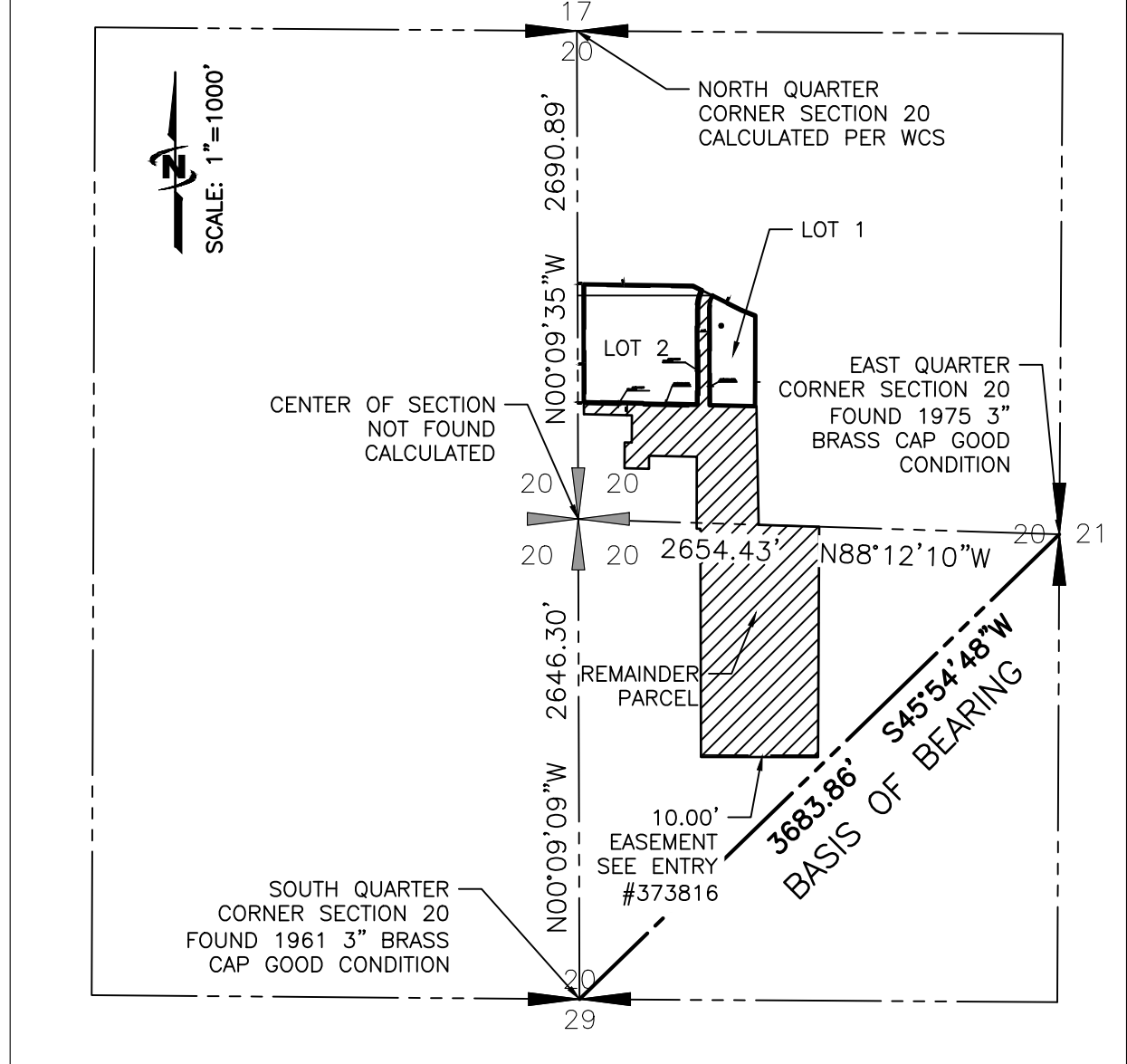
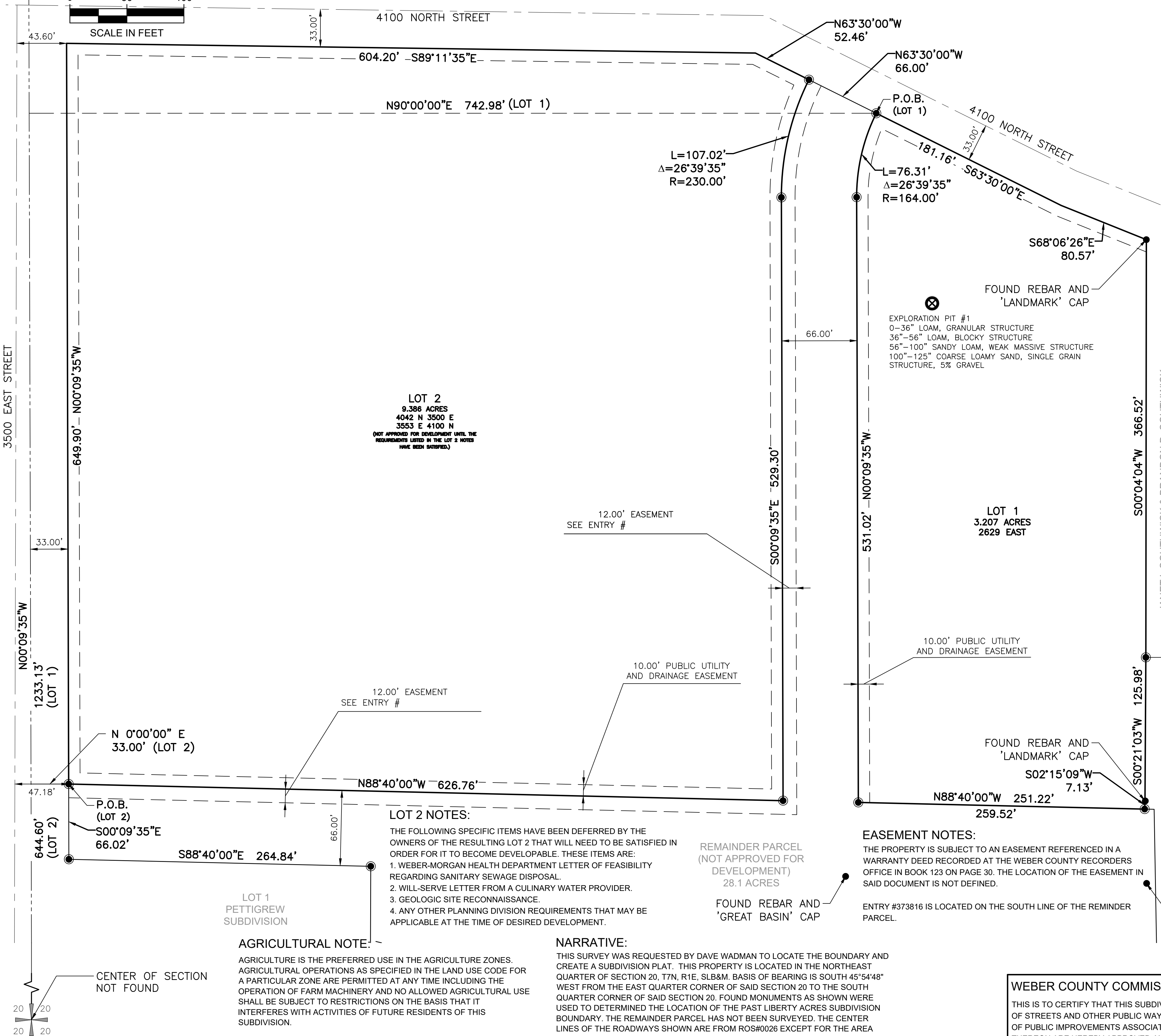
