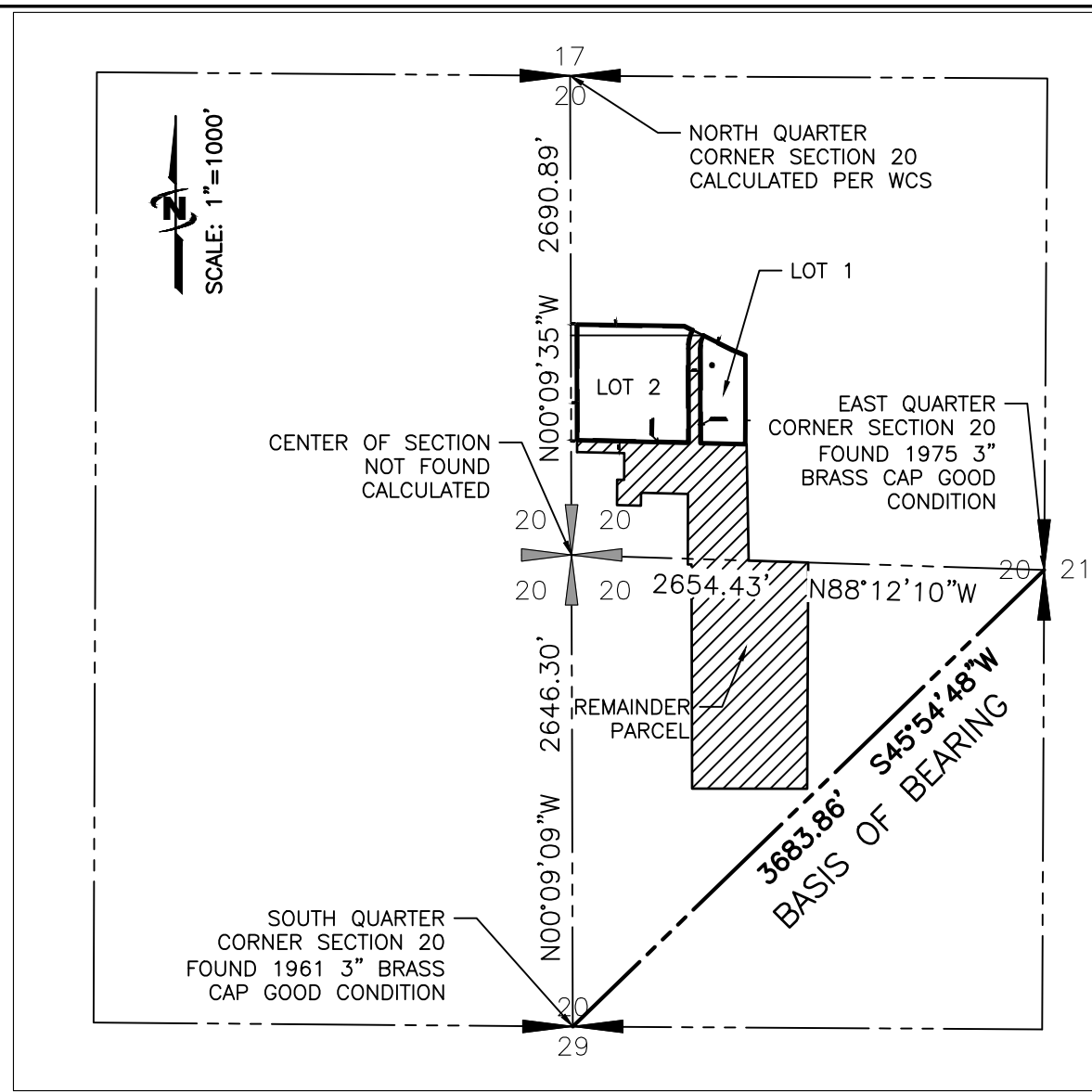


FINAL PLAT  
**LIBERTY PARK ESTATES**  
 AMENDING LOTS 1 AND 2 OF LIBERTY ACRES BEING PART  
 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 7  
 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 WEBER COUNTY, UTAH

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed).  
 WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

Date the plat was prepared



**SURVEYOR'S CERTIFICATE**

I DAVID D STRONG DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DAVID D. STRONG PLS

**DESCRIPTIONS**

**LOT 1**  
 A PARCEL OF LAND LOCATED IN NORTHEAST 1/4 OF SECTION 20, T.7N., R.1E., S.L.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4100 NORTH STREET BEING N.00°09'35"W. 1233.13 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 20 AND N.90°00'00"E. 742.98 FEET FROM THE CENTER OF SAID SECTION 20; THENCE ALONG SAID SOUTH LINE OF 4100 NORTH STREET THE FOLLOWING TWO (2) COURSES: (1) S.63°30'00"E. 181.16 FEET; (2) S.68°06'26"E. 80.57 FEET; THENCE S.00°04'04"W. 366.52 FEET; THENCE S.00°21'03"W. 125.98 FEET; THENCE S.02°15'09"W. 7.13 FEET; THENCE N.88°40'00"W. 251.22 FEET; THENCE N.00°09'35"W. 531.02 FEET; THENCE NORTHERLY 76.31 FEET ALONG A CURVE TO THE RIGHT WITH A 164.00 FOOT RADIUS THROUGH A CENTRAL ANGLE OF 26°39'35", THE CHORD OF WHICH BEARS N.13°10'13"E. 75.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.207 ACRES IN AREA, MORE OR LESS.

**LOT 2**  
 A PARCEL OF LAND LOCATED IN NORTHEAST 1/4 OF SECTION 20, T.7N., R.1E., S.L.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3500 EAST STREET SAID POINT BEING N.00°09'35"W. 644.60 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 20 AND N.90°00'00"E. 33.00 FEET FROM THE CENTER OF SAID SECTION 20; THENCE N.00°09'35"W. 649.90 FEET ALONG SAID EAST RIGHT OF WAY LINE TO SOUTH RIGHT OF WAY LINE OF 3500 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S.89°11'35"E. 604.20 FEET; (2) S.63°30'00"E. 52.46 FEET; THENCE NORTHERLY 107.02 FEET ALONG A CURVE TO THE LEFT WITH A 230.00 FOOT RADIUS THROUGH A CENTRAL ANGLE OF 26°39'35", THE CHORD OF WHICH BEARS S.13°10'13"W. 106.06 FEET; THENCE S.00°09'35"E. 529.30 FEET; THENCE N.88°40'00"W. 626.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.409 ACRES IN AREA, MORE OR LESS.

**REMAINDER PARCEL**

THIS DESCRIPTION IS FROM RECORDS AND HAS NOT YET BEEN SURVEYED. A PARCEL OF LAND LOCATED IN NORTH HALF OF SECTION 20, T.7N., R.1E., S.L.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

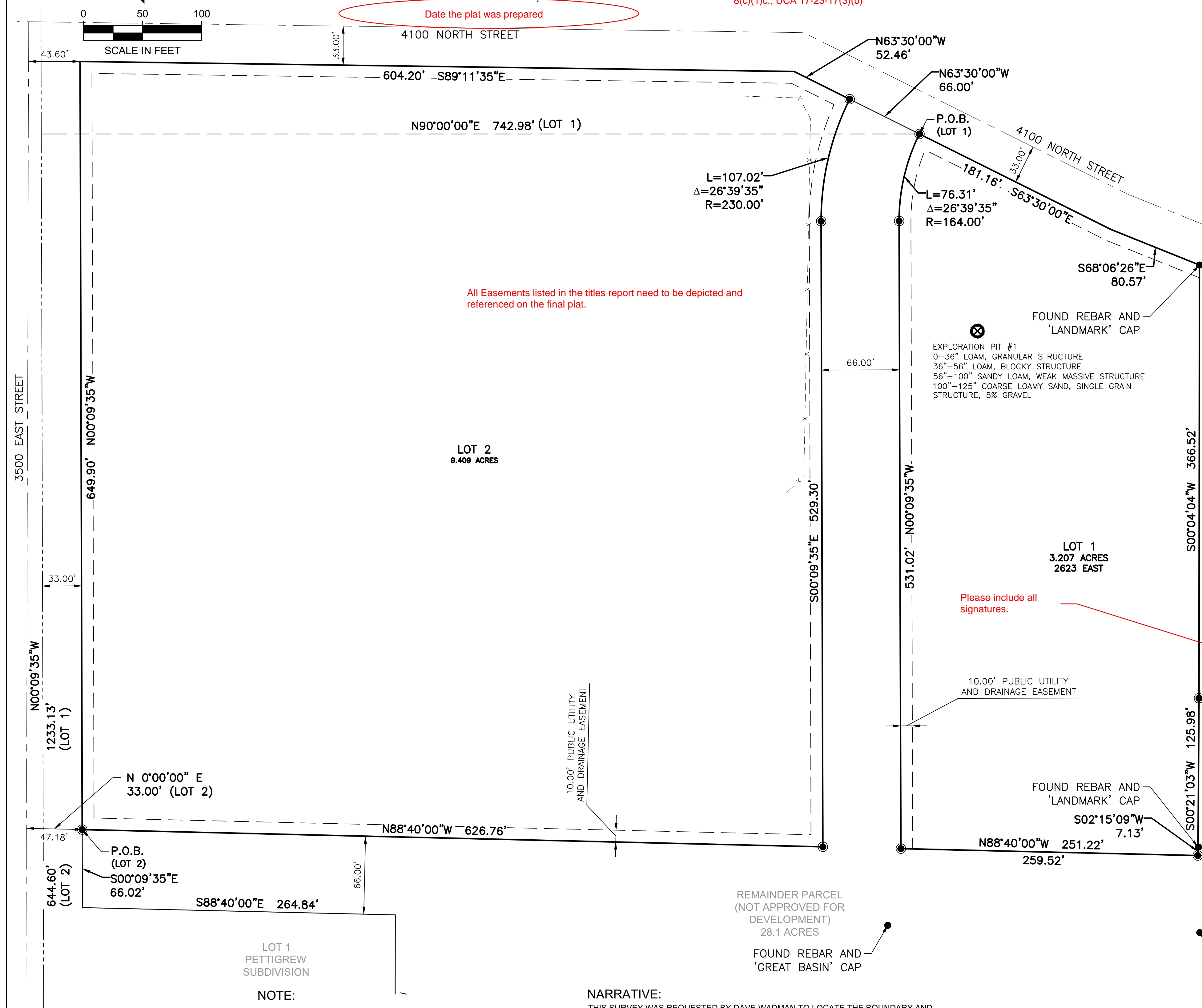
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3500 EAST STREET SAID POINT BEING N.00°09'35"W. 644.60 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 20 AND N.90°00'00"E. 33.00 FEET FROM THE CENTER OF SAID SECTION 20; THENCE S.00°09'35"E. 66.02 FEET ALONG SAID SOUTH LINE OF 3500 SOUTH STREET TO THE BOUNDARY LINE OF PETTIGREW SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) S.88°40'00"E. 264.84 FEET; (2) S.00°11'36"W. 150.00 FEET; (3) N.88°40'00"W. 39.49 FEET; THENCE S.00°09'35"W. 142.30; THENCE S.88°40'00"E. 134.29 FEET; THENCE N.00°09'35"E. 71.90; THENCE S.88°40'00"E. 264.00 FEET; THENCE S.00°09'35"W. 396.00 FEET; THENCE S.88°39'43"E. 20.51 FEET; THENCE S.00°09'09"E. 1257.84 FEET; THENCE S.89°55'24"E. 645.76 FEET; THENCE N.00°15'40"E. 1269.91 FEET; THENCE N.88°12'11"W. 333.71 FEET; THENCE N.01°01'20"W. 656.70 FEET; THENCE N.88°40'00"W. 259.52 FEET; THENCE N.00°09'35"W. 531.02 FEET; THENCE NORTHERLY 76.31 FEET ALONG A CURVE TO THE RIGHT WITH A 164.00 FOOT RADIUS THROUGH A CENTRAL ANGLE OF 26°39'35", THE CHORD OF WHICH BEARS N.13°10'13"E. 75.62 FEET TO THE EAST RIGHT OF WAY LINE OF 3500 EAST STREET; THENCE N.63°30'00"W. 66.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTHERLY 107.02 FEET ALONG A CURVE TO THE LEFT WITH A 230.00 FOOT RADIUS THROUGH A CENTRAL ANGLE OF 26°39'34", THE CHORD OF WHICH BEARS S.13°10'13"W. 106.06 FEET; THENCE S.00°09'35"E. 529.30 FEET; THENCE N.88°40'00"W. 626.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 28.1 ACRES IN AREA, MORE OR LESS.

**FINAL PLAT**

**LIBERTY PARK ESTATES**

A PART OF THE NORTH 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH



All Easements listed in the titles report need to be depicted and referenced on the final plat.

Please include all signatures.

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT LIBERTY PARK ESTATES AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HERE OF AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS TO WEBER COUNTY, UTAH

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

D & R INVESTMENT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY  
 DAVID L. WADMAN GENERAL PARTNER

OGDEN VALLEY PARKS SERVICE AREA

**ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF WEBER JSS  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
 COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME

**ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF WEBER JSS  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
 COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME

**LEGEND:**

- \_\_\_\_\_ CENTER LINE OF ROAD
- \_\_\_\_\_ SECTION LINES
- \_\_\_\_\_ NEW BOUNDARY LINE
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
- - - - - EXISTING FENCE LINE
- SET 5/8 X 24" REBAR AND J-U-B ENGINEERS INC CAP
- FOUND REBAR AND CAP

**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 \_\_\_\_\_  
 \_\_\_\_\_  
 WEBER COUNTY SURVEYOR

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_ 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 COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
 SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 \_\_\_\_\_  
 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 \_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSION  
 ATTEST: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**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

**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

<b>DEVELOPER</b> DAVID L. WADMAN, D & R INVESTMENT PROPERTIES LLC 2920 S 925 W, OGDEN, UT	ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ 20__ AT _____ IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS.
	RECORDED FOR: _____ COUNTY RECORDER DEPUTY BY: _____
PREPARED BY  JUB ENGINEERS, INC. 456 North 900 West Kaysville, Utah 84057 Phone (801) 547-0390 PROJECT #58-08-057-002 JULY 2020	