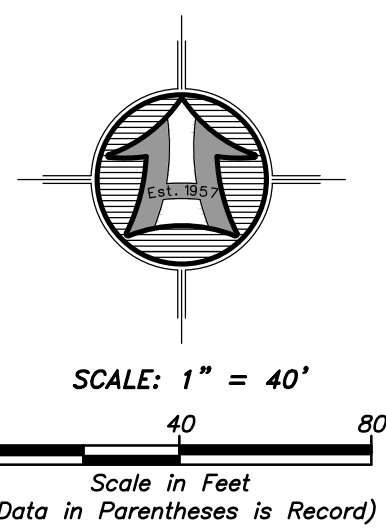


FREEDOM HOMESTEAD SUBDIVISION

WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2021

NORTH QUARTER CORNER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SLB&M, WEBER COUNTY 3" BRASS
MONUMENT SET 1963, GOOD CONDITION

NORTHEAST CORNER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SLB&M, WEBER COUNTY 3" BRASS
MONUMENT SET 1963, GOOD CONDITION



- LEGEND**
- SUBJECT PROPERTY LINE
 - INTERIOR LOT LINES
 - ADJOINING PROPERTY LINE
 - CENTERLINE
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - EXISTING 5.0' CONTOUR
 - EXISTING 1.0' CONTOUR
 - FENCE LINE
 - FOUND REBAR SET BY OTHERS
SET 5/8"x24" REBAR WITH CAP
SECTION CORNER

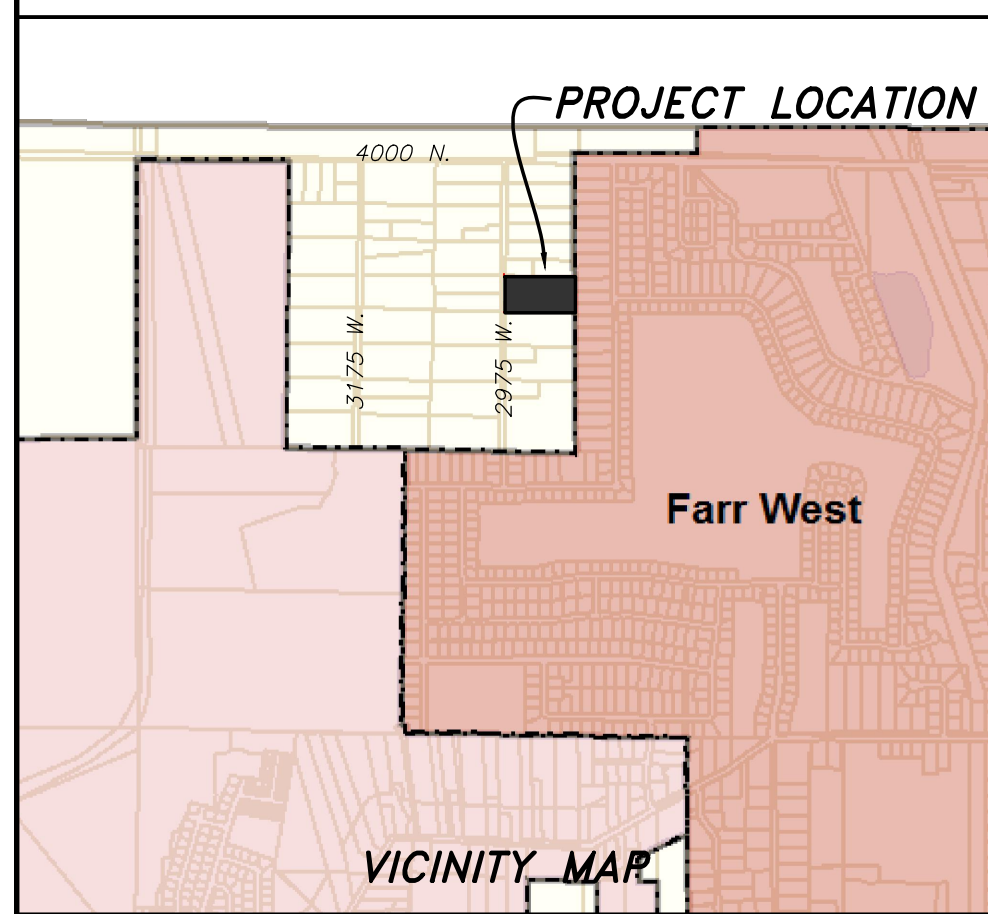
AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

NOTES:

1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2 - ALL US BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE SAME TIME WHEN THE US BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY, AND/OR OTHER GOVERNING AUTHORITIES.



DEVELOPER:
MITCH CAMPBELL
3194 N CASEY LANE
PLEASANT VIEW, UTAH 84414
(801) 660-5321

HAI
HANSEN & ASSOCIATES, INC.
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LAZE DAZE SUBDIVISION

(ENTRY NO. 1781472)

LOT 3

LOT 9

The county land use code (106-2-2.4) states the following:
Minor terminal streets proposed in the subdivision of flat land where topography presents no barriers to development, shall have a maximum length of 650 feet to the beginning of the turnaround and may serve a maximum of 14 lots.
There are currently 14 lots that are served by 2975 W Street, which appears to be a terminal street. Adding more lots on this terminal street would not be allowed. There does appear to be a farm access road to the south, that travels west until it turns into 3175 W Street. If the owner has access to this, the street may be considered a through street.

Please explain to whom this is being dedicated. The county engineer will need to approve of this dedication before it should be sent to the County Commission to be dedicated as public right of way.

Please provide a signature block for the culinary water authority. In lieu of a signature block, a final plat approval letter from Bona Vista can be submitted. The final plat approval letter shall indicate the water authority's unconditioned approval of the final plat and shall include a copy of the plat for which they are granting approval. A conditional letter of approval is not allowed. 106-1-8(c)(9).

ORTBERG SUBDIVISION

(ENTRY NO. 2739043)

LOT 1

LOT 13

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__.
Signature _____

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 ___, 2021.

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 ___, 2021.

STATE OF UTAH)
COUNTY OF WEBER)

ACKNOWLEDGMENT

ON THIS ___ DAY OF ___, 2021, MITCHELL J. CAMPBELL, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

WEBER COUNTY SURVEYOR

WEBER-MORGAN HEALTH DEPARTMENT

NOTARY PUBLIC

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 ___, 2021.

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 ___, 2021.

WEBER COUNTY ENGINEER

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY MITCH CAMPBELL. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE LAZE DAZE SUBDIVISION, ENTRY NO. 1781472, ORTBERG SUBDIVISION, ENTRY NO. 2739043, REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, ENTRY NO. 1668834 AND OTHER SUBDIVISIONS ALONG 2975 WEST STREET ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

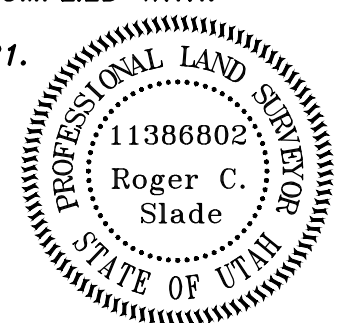
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°40'08" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS FREEDOM HOMESTEAD SUBDIVISION IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND. I FURTHER HEREBY 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 ___, 2021.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT DESCRIBED OF RECORD AS EAST 833.11 FEET AND SOUTH 1178.64 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 SAID POINT OF BEGINNING BEING ON THE CENTERLINE OF 2975 WEST STREET LOCATED 846.57 FEET SOUTH 89°40'10" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 1179.46 FEET SOUTH 00°57'32" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE SOUTH 89°02'28" EAST 665.13 FEET (SOUTH 89°20'44" EAST 658.40 FEET BY RECORD) ALONG THE SOUTH LINE OF LAZE DAZE SUBDIVISION, RECORDED AS ENTRY NO. 1781472 IN THE WEBER COUNTY RECORDER'S OFFICE TO THE SOUTHEAST CORNER OF SAID LAZE DAZE SUBDIVISION BEING A POINT ON THE WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, RECORDED AS ENTRY NO. 1668834; THENCE SOUTH 00°15'00" EAST 330.04 FEET (SOUTH 00°10'55" EAST 330.00 FEET BY RECORD) ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF ORTBERG SUBDIVISION, RECORDED AS ENTRY NO. 2739043; THENCE NORTH 89°02'28" WEST 672.09 FEET (NORTH 89°20'44" WEST 663.25 FEET BY RECORD) ALONG SAID NORTH LINE TO THE CENTERLINE OF SAID 2975 WEST STREET; THENCE NORTH 00°57'32" EAST 329.96 FEET (NORTH 00°39'16" EAST 330.00 FEET BY RECORD) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 5.065 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE ROAD AS SHOWN ON THE PLAT AND NAME SAID TRACT FREEDOM HOMESTEAD SUBDIVISION, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A PRIVATE ROAD TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISION THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE ROADS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNER ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS AND ALSO TO LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF ___, 2021.

MITCHELL J. CAMPBELL

KAMRON D. PETERSEN

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS ___ DAY OF ___, 2021, MITCHELL J. CAMPBELL, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND

RECORDED _____

_____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____ DEPUTY