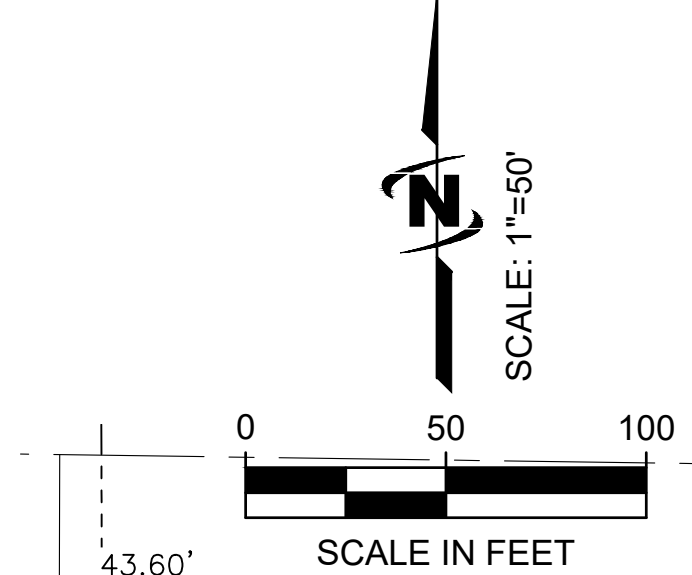


LIBERTY PARK ESTATES

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
AUGUST 2020



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 HEREOF 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 ERRECTED 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
- - - - x - - - - 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 PUBLICWAYS 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

DEVELOPER

DAVID L. WADMAN, D & R INVESTMENT PROPERTIES LLC
2920 S 925 W, OGDEN, UT

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
20__ AT _____ IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS.

RECORDED FOR: _____

COUNTY RECORDER

DEPUTY BY: _____

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

(NOT APPROVED FOR DEVELOPMENT UNTIL THE REQUIREMENTS LISTED IN THE LOT 2 NOTES HAVE BEEN SATISFIED.)

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"E. 649.90 FEET ALONG SAID EAST RIGHT OF WAY LINE TO SOUTH RIGHT OF WAY LINE OF 4100 NORTH 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.88°40'00"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

NARRATIVE:

THIS SURVEY WAS REQUESTED BY DAVE WADMAN TO LOCATE THE BOUNDARY AND CREATE A SUBDIVISION PLAT. THIS PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, T.7N, R.1E, SLB&M. BASIS OF BEARING IS SOUTH 45°54'48" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 20 TO THE SOUTH QUARTER CORNER OF SAID SECTION 20. FOUND MONUMENTS AS SHOWN WERE USED TO DETERMINE THE LOCATION OF THE PAST LIBERTY ACRES SUBDIVISION BOUNDARY. THE REMAINDER PARCEL HAS NOT BEEN SURVEYED. THE CENTER LINES OF THE ROADWAYS SHOWN ARE FROM ROS#0026 EXCEPT FOR THE AREA NORTH OF LOT 1 THAT CENTERLINE IS FROM THE LIBERTY ACRES SUBDIVISION.

LOT 2 NOTES:

THE FOLLOWING SPECIFIC ITEMS HAVE BEEN DEFERRED BY THE OWNERS OF THE RESULTING LOT 2 THAT WILL NEED TO BE SATISFIED IN ORDER FOR IT TO BECOME DEVELOPABLE. THESE ITEMS ARE:

1. WEBER-MORGAN HEALTH DEPARTMENT LETTER OF FEASIBILITY REGARDING SANITARY SEWAGE DISPOSAL.
2. WILL-SERVE LETTER FROM A CULINARY WATER PROVIDER.
3. GEOLOGIC SITE RECONNAISSANCE.
4. ANY OTHER PLANNING DIVISION REQUIREMENTS THAT MAY BE APPLICABLE AT THE TIME OF DESIRED DEVELOPMENT.

AGRICULTURAL NOTE:

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

EASEMENT NOTES:

THE PROPERTY IS SUBJECT TO AN EASEMENT REFERENCED IN A WARRANTY DEED RECORDED AT THE WEBER COUNTY RECORDERS OFFICE IN BOOK 123 ON PAGE 30. THE LOCATION OF THE EASEMENT IN SAID DOCUMENT IS NOT DEFINED.

ENTRY #373816 IS LOCATED ON THE SOUTH LINE OF THE REMINDER PARCEL.

REMAINDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)
28.1 ACRES

LOT 2
9.386 ACRES
4042 N 3500 E
3553 E 4100 N
(NOT APPROVED FOR DEVELOPMENT UNTIL THE REQUIREMENTS LISTED IN THE LOT 2 NOTES HAVE BEEN SATISFIED.)

EXPLORATION PIT #1
0-36" LOAM, GRANULAR STRUCTURE
36"-56" LOAM, BLOCKY STRUCTURE
56"-100" SANDY LOAM, WEAK MASSIVE STRUCTURE
100"-125" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE, 5% GRAVEL

LOT 1
3.207 ACRES
2629 EAST

JANET L. SOUTHWICK & BRANDON D. SOUTHWICK

WILLIAM R. & NORIMA JEAN BOREN TRUSTEES