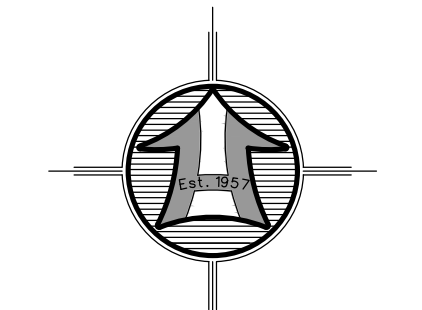


# FREEDOM HOMESTEAD SUBDIVISION

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

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

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



SCALE: 1" = 40'  
Scale in Feet  
(Data in Parenthesis is Record)

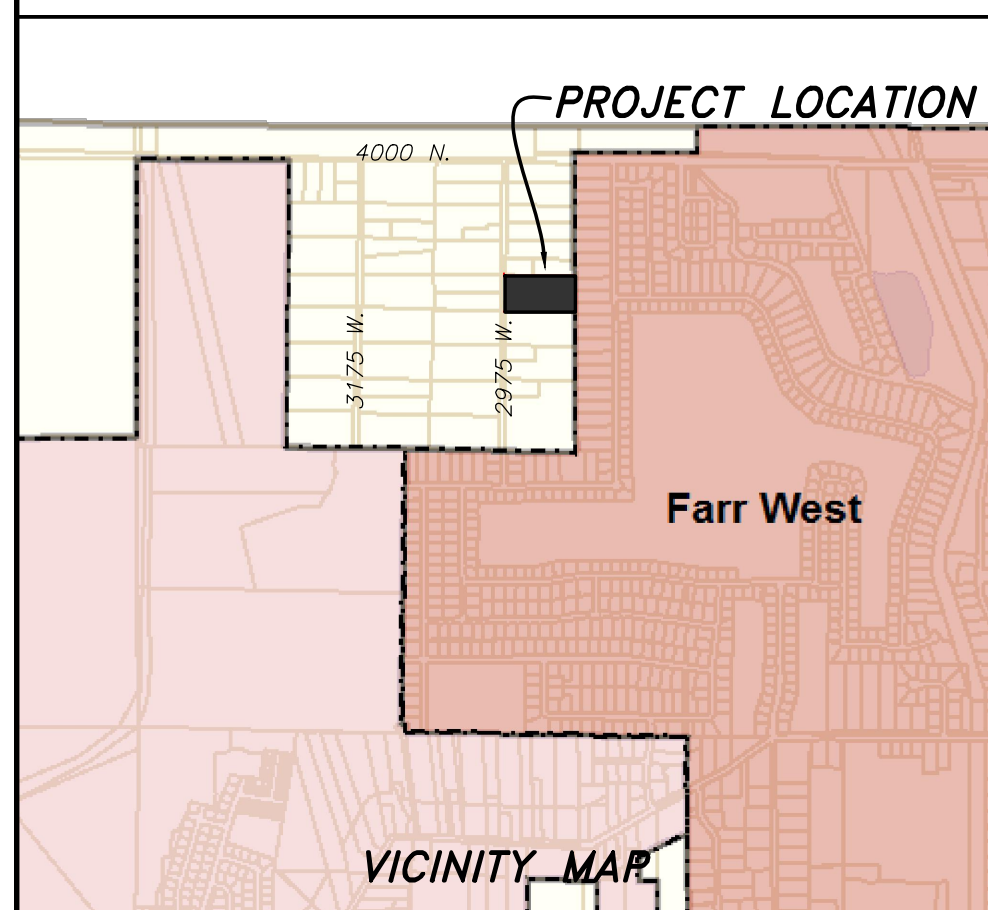
- LEGEND**
- SUBJECT PROPERTY LINE
  - - - INTERIOR LOT LINES
  - - - ADJOINING PROPERTY LINE
  - - - CENTERLINE
  - - - PUBLIC UTILITY EASEMENT (P.U.E.)
  - - - FENCE LINE
  - - - ROADWAY DEDICATION
  - FOUND REBAR SET BY OTHERS
  - SET 5/8"x24" REBAR WITH CAP
  - SECTION CORNER

### 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.
- 3 - A DEFERRAL AGREEMENT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IS REQUIRED FOR CURB & GUTTER AND SIDEWALK THAT ARE TO BE CONSTRUCTED AT A LATER DATE.
- 4 - DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB & GUTTER IS INSTALLED.
- 5 - BASED ON ORAL TESTIMONY OF THE DEVELOPER THERE IS AN EXISTING ROAD AT THE SOUTH END OF 2975 WEST THAT CONNECTS TO 3175 WEST. THIS EXISTING ROAD HAS BEEN USED BY THE PUBLIC AND MAINTAINED BY LOCAL LANDOWNERS AS AN ALTERNATIVE ACCESS FOR A LONG PERIOD OF TIME (OVER 10 YEARS). UTAH STATE CODE, STATES THAT A ROAD IS "DEDICATED AND ABANDONED TO THE USE OF THE PUBLIC WHEN IT HAS BEEN CONTINUOUSLY USED AS A PUBLIC THOROUGHFARE FOR A PERIOD OF 10 YEARS". (72-5-104-2a)



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



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## LAZE DAZE SUBDIVISION

(ENTRY NO. 1781472)

LOT 3

LOT 9

LOT 1

CONT. 2.419 ACRES  
4114 NORTH

LOT 10

LOT 2

CONT. 2.419 ACRES  
4096 NORTH

LOT 11

LOT 12

## ORTBERG SUBDIVISION

(ENTRY NO. 2739043)

LOT 1

### 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 COUNTY SURVEYOR

RECORD OF SURVEY NO. \_\_\_\_\_

### 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 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 \_\_\_\_\_, 2021.

WEBER COUNTY ATTORNEY

### 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.

WEBER-MORGAN HEALTH DEPARTMENT

### 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.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### BONA VISTA WATER APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY BONA VISTA WATER.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BONA VISTA WATER

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, MITCHELL J. CAMPBELL AND KAMRON D. PETERSEN, 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

### 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.

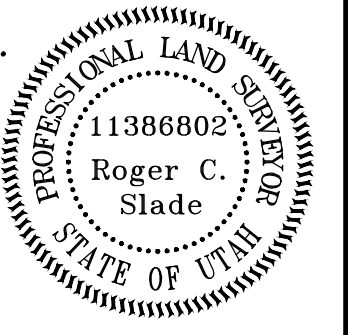
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°40'08" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

### 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, SUCCESSOR, 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 ERECTED 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