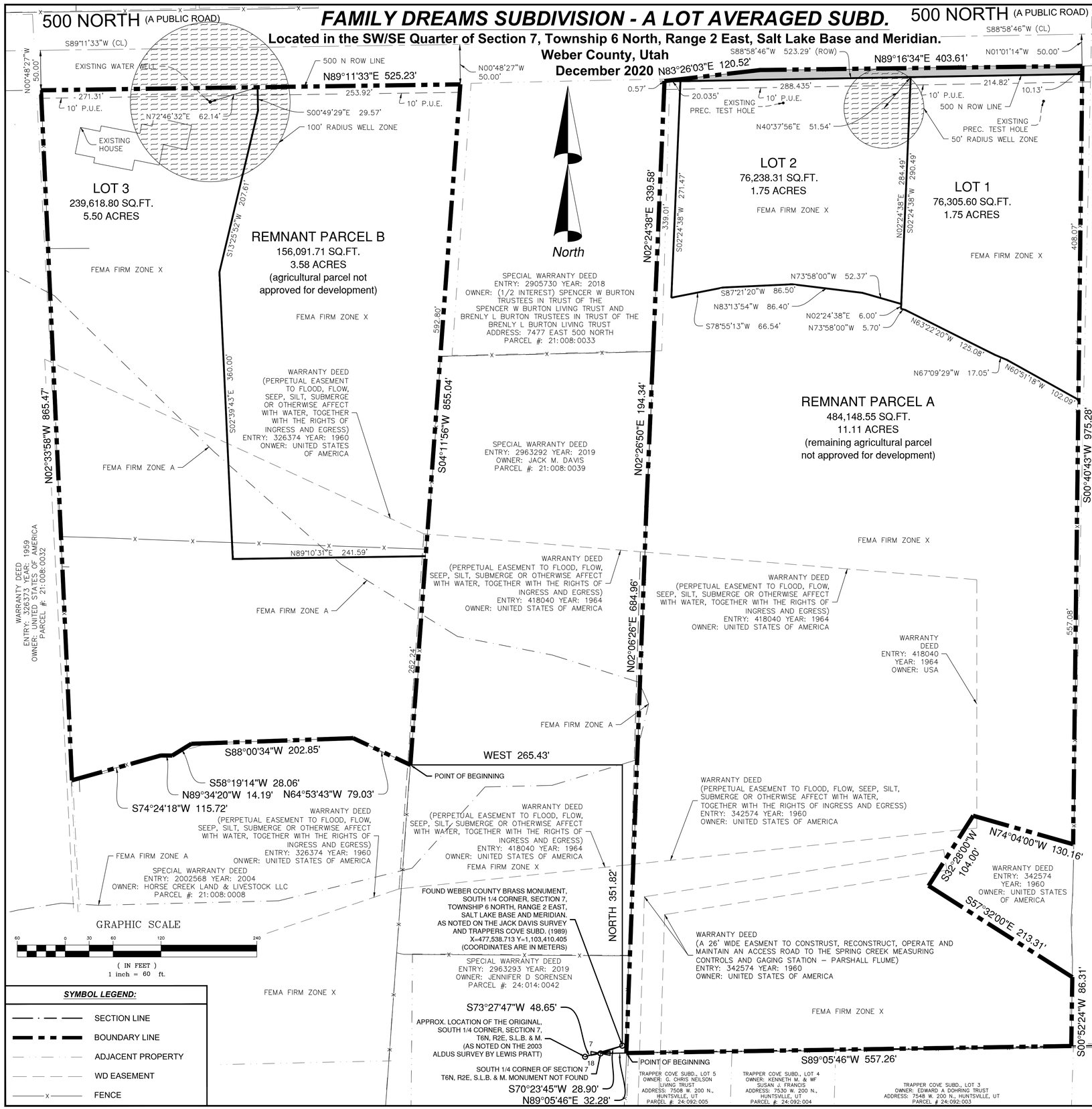
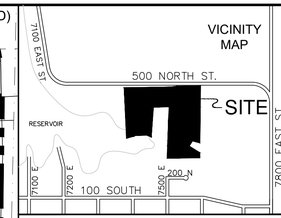
FAMILY DREAMS SUBDIVISION - A LOT AVERAGED SUBD.

