

# FAMILY DREAMS SUBDIVISION

## A LOT AVERAGED SUBDIVISION

Located in the SWSE Quarter of Section 7,  
Township 6 North, Range 2 East, Salt Lake Base and Meridian,  
Weber County, Utah  
February 2021



**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 GRANTEEES 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 GRANTEEES, 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 ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

MOUNTAIN DREAMS LLC, JEFF BURTON, MANAGER:

**CORPORATE ACKNOWLEDGMENT:**

STATE OF UTAH  
COUNTY OF WEBER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2021, 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 \_\_\_\_\_

**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 \_\_\_\_\_, 2021.

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

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

Chairman, Weber County Commission \_\_\_\_\_

Attest: \_\_\_\_\_

**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 \_\_\_\_\_

**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.

Director, Weber-Morgan Health Department \_\_\_\_\_

**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 PLACED 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.

March 23, 2021  
DATE SURVEYOR: SEAN A. FERNANDEZ

**NARRATIVE:**

THE SURVEY DATA WAS CALCULATED AND PLOTTED TOGETHER WITH THE DEEDS, PLATS, AND SURVEYS FROM THE OFFICE OF WEBER COUNTY RECORDER OF THE SURROUNDING PROPERTIES TO SHOW ANY GAPS OR OVERLAPS BETWEEN THE DEEDS AND THE FIELD SURVEY OF THE SUBJECT PROPERTY. THE INTENT OF THIS SURVEY IS TO MATCH THE LONG STANDING FENCE LINES AS DESCRIBED IN OTHER SURVEYS AND DESCRIPTIONS.

IN 2003, ALM CONDUCTED A SURVEY OF A PORTION OF THIS PROPERTY. THE SURVEYOR, LEWIS PRATT (WHO IS NOW DECEASED), HAD A DISCUSSION WITH THE PROPERTY OWNER WHO HAD NOTICED THE ORIGINAL STONE FOR THE SOUTH QUARTER OF 7 HAD BEEN MOVED AND WAS LEANING UP AGAINST THE FENