

# SATTERTHWAITE SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH

## SURVEYORS CERTIFICATE

I, BRIAN A. LINAM, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 68, CHAPTER 22 AND HOLDING LICENSE NUMBER 22-00531, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF LIBERTY MEADOWS 2ND AMENDMENT 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.

SIGNED THIS 31ST DAY OF MARCH, 2025.



BRIAN A. LINAM, P.L.S.

## DEED DESCRIPTIONS

**PARCEL 22-013-0018**  
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING 885 FEET NORTH OF SOUTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE NORTH 349 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED TO UTAH POWER & LIGHT COMPANY BY DEED RECORDED IN BOOK 876 OF RECORDS, PAGE 520; THENCE NORTH 7800' WEST ALONG SAID LINE 384.35 FEET TO THE NORTHEAST CORNER OF LOT 12, LIBERTY MEADOWS SUBDIVISION; THENCE SOUTH 00°12' EAST 538.08 FEET; THENCE NORTH 88058' EAST 168.02 FEET; THENCE NORTH 30 FEET; TO A POINT SOUTH 88058' WEST OF THE POINT OF BEGINNING; THENCE NORTH 88058' EAST TO SECTION LINE AND POINT OF BEGINNING.

**PARCEL 22-013-0023**  
PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 95 FEET EAST AND 30 FEET NORTH OF THE NORTHEAST CORNER OF LOT 13, LIBERTY MEADOWS SUBDIVISION, WEBER COUNTY, UTAH, RUNNING THENCE NORTH 88058' EAST TO THE EAST LINE OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST; THENCE SOUTH ALONG SAID SECTION LINE 889 FEET; MORE OR LESS; TO INTERSECTION OF EXISTING FENCE LINES; AND BEING APPROXIMATELY 276 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 63°31' WEST 620.35 FEET; ALONG EXISTING FENCE LINE TO THE SOUTHEAST CORNER OF LOT 13, LIBERTY MEADOWS SUBDIVISION; THENCE NORTH 00°02' WEST 172 FEET; THENCE EAST TO EAST LINE OF SAID LOT 13; THENCE NORTH 7°14'45" EAST TO SOUTH LINE OF PROPERTY CONVEYED TO LYNN C. SATTERTHWAITE IN BOOK 1168 PAGE 577, RECORDS OF WEBER COUNTY; THENCE NORTH 88058' EAST TO A POINT SOUTH 00°02' EAST 428.58 FEET AND NORTH 88058' EAST 223.02 FEET FROM THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 39°48'57" EAST 210.68 FEET; THENCE NORTH 80°38'32" WEST 269.81 FEET; THENCE NORTH 30 FEET; MORE OR LESS; TO A POINT OF BEGINNING.

## SURVEYED DESCRIPTIONS

**AREA 1**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

BEGINNING AT A POINT ON THE EAST SECTION LINE OF SAID SECTION 20, SAID POINT BEING NORTH 00°15'04" EAST 576.53 FEET AND RUNNING THENCE NORTH 89°41'42" WEST 428.06 FEET; THENCE NORTH 21°00'22" EAST 31.28 FEET; THENCE NORTH 09°25'32" EAST 215.43 FEET; THENCE NORTH 89°41'50" EAST 342.16 FEET; THENCE NORTH 00°59'14" EAST 141.52 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN WARRANTY DEED ON FILE AT THE OFFICE OF THE WEBER COUNTY RECORDER (AS ENTRY NO. 486987 IN BOOK 876 AT PAGE 520); THENCE SOUTH 78°28'13" EAST 142.45 FEET TO THE EAST SECTION LINE OF SAID SECTION 20; THENCE SOUTH 00°15'04" WEST 353.24 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 115,505 SQUARE FEET OR 2.652 ACRES MORE OR LESS.

**AREA 2**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 20; AND RUNNING THENCE SOUTH 00°29'47" WEST 277.69 FEET ALONG SAID SECTION LINE TO A POINT ON AN EXISTING FENCE LINE EXTENDED EASTERLY TO SAID SECTION LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 82°14'40" WEST 342.94 FEET; 2) NORTH 84°20'58" WEST 418.53 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF LIBERTY MEADOWS SUBDIVISION AS RECORDED IN BOOK 17 PAGE 38 IN THE WEBER COUNTY RECORDERS OFFICE; SURVEYED LOCATION; THENCE NORTH 00°18'18" EAST 177.62 FEET ALONG THE EAST LINE OF SAID LOT 14; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG LOT 24 AS RECORDED IN RECORD OF SURVEY 5227 IN THE WEBER COUNTY RECORDER'S OFFICE: 1) SOUTH 89°39'42" EAST 165.01 FEET; 2) NORTH 07°35'03" EAST 141.61 FEET; 3) SOUTH 89°41'42" EAST 54.75 FEET; 4) NORTH 40°08'15" EAST 210.68 FEET; 5) NORTH 08°13'14" WEST 264.08 FEET; THENCE NORTH 89°41'42" WEST 15.76 FEET; THENCE NORTH 21°00'22" EAST 31.91 FEET; THENCE SOUTH 89°41'42" EAST 428.06 FEET TO A POINT ON SAID SECTION LINE; THENCE SOUTH 00°15'04" WEST 576.53 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 10.033 ACRES MORE OR LESS.

**LOT 24**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
BEGINNING AT A POINT BEING NORTH 89°39'36" WEST 590.50 FEET ALONG THE SECTION LINE AND SOUTH 07°35'03" 17.18 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 20; AND RUNNING THENCE NORTH 89°39'42" WEST 165.01 FEET; THENCE NORTH 00°18'18" EAST 383.29 FEET; THENCE SOUTH 89°41'42" EAST 333.56 FEET; THENCE SOUTH 08°13'14" EAST 264.08 FEET; THENCE SOUTH 40°08'15" WEST 210.68 FEET; THENCE NORTH 89°41'42" WEST 54.75 FEET; THENCE SOUTH 07°35'03" WEST 141.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 166,023 SQ. FT. OR 3.811 ACRES MORE OR LESS.

**PROPOSED LOT 26**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY;

BEGINNING AT A POINT BEING NORTH 00°15'04" EAST 929.77 FEET ALONG THE SECTION LINE AND NORTH 78°28'13" WEST 142.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 20 (BASIS OF BEARINGS IS NORTH 89°38'36" WEST 2634.77 FEET (2634.74 REC. W.C.S.) BETWEEN SAID SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 20); RUNNING THENCE SOUTH 00°59'14" WEST 141.52 FEET; THENCE SOUTH 89°44'50" WEST 242.16 FEET; THENCE SOUTH 09°25'32" WEST 215.43 FEET; THENCE SOUTH 21°00'22" WEST 63.19 FEET TO THE NORTHEAST CORNER OF LIBERTY MEADOWS 2ND AMENDMENT RECORDED IN BOOK 77 PAGE 80 AT THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 89°41'42" WEST 168.03 FEET ALONG THE NORTHERLY LINE OF SAID LIBERTY MEADOWS 2ND AMENDMENT LIBERTY MEADOWS PHASE 1 SUBDIVISION RECORDED IN BOOK 17 PAGE 68 AT THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 00°18'18" EAST 525.75 FEET ALONG THE EASTERLY LINE OF SAID LIBERTY MEADOWS PHASE 1 SUBDIVISION; THENCE SOUTH 78°28'13" EAST 481.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 147,489 SQUARE FEET OR 3.385 ACRES MORE OR LESS.

1 - LOT

## NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY MR. BRETT SATTERTHWAITE TO DETERMINE THE BOUNDARY LINES OF THE PROPERTIES AS SHOWN. THIS SURVEY ALSO SHOWS THE LIBERTY MEADOWS SUBDIVISION RECORDED NOVEMBER 16, 1972 IN BOOK 17 OF PLATS AT PAGE 68 IN THE AS SURVEYED LOCATION. THIS LOCATION WAS DETERMINED BY THE EXISTING IMPROVEMENTS AND FOUND REBAR AND CAPS. THIS SURVEY HAS BEEN ALSO PREPARED TO ADJUST THE LIBERTY MEADOWS SUBDIVISION 2ND AMENDED OF LOT 24 TO MATCH SAID SURVEYED LOCATION. THE BASIS OF BEARINGS IS STATE PLANE GRID PER WEBER COUNTY NORTH 89°39'42" WEST 2634.62 FEET BETWEEN THE BRASS CAPS FOUND MARKING THE NORTH QUARTER CORNER OF SECTION 29 AND THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. LOT CORNERS HAVE BEEN MONUMENTED AS DEPICTED ON THIS PLAT.

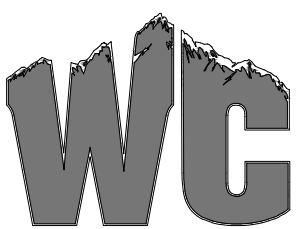
## LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PUBLIC RIGHT-OF-WAY LINE
- CENTER LINE
- FOUND SECTION CORNER
- #5 x 24" REBAR & CAP TO BE SET

## DEVELOPER:

LYNN SATTERTHWAITE  
3807 E. 3600 N.  
EDEN, UT 84310

## PREPARED BY:



**WASATCH CIVIL**  
Consulting Engineering

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