

LIBERTY CREEK ESTATES PHASE 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JULY 2019

PLEASE ADDRESS THIS FOR EACH SECTION MONUMENT

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

This line is already in the narrative. If you would just put that line in the certificate if would satisfy the requirement.

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)

SIGNED THIS _____ DAY OF _____, 20____

PROFESSIONAL LAND SURVEYOR
NO. 6541909
MATTHEW ABRAM MURDOCK
STATE OF UTAH

MATTHEW ABRAM MURDOCK, P.L.S.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF 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 SECTION 20, SAID POINT ALSO BEING ON THE NORTH LINE 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°08'00" WEST 1,333.16 FEET AND NORTH 89°42'10" WEST 1,133 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, CONTINUING THENCE NORTH 89°42'10" WEST 570.42 FEET ALONG SAID 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 148.60 FEET ALONG SAID ANCIENT FENCE, THENCE NORTH 88°00'10" WEST 756.00 FEET, THENCE NORTH 73°28'10" WEST 319.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2900 EAST STREET, 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 WITH A 467.00 FOOT RADIUS CURVE TO THE RIGHT; (2) 238.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°21'13" (CHORD BEARS NORTH 14°27'40" WEST 238.64 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 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; (2) NORTH 00°10'33" WEST 93.46 FEET TO A BOUNDARY LINE AGREEMENT AS RECORDED IN ENTRY NO. 2694513; THENCE THE FOLLOWING TEN (10) COURSES AND DISTANCES ALONG SAID BOUNDARY LINE AGREEMENT: (1) SOUTH 88°55'01" EAST 102.95 FEET; (2) SOUTH 76°46'57" EAST 233.76 FEET; (3) SOUTH 75°14'26" EAST 246.52 FEET; (4) SOUTH 76°58'05" EAST 131.53 FEET; (5) SOUTH 74°56'37" EAST 205.64 FEET; (6) SOUTH 79°21'52" EAST 187.65 FEET; (7) SOUTH 83°44'48" EAST 210.21 FEET; (8) NORTH 26°17'50" EAST 148.60 FEET; (9) NORTH 80°15'00" EAST 309.39 FEET TO THE NORTHWEST CORNER OF THAT PARCEL AS RECORDED IN ENTRY NO. 2061437 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 10°44'25" WEST 880.42 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

CONTAINS 1,099,723 SQUARE FEET OR 25.246 ACRES MORE OR LESS
my calculation is about 1,800 sq. ft. or 0.04 acres +/-, different, which may be within rounding error, but thought I'd add the note if you wanted to look into it.

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 LIBERTY CREEK SUBDIVISION, AND DO HEREBY GRANT AND CONVEY TO 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 SAME TO BE USED FOR PUBLIC UTILITY PURPOSES, AND ALSO DEDICATE GRANT 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 TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN ON THE PLAT. 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 _____, 20____

BRETT SATTERTHWAITE, MANAGING MEMBER OF LIBERTY CREEK INVESTMENTS, LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER } SS
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, OF WEBER, AND AFTER BEING DULY SWORN AND ACKNOWLEDGED TO ME, BRETT SATTERTHWAITE IS MANAGING MEMBER OF LIBERTY CREEK INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY WHO INADVERTENTLY ACQUIRED TITLE AS LIBERTY CREEK INVESTMENTS, LLC, A UTAH LIMITED LIABILITY AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____, 20____

NOTARY PUBLIC

ONLY SEE ONE LOT.

NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY MR. CECIL SATTERTHWAITE FOR 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 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.

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 TRACTORS AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SCALE: 1" = 100'

DEVELOPER:
BRETT SATTERTHWAITE
2594 W. 2275 N.
FARR WEST, UT 84404

PLEASE SHOW APPLICABLE ITEMS FROM TITLE REPORT EASEMENTS AND THE BOUNDARY LINE AGREEMENT.

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M. (ALUMINUM PIPE NOT FOUND CALC. POSITION)

CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M. FOUND BRASS CAP IN GOOD CONDITION

COLE P SCHLACK & WIFE
STACI A SCHLACK
TAX. 22-011-0024
ENTRY NO. 2061437

MARTIN J ENGELER & WIFE BRENDI
TIMOTHY ENGELER
TAX. 22-014-0013
ENTRY NO. 2706645

DARRELL F POULSON REVOCABLE TRUST 1/2 ETAL
TAX. 22-011-0005
ENTRY NO. 2566819

DARRELL F POULSON REVOCABLE TRUST
TAX. 22-009-0011
ENTRY NO. 2568724

CHASE BARRY S & WIFE WENDY W CHASE
TAX. 22-009-0086
ENTRY NO. 2694513
RECORD OF SURVEY NO. 597

ISN'T THERE A FENCE HERE?

I DON'T SEE ANYTHING THAT DEFINES THIS LINE.

THE COUNTY IS CURRENTLY WORKING ON RETRACING THIS ROADWAY AND FROM OUR RESEARCH WE BELIEVE THIS ROAD TO BE 55' WIDE, AS IS DEFINED BY ROAD DEEDS 27.5' ON EITHER SIDE OF THE CENTERLINE. IT APPEARS THAT OUR CENTERLINES MATCH BEING BASICALLY THE CENTERLINE BETWEEN EXISTING RIGHT OF WAY FENCES.

OUR PREFERENCE IS TO HAVE THE SUBDIVISION BOUNDARY EXTEND TO THE EAST LINE OF THE 55' RIGHT OF WAY AND THEN DEDICATE TO THE 66' LINES SHOWN ON THE PLAT. YOU MAY PREFER A DIFFERENT SOLUTION, SO AS LONG AS WE END UP WITH CLEAR TITLE TO THE ROAD WE WON'T HAVE A PROBLEM.

I PRESUME THIS WAS A FOUND MONUMENT, WAS THERE A CAP ON IT WITH A NAME/NUMBER?

Δ=29°21'13"
L=239.25'
R=467.00'
LC=236.64'
N14°27'40"W

PLEASE EITHER PROVIDE CENTERLINE DIMENSIONS OR, IF THE ROAD IS PARALLEL TO THE SUBDIVISION BOUNDARY, ANOTHER DIMENSION SHOWING THE 66' WIDTH MAY SUFFICE.

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

ADD ADDRESSING FROM ADDRESS MANAGER 3774 NORTH
LOT 1
1,099,723 S.F.
25.246 ACRES

LIBERTY CREEK INVESTMENTS LLC
22-009-0040
ENTRY NO. 2944289

PLEASE SHOW DIRT ROAD AND STRUCTURES ON PROPERTY

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

PLEASE SHOW THAT PROPERTY CORNERS HAVE BEEN SET.

All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a)

PLEASE SHOW AND DIMENSION THE RIVER.

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams, corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

HOW WAS THE ROAD DEFINED?

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

THOMAS B SHUPE, ETAL
TAX. 22-009-0022
BK.1598 PG.2532
ENTRY NO. 1138695

TAYLOR FOSS & WIFE MARY FOSS
TAX. 22-009-0016
ENTRY NO. 2644542

THOMAS B SHUPE, ETAL
TAX. 22-014-0012
BK.1598 PG.2532
ENTRY NO. 1138695

THOMAS B SHUPE, ETAL
TAX. 22-014-0011
BK.1598 PG.2532
ENTRY NO. 1138695

UTAH POWER & LIGHT COMPANY
TAX. 22-014-0007
BK.869 PG.597

LEGEND

- SUBDIVISION BOUNDARY
- - - EXISTING PROPERTY LINE
- - - 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- - - PUBLIC RIGHT-OF-WAY LINE
- - - 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)
- EXPLORATION PIT



PREPARED BY:
WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

RODNEY J CLARK & KIRSTINE CLARK TRUSTEES
TAX. 22-009-0019
BK.2109 PG.1561
ENTRY NO. 1743559

SOUTHEAST CORNER OF SECTION 19 TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M. (NOT FOUND CALC. POSITION)

<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY ENGINEER</p> <p>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 _____, 20____.</p> <p>WEBER COUNTY ENGINEER</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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 _____, 20____.</p> <p>WEBER COUNTY ATTORNEY</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 _____, 20____.</p> <p>WEBER-MORGAN HEALTH DEPARTMENT</p>	<p>PLEASE USE THE CURRENT WEBER COUNTY SURVEYOR SIGNATURE BLOCK.</p> <p>THIS IS TO CE 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 _____, 20____.</p> <p>AT _____ TIT. _____ Weber County Surveyor WCO 106-1-8(c)(1)(h).10; WCO 45-4-2(c)</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 _____, 20____.</p> <p>SIGNATURE _____</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ RECORDED FOR _____</p> <p>COUNTY RECORDER BY: _____ DEPUTY _____</p>
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