

LIBERTY MEADOWS SUBDIVISION 2ND AMENDMENT OF LOT 13

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER 2014

SURVEYOR'S CERTIFICATE
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 OF THIS PLAT OF LIBERTY MEADOWS 2ND AMENDMENT OF LOT 13 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 REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND. ~~INCLUDE THE 2014 & 2016 CERTIFICATION~~
SIGNED THIS _____ DAY OF _____, 2014.



NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY MR. CECIL SATTERTHWAITE FOR THE PURPOSE OF RESOLVING A NON CONFORMING PARCEL AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS. THE BASIS OF BEARINGS IS NORTH 89°39'42" WEST 2634.74 FEET BETWEEN THE BRASS CAPS FOUND MARKING THE NORTH QUARTER CORNER OF SECTION 29 AND THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. LOT CORNERS HAVE BEEN MONUMENTED AS DEPICTED ON THIS PLAT.

NOTE: Agriculture Zone

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

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- - - - - PROPERTY LINE TO BE RELOCATED
- - - - - 7' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- - - - - EASEMENTS TO BE VACATED
- - - - - PUBLIC RIGHT-OF-WAY LINE
- - - - - EXISTING FENCE
- CENTER LINE
- FOUND SECTION CORNER
- FOUND RAILROAD SPIKE
- FOUND STAKE
- FOUND NAIL
- NAIL TO BE SET
- FOUND REBAR
- #5 x 24" REBAR & CAP TO BE SET (6541909)

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 _____, 2014.

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. SIGNED THIS _____ DAY OF _____, 2014.

WEBER COUNTY ENGINEER

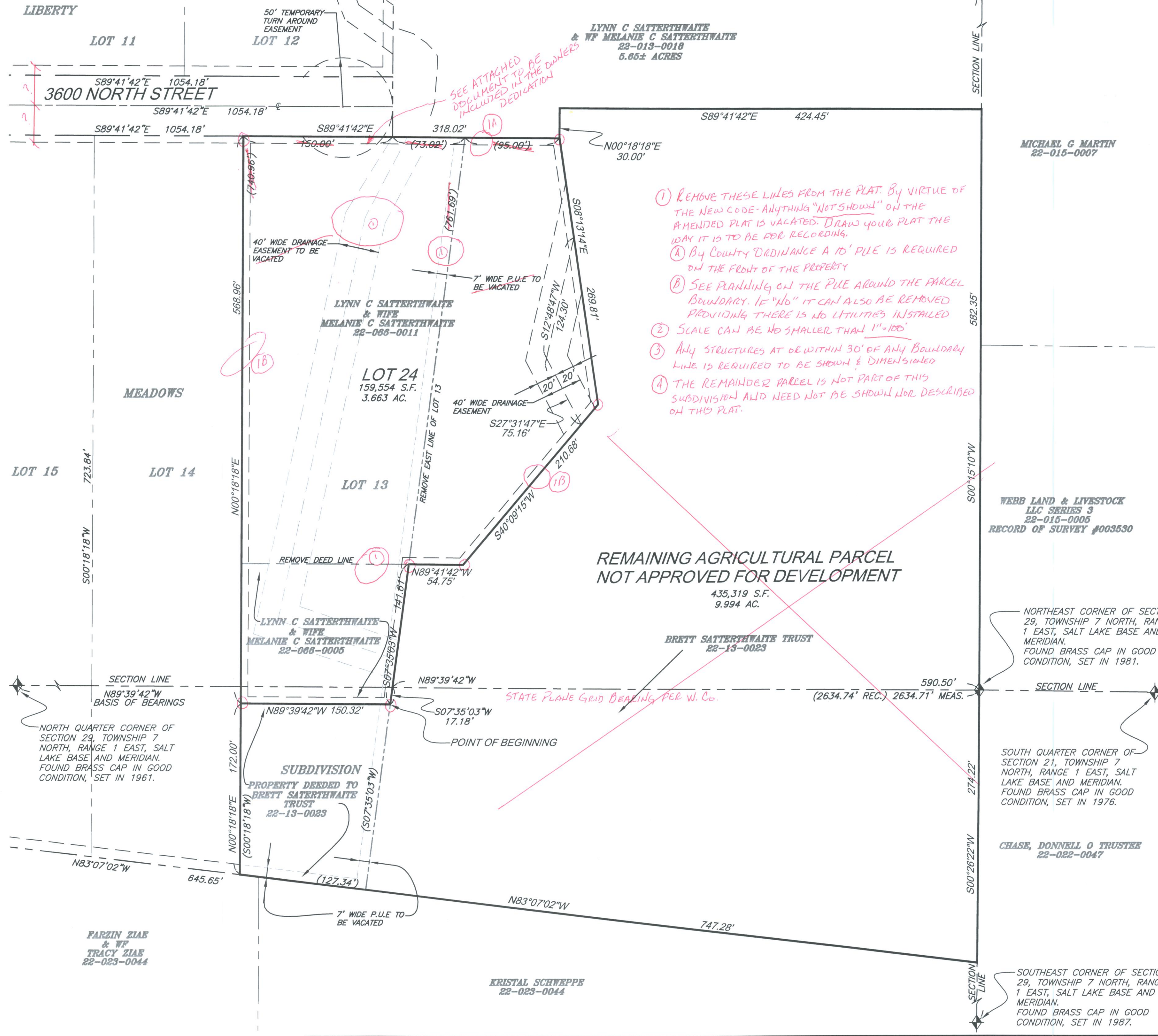
WEBER COUNTY ATTORNEY

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 _____, 2014.

WEBER COUNTY ATTORNEY

PREPARED BY:

5320 SOUTH 1950 WEST, SUITE 1
ROY CITY, UTAH 84067 (801) 775-9191



- 1) REMOVE THESE LINES FROM THE PLAT BY VIRTUE OF THE NEW CODE - ANYTHING "NOT SHOWN" ON THE AMENDED PLAT IS VACATED. DRAW YOUR PLAT THE WAY IT IS TO BE FOR RECORDING.
- 2) BY COUNTY ORDINANCE A 10' P.U.E IS REQUIRED ON THE FRONT OF THE PROPERTY
- 3) SEE PLANNING ON THE PILE AROUND THE PARCEL BOUNDARY. IF "NO" IT CAN ALSO BE REMOVED PROVIDING THERE IS NO UTILITIES INSTALLED
- 4) SCALE CAN BE NO SMALLER THAN 1"=100'
- 5) ANY STRUCTURES AT OR WITHIN 30' OF ANY BOUNDARY LINE IS REQUIRED TO BE SHOWN & DIMENSIONED
- 6) THE REMAINDER PARCEL IS NOT PART OF THIS SUBDIVISION AND NEED NOT BE SHOWN NOR DESCRIBED ON THIS PLAT.

REMAINING AGRICULTURAL PARCEL NOT APPROVED FOR DEVELOPMENT

<p>DEVELOPER: LYNN SATTERTHWAITE 3807 E. 3600 N. EDEN, UT 84310</p>	<p>WEBER-MORGAN HEALTH DEPARTMENT</p> <p>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 _____, 2014.</p> <p>WEBER-MORGAN HEALTH DEPARTMENT</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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 _____, 2014.</p> <p>ATTEST: TITLE: CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>WEBER COUNTY SURVEYOR ACCEPTANCE</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 2014.</p> <p>SIGNATURE _____</p>
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BOUNDARY DESCRIPTION LOT 24

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

BEGINNING AT A POINT ON THE EAST LINE OF LOT 13 LIBERTY MEADOWS SUBDIVISION, AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 89°39'42" WEST 390.50 FEET ALONG THE EAST LINE OF SAID SECTION 20, AND SOUTH 07°35'03" WEST 17.18 FEET ALONG SAID EAST LINE OF LOT 13 FROM THE NORTH EAST CORNER OF SAID SECTION 29, RUNNING THENCE NORTH 89°39'42" WEST 150.32 FEET TO THE WEST LINE OF SAID LOT 13, THENCE NORTH 07°18'18" EAST 589.81 FEET ALONG SAID WEST LINE OF LOT 13 TO THE SOUTH RIGHT-OF-WAY LINE OF 3600 NORTH STREET; THENCE SOUTH 89°41'42" EAST 318.02 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE EXTENSION THEREOF; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 08°13'14" EAST 269.81 FEET; (2) SOUTH 40°09'15" WEST 210.68 FEET; (3) NORTH 89°41'42" WEST 54.75 FEET TO THE EAST LINE OF SAID LOT 13; (4) SOUTH 07°35'03" WEST 141.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 159,554 SQUARE FEET OR 3.663 ACRES MORE OR LESS.

REMAINDER AGRICULTURAL PARCEL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

BEGINNING AT THE NORTH EAST CORNER OF SAID SECTION 29, RUNNING THENCE SOUTH 07°22'22" WEST 274.22 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 83°07'02" WEST 747.28 FEET ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LIBERTY MEADOWS SUBDIVISION (AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE) TO THE SOUTH WEST CORNER OF LOT 13 OF SAID LIBERTY MEADOWS SUBDIVISION; THENCE NORTH 07°18'18" EAST 120.00 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE SOUTH 89°39'42" EAST 150.32 FEET TO THE EAST LINE OF SAID LOT 13; THENCE NORTH 07°35'03" EAST 141.61 FEET ALONG SAID EAST LINE; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTH 89°41'42" EAST 589.81 FEET; (2) NORTH 40°09'15" EAST 210.68 FEET; (3) NORTH 08°13'14" WEST 269.81 FEET TO AN EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 3600 NORTH STREET; (4) NORTH 00°18'18" EAST 30 FEET; (5) SOUTH 89°41'42" EAST 44.45 FEET TO THE EAST LINE OF SAID SECTION 29; THENCE SOUTH 07°00'15" WEST 582.35 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS 435,319 SQUARE FEET OR 9.994 ACRES MORE OR LESS.

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 THE PLAT AND NAME SAID TRACT HILL VIEW ACRES SUBDIVISION 2ND AMENDMENT, AND DO HEREBY GRANT AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER AND THROUGH THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY.

SIGNED THIS _____ DAY OF _____, 2014.

LYNN C SATTERTHWAITE MELANIE C SATTERTHWAITE

BRETT SATTERTHWAITE TRUST

OWNERS ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF WEBER }

ON THE _____ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME,

OF SAID PROPERTY AND THAT THEY SIGNED THE OWNERS CONVEYANCE FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____, 2014.

NOTARY PUBLIC

OWNERS ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF WEBER }

ON THE _____ DAY OF _____, 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME,

OF SAID PROPERTY AND THAT THEY SIGNED THE OWNERS CONVEYANCE FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____, 2014.

NOTARY PUBLIC

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY