

LIBERTY DREAMS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JANUARY 2024

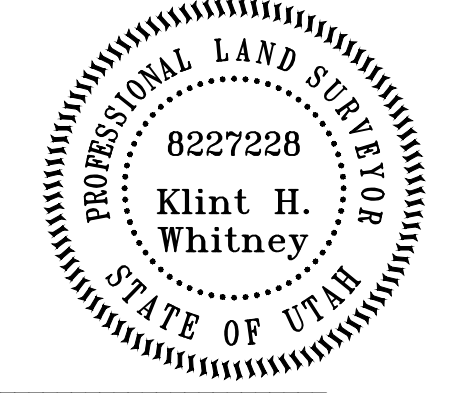
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4100 NORTH STREET BEING LOCATED SOUTH 0°22'21" WEST 1302.35 FEET AND NORTH 90°00'00" EAST 1664.15 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 0°31'59" EAST 373.54 FEET ALONG THE EAST LINE OF THE THOMAS L HANNUM LIVING TRUST PARCEL (CURRENT WARRANTY DEED RECORDED AS ENTRY #1973352); THENCE SOUTH 89°28'59" EAST 356.49 FEET; THENCE SOUTH 0°31'42" WEST 373.61 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°28'18" WEST 356.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.057 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS LIBERTY DREAMS SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2024.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

LIBERTY DREAMS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2024.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 20____ before me, a notary public in and for the State of Utah, personally appeared J.R. Burton, in his capacity as a manager, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same and in such capacity.

STAMP

NOTARY PUBLIC

NOTES

- ZONE FV3 CURRENT YARD SETBACKS: FRONT 30 FEET; SIDE 20 FEET; REAR 30 FEET.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0228F WITH AN EFFECTIVE DATE OF JUNE 02, 2015.
- SUBJECT TO 100 FOOT WELL PROTECTION EASEMENT RECORD AS ENTRY NUMBER _____.

WELL NOTES

- WATER RIGHT NUMBER: E6153 (35-13867)
- WELL DRILLER LICENSE #920
- THE WELL IS 205 FEET DEEP WITH A "BENTONITE CHIP 3/4" IN." SEAL TO A DEPTH OF 30 FEET.
- THE WELL YIELDS 30 GPM WITH A 14-FOOT DRAWDOWN IN 1 HR.
- THE WATER SAMPLES FOR THE PARTIAL INORGANIC ANALYSIS WERE SUBMITTED TO CHEMTECH-FORD LABORATORIES ON 09-27-22. THE WATER ANALYSIS WAS SATISFACTORY.
- A BACTERIOLOGICAL WATER SAMPLE WAS COLLECTED BY WEBER-MORGAN HEALTH DEPARTMENT ON 09-27-22. THE RESULTING BACTERIOLOGICAL TEST WAS FOUND TO BE PRESENT FOR TOTAL COLIFORM. THE WELL WAS RE-CHLORINATED AND THEN RESAMPLE 11-2-22. THE WATER ANALYSIS WAS SATISFACTORY.
- THIS IS NOT A SHARED WELL.

THE REQUIRED 100-FOOT PROTECTION ZONE AROUND THE WELL MUST BE KEPT FREE FROM ANY SEPTIC TANK ABSORPTION SYSTEMS, GARBAGE DUMPS, HAZARDOUS AND TOXIC MATERIAL STORAGE OR DISPOSAL SITES, FEEDLOTS AND OTHER CONCENTRATED SOURCES OF POLLUTION.

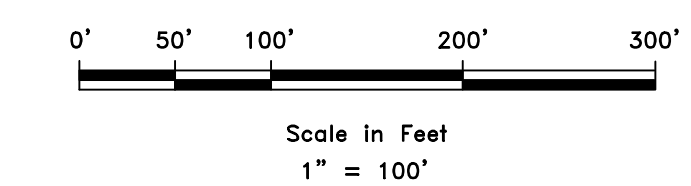
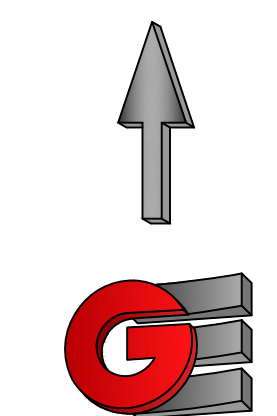
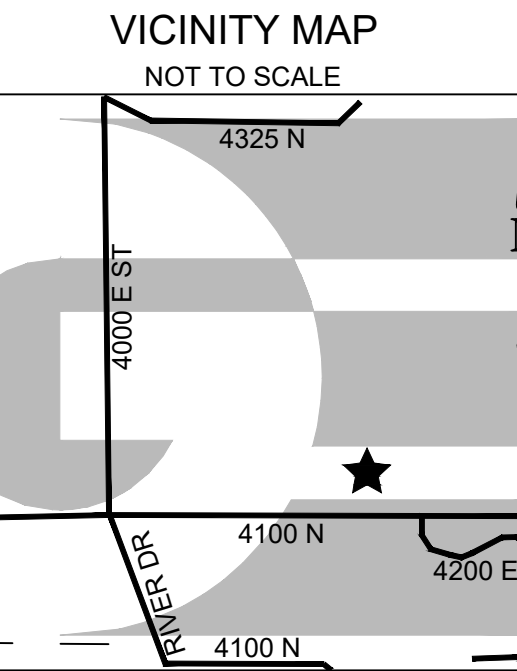
SOIL TEST NOTES

WASTEWATER SITE AND SOILS EVALUATION #15149 4092 EAST 4100 NORTH LIBERTY, UTAH PARCEL #22-015-0086

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0429064 E 4576180 N) (FAILED TEST, WILL NOT BE USED)
0-24" LOAM, GRANULAR/BLOCKY STRUCTURE
24-38" CLAY LOAM, BLOCKY STRUCTURE
38-48" CLAY LOAM, MASSIVE STRUCTURE, MANY GRAY MOTTLES
48-120" CLAY LOAM, MASSIVE STRUCTURE

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0429048 E 4576177 N)
0-36" LOAM, GRANULAR/BLOCKY STRUCTURE
36-72" CLAY LOAM, BLOCKY TO MASSIVE STRUCTURE
72-96" LOAM, MASSIVE STRUCTURE

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0429039 E 4576255 N)
0-32" GRAVELLY CLAY LOAM, GRANULAR TO MASSIVE STRUCTURE, 30% GRAVEL
32-70" GRAVELLY SANDY CLAY LOAM, MASSIVE STRUCTURE, 65% GRAVEL
70-82" GRAVELLY CLAY LOAM, MASSIVE STRUCTURE, 50% GRAVEL, MANY GRAY MOTTLES

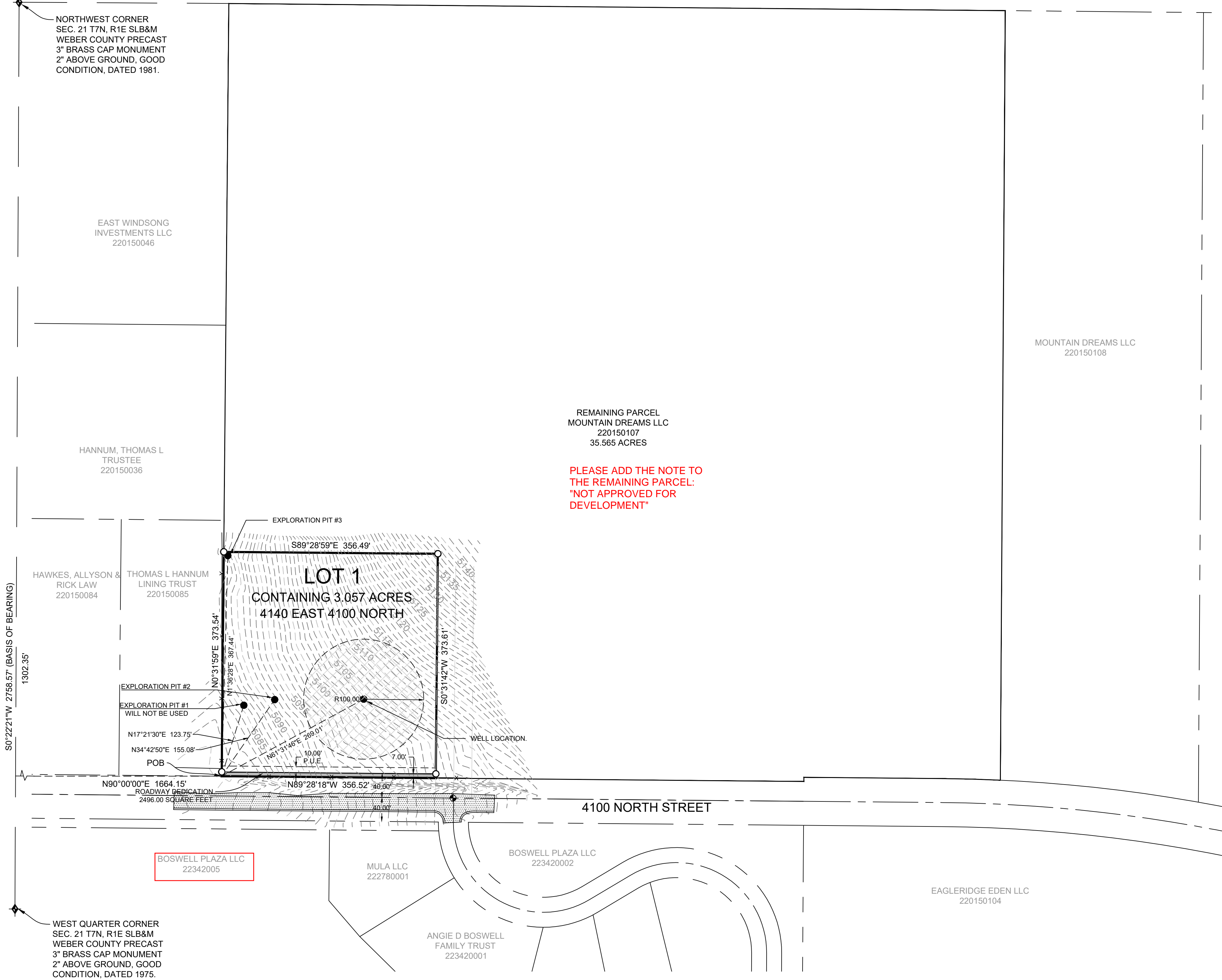


LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- ROADWAY DEDICATION 2496 SF
- WELL PROTECTION AREA
- EXISTING ASPHALT ROADWAY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF BURTON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°22'21" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4100 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE 4100 NORTH ROAD DEDICATION.



PLEASE ADD THE NOTE TO THE REMAINING PARCEL: "NOT APPROVED FOR DEVELOPMENT"

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 _____, 2024.

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 EFFECT.

SIGNED THIS ____ DAY OF _____, 2024.

COUNTY ATTORNEY

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 _____, 2024.

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 _____, 2024.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 2024.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 2024.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER: JEFF BURTON 801-791-4214	S1	1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066			