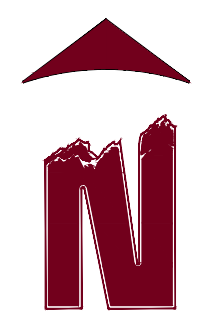


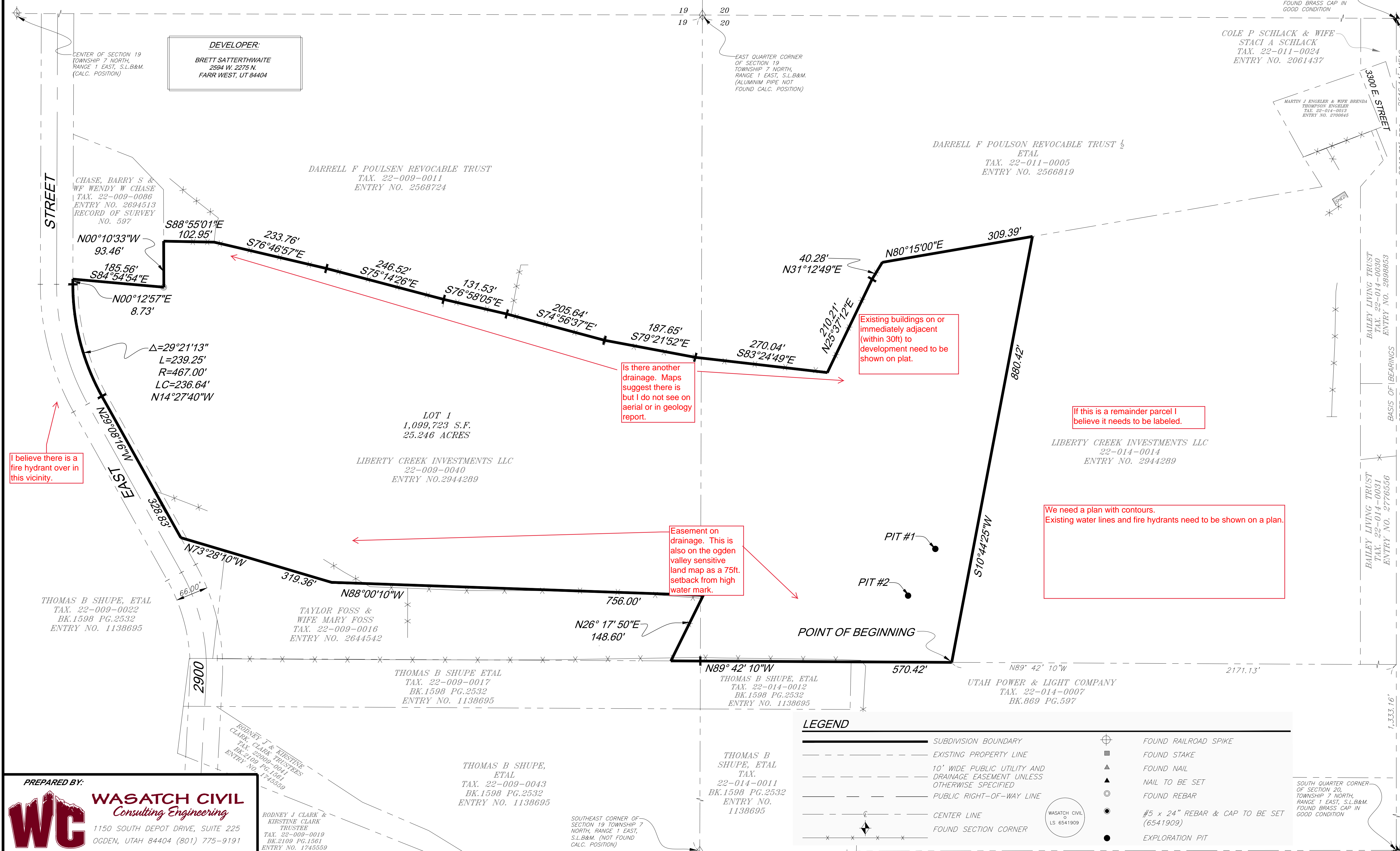
# LIBERTY CREEK ESTATES PHASE 1

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



SCALE: 1" = 100'

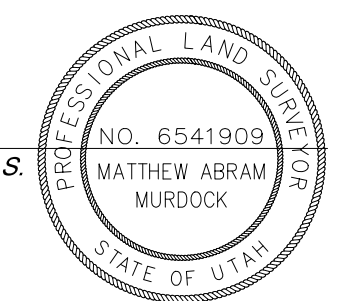
**DEVELOPER:**  
BRETT SATTERTHWAITE  
2594 W. 2275 N.  
FARR WEST, UT 84404



### SURVEYORS CERTIFICATE

I, 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 AND SUBDIVISION OF LANDS 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 OF THE WEBER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

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



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 THE SOUTHWEST QUARTER OF SAID 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 RECORDERS OFFICE, SAID POINT BEING NORTH 00°08'00" WEST 1,333.16 FEET AND NORTH 89°42'10" WEST 2,171.13 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 236.64 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 RECORDERS OFFICE AND AS SHOWN IN THAT RECORD OF SURVEY NO. 597 AS RECORDED IN THE WEBER COUNTY SURVEYORS 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. XXXX; 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°44'42" EAST 270.04 FEET; (8) NORTH 26°17'50" EAST 148.60 FEET; (9) NORTH 89°42'10" WEST 570.42 FEET TO THE NORTHWEST CORNER OF THAT PARCEL AS RECORDED IN ENTRY NO. XXXX IN THE WEBER COUNTY RECORDERS OFFICE; THENCE SOUTH 14°42'25" 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.

### 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 DESIGNATE 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\_\_\_\_.

### 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

### NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY MR. BRETT 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 MACHINES AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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

### 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

<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></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><b>WEBER COUNTY ENGINEER</b></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><b>WEBER COUNTY ATTORNEY</b></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 AFFECT. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>WEBER COUNTY ATTORNEY</p>	<p><b>WEBER-MORGAN HEALTH DEPARTMENT</b></p> <p>I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION PLAT 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><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></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 _____, 20____.</p> <p>ATTEST: TITLE: _____</p>	<p><b>WEBER COUNTY SURVEYOR ACCEPTANCE</b></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><b>COUNTY RECORDER</b></p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____ DEPUTY</p>
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