

LOT 1-2 AND REMNANT PARCEL A BOUNDARY DESCRIPTION:

Commencing at a point located South 70°23'45" West 28.90 feet to the South Quarter Corner (as noted in the Trappers Cove Subd and Jack J Davis Family Trust Survey 2018) and North 89°05'46" East along the section line 32.28 feet from the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian; thence North 02°06'26" along an existing fence line and the Jack J Davis Family Trust 2018 Survey 684.96 feet; thence North 02°26'50" East along an existing fence line and the Jack J Davis Family Trust 2018 Survey 194.34 to an existing fence corner; thence North 02°24'38" East along an existing fence line 339.58 feet to an existing fence line and southerly right-of-way of 500 North; thence along the southerly right-of-way of 500 North the following two (2) calls: thence (1) North 83°26'03" East along an existing fence line 120.52 feet; (2) North 89°16'34" East along an existing fence line 403.61 feet to an existing fence line and southerly right-of-way of 500 North; thence along an existing fence line 975.28 feet; thence North 74°04'00" West 130.16 feet; thence South 32°28'00" West 104.00 feet; thence South 57°32'00" East 213.31 feet to an existing fence line; thence South 00°52'24" West along an existing fence line 86.31 feet to an existing fence corner and Section Line and northern property line of Trappers Cove Subdivision; thence South 89°05'46" West along an existing fence line and Section Line and northern property line of Trappers Cove Subdivision 557.26 feet to the point of beginning

Area = 641,967.17 Square Feet / 14.74 Acres

LOT 3 AND REMNANT PARCEL B BOUNDARY DESCRIPTION:

Commencing at a point on an existing fence line, said point being located North 351.82 feet and West 265.43 feet from the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian; thence North 64°53'43" West along an existing fence line 79.03 feet to an existing fence corner; thence South 88°00'34" West along an existing fence corner 202.85 feet to an end of fence; thence South 58°19'14" West 28.06 feet to an existing end of fence; thence North 89°34'20" West along an existing fence line 14.19 feet to an existing fence corner; thence South 74°24'18" West along an existing fence line 115.72 feet to an existing fence corner; thence North 02°33'58" West along an existing fence line 865.82 feet to an existing fence intersection and southerly right-of-way of 500 North; thence along the southerly right-of-way of 500 North North 89°10'31" East 525.29 feet; thence South 04°11'56" West along the Jack J Davis Family Trust 2018 Survey 855.55 feet to the point of beginning

Area = 395,935.95 Square Feet / 9.09 Acres

Total Area = 1,037,903.12 Square Feet / 23.83 Acres

The survey was begun at the South Quarter Reference Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian. The Basis of Bearing being North 89°05'46" East along the Section from the South Quarter Corner to the Southeast Corner of said Section. Also North 02°26'50" East along the Easterly Fence line of the Jack J Davis Family Trust Survey as conducted by Dominion Engineering.

SYMBOL LEGEND:

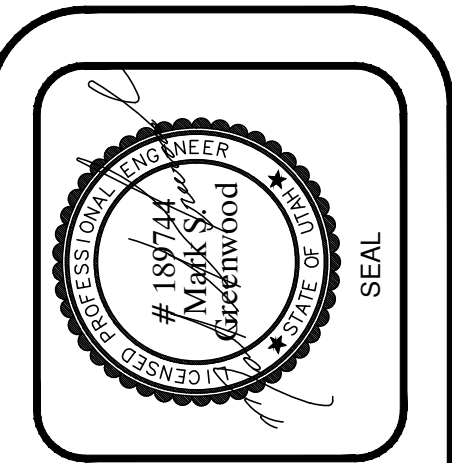
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- x-x-x-x FENCE

Zone	Lot	Area	Width
AV-3	1	1.75 Ac	214'
AV-3	2	1.75 Ac	287'
AV-3	3	5.50 Ac	271'
Lot Total	3	9.00 Ac	
Average	9.00 Ac / 3 Lots = 3 Ac / Lot		

No.	Revision	Date

1.0
OF SHEETS

Proj # 124 - 322



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FAMILY DREAMS SUBDIVISION
MOUNTAIN DREAMS LLC
Preliminary Plan

1.0
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