Located in the SW/SE Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

Weber County, Utah

December 2020





CERTIFICATE OF SURVEY

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HOLD CERTIFICATE NO. 312775 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION UCA 17-23-17 AND I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACE MONUMENTS AS REPRESENTED ON THIS PLAT. EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION ZONING AV-3 AND ORDINANCE REGULATIONS OF WEBER COUNTY.

PROFESSIONAL LAND SURVEYOR — SEAN A. FERNANDEZ — No. 312775 — STATE OF UTAH

DATE SURVEYOR - SEAN A. FERNANDEZ

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3 LOT SUBDIVISION AND 2 REMNANT PARCELS AS SHOWN.

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.

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; THENCE ALONG AN EXISTING FENCE LINE ALONG 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 INTERSECTION; THENCE SOUTH 00°40'43" WEST 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 865.47 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°11'33" EAST 525.23 FEET; THENCE SOUTH 04°11'56" WEST ALONG THE JACK J DAVIS FAMILY TRUST 2018 SURVEY 855.04 FEET TO THE POINT OF BEGINNING

AREA = 395,710.51 SQUARE FEET / 9.08 ACRES

TOTAL AREA = 1,037,677.68 SQUARE FEET / 23.82 ACRES

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the __ day of _____, 20__.

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER
I hereby certify that the required public improvements standards and drawings for this subdivision conform with County Standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this ___ day of _____, 20___.

Signature

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 ___ day of _____, 20___.

Chairman, Weber County Commission
Attest:
Title:

WEBER COUNTY SURVEY
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 _____, 20___ .

Weber County Surveyor

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 _____, 20___.

Director, Weber-Morgan Health Department

FEMA FIRM ZONE X (Areas determined to be outside the 0.2% annual chance floodplain)
FEMA FIRM ZONE A (No base flood elevations determined)

FEMA Flood Insurance Rate map for Weber County Utah and Incorporated Areas. Panel 244 of 600, Map Number 49057C0244F, Map Revised June 2, 2015.
NOTE: Zone A is in the Special flood hazard areas subject to inundation by the 1% annual chance flood. The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the Water-surface elevation of the 1% annual chance flood.

Zone	Lot	Area	Width
AV-3	1	1.75 Ac	215'
AV-3	2	1.75 Ac	288'
AV-3	3	5.50 Ac	271'
Lot Total	3	9.00 Ac	
Average		9.00 Ac / 3 Lots = 3 Ac / Lot	

NOTE: For each zone in this subdivision, the average area and average width of lots within the zone equal or exceed the minimum area and minimum width allowed in the zone. An amendment to any part of this subdivision shall comply with section 106-2-4(b) of the Weber County Code.

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

500 NORTH STREET DEDICATED TO WEBER COUNTY = 5,274.72 S.F.

OWNER'S CERTIFICATE OF CONSENT TO RECORD

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN HEREON AND NAME SAID TRACT, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE:

FAMILY DREAMS SUBDIVISION

WE HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES

WE HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS 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 STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.

WE HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF 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 LINES, 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.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____ , A.D. 2020

MOUNTAIN DREAMS LLC, JEFF BURTON, MANAGER:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } S.S.

ON THIS_____DAY OF _____, IN THE YEAR 2020, PERSONALLY APPEARED BEFORE ME JEFF BURTON, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF NAME OF DOCUMENT SIGNER SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF MOUNTAIN DREAMS LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID JEFF BURTON ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

A NOTARY PUBLIC COMMISSIONED IN UTAH
FULL NAME AND SIGNATURE _____
MY COMMISSION EXPIRES _____ MY COMMISSION NUMBER _____

PLAT NOTES:

1. SET 5/8Ø X 24" LENGTH REBAR WITH CAP STAMPED "LS #312775" AT ALL PROPERTY CORNERS AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE.

OWNER/DEVELOPER:

MOUNTAIN DREAM LLC
MANAGER, JEFF BURTON
5327 SOUTH ADAMS AVE PARKWAY, OGDEN, UT 84405

A.L.M. & ASSOCIATES, INC.
CIVIL - LAND PLANNING - LAND SURVEYING
2230 NORTH UNIVERSITY PARKWAY, 6D
PROVO, UT 84604
Office: 801-374-6262
MGreenwood@ALMOnline.com

COUNTY RECORDER

ENTRY NO _____ FEE PAID _____
FILED FOR AND RECORDED_____
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____

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