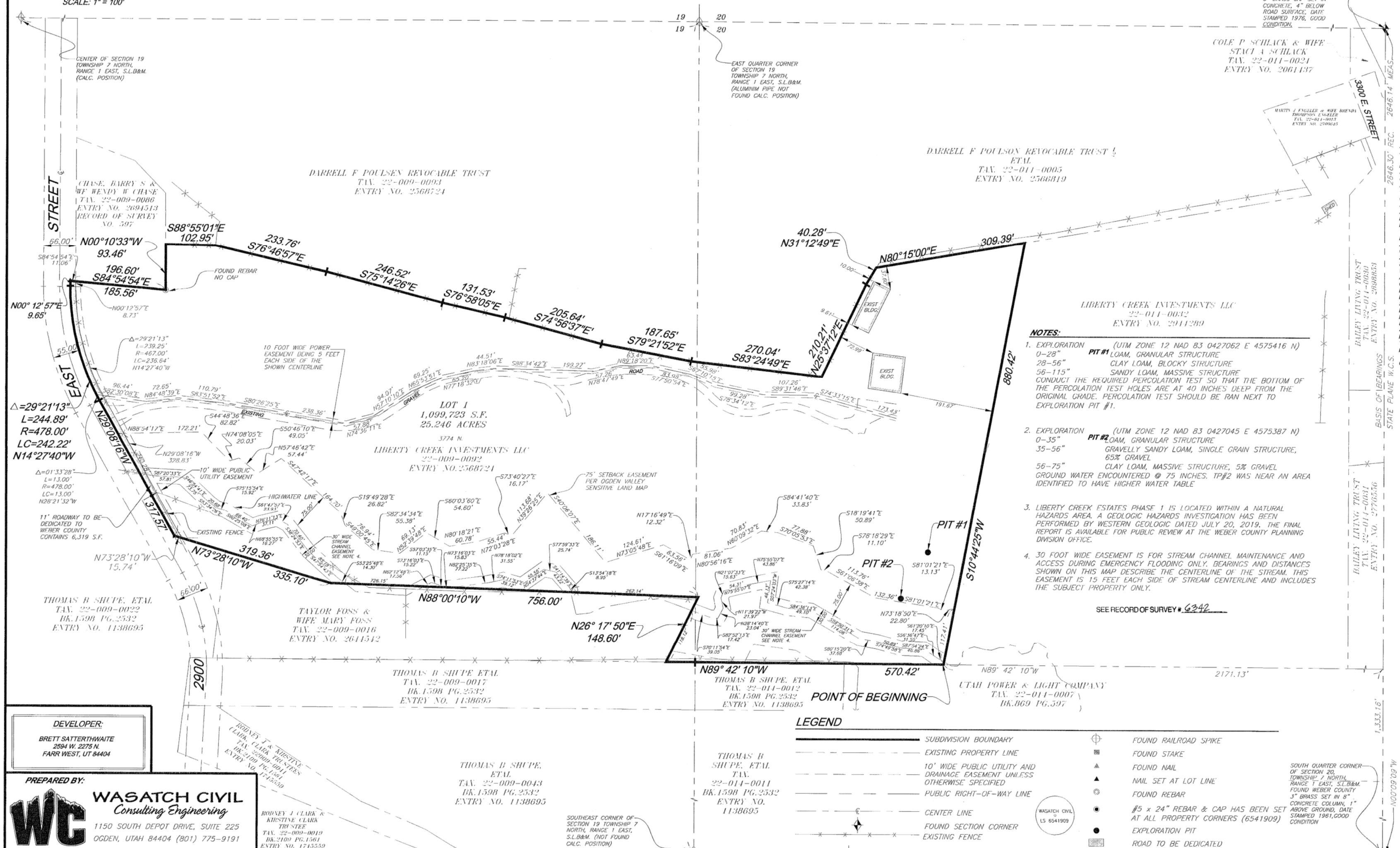
LIBERTY CREEK ESTATES PHASE 1

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
SEPTEMBER 2019

SCALE: 1" = 100'



NOTES:

1. EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0427062 E 4575416 N)
   0–28" LOAM, GRANULAR STRUCTURE
   28–56" CLAY LOAM, BLOCKY STRUCTURE
   56–115" SANDY LOAM, MASSIVE STRUCTURE
   CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 40 INCHES DEEP FROM THE ORIGINAL GRADE. PERCOLATION TEST SHOULD BE RAN NEXT TO EXPLORATION PIT #1.
2. EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0427045 E 4575387 N)
   0–35" LOAM, GRANULAR STRUCTURE
   35–56" GRAVELLY SANDY LOAM, SINGLE GRAIN STRUCTURE, 65% GRAVEL
   56–75" CLAY LOAM, MASSIVE STRUCTURE, 5% GRAVEL
   GROUND WATER ENCOUNTERED @ 75 INCHES. TP#2 WAS NEAR AN AREA IDENTIFIED TO HAVE HIGHER WATER TABLE
3. LIBERTY CREEK ESTATES PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGIC HAZARDS INVESTIGATION HAS BEEN PERFORMED BY WESTERN GEOLOGIC DATED JULY 20, 2019. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
4. 30 FOOT WIDE EASEMENT IS FOR STREAM CHANNEL MAINTENANCE AND ACCESS DURING EMERGENCY FLOODING ONLY. BEARINGS AND DISTANCES SHOWN ON THIS MAP DESCRIBE THE CENTERLINE OF THE STREAM. THIS EASEMENT IS 15 FEET EACH SIDE OF STREAM CENTERLINE AND INCLUDES THE SUBJECT PROPERTY ONLY.

SEE RECORD OF SURVEY # 6342

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
- EXISTING FENCE
- FOUND RAILROAD SPIKE
- FOUND STAKE
- FOUND NAIL
- NAIL SET AT LOT LINE
- FOUND REBAR
- #5 x 24" REBAR & CAP HAS BEEN SET AT ALL PROPERTY CORNERS (6541909)
- EXPLORATION PIT
- ROAD TO BE DEDICATED

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

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

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 OF LIBERTY CREEK SUBDIVISION 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. 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 AND ALL MONUMENTS WILL BE PLACED AS DESCRIBED ON THIS PLAT.

SIGNED THIS 24th DAY OF September, 20 19.

MATTHEW ABRAM MURDOCK, P.L.S.

PROFESSIONAL LAND SURVEYOR NO. 6541909 MATTHEW ABRAM MURDOCK 09/24/19 STATE OF UTAH

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 RECORDER'S OFFICE, SAID POINT BEING NORTH 00°09'09" 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 335.10 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) 239.25 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 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 196.60 FEET; (2) NORTH 00°10'33" WEST 93.46 FEET TO A BOUNDARY LINE AGREEMENT AS RECORDED IN ENTRY NO. 2991248; THENCE THE FOLLOWING 10 (TEN) 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°24'49" EAST 270.04 FEET; (8) NORTH 25°37'12" EAST 210.21 FEET; (9) NORTH 31°12'49" EAST 40.28 FEET; (10) NORTH 80°15'00" EAST 309.39 FEET TO THE NORTHWEST CORNER OF THAT PARCEL AS RECORDED IN ENTRY NO.2944289 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.

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 DEDICATE THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USE FOR PUBLIC THOROUGHFARES FOREVER. 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 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 24 DAY OF SEPTEMBER, 20 19.

BRETT SATTERTHWAITE, MANAGING MEMBER OF LIBERTY CREEK INVESTMENTS, LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF WEBER }

ON THE 24 DAY OF SEPTEMBER, 20 19 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, 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 THERIN MENTIONED.

MY COMMISSION EXPIRES: 3-28, 20 22

NOTARY PUBLIC

Commission Number 699268

NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY MR. CECIL SATTERTHWAITE FOR THE PURPOSE OF CREATING ONE BUILDING LOT. 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 PLACED AT EACH CORNER AND MARKED AS SHOWN IN THE LEGEND.

THE WEST LINE OF THIS PROPERTY AND RIGHT OF WAY ALONG 2900 EAST STREET WAS ESTABLISHED BY THE LOCATION OF THE EXISTING ASPHALT ROADWAY AND FENCES ALONG SAID STREET. THE LOCATION OF SAID RIGHT OF WAY IS ALSO COINCIDENT WITH THAT RECORD OF SURVEY NO. 597 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.

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.

MICHAEL L. HENDRY
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 699268
COMM. EXP. 03/28/2022

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 30 DAY OF SEPTEMBER, 20 19.

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 30 DAY OF September, 20 19.

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 30 DAY OF SE, 20 .

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 30 DAY OF September, 20 19.

WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY COMMISSION ACCEPTANCE

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 2 DAY OF OCTOBER, 2019.

~~ATTEST~~ Jim Harvey
TITLE: County Commissioner
Attest: Clerk/Auditor, Admin Assist.

WEBER COUNTY SURVEYOR ACCEPTANCE

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS 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 24th DAY OF SEPTEMBER, 20 19.

WEBER COUNTY SURVEYOR

COUNTY RECORDER

ENTRY NO. 3007140 FEE PAID $70.00 FILED FOR RECORD AND RECORDED 3-Oct-19, AT 9:32 IN BOOK 86 OF OFFICIAL RECORDS, PAGE 36 RECORDED FOR
LEANN H KILTS
COUNTY RECORDER
BY: DEPUTY

86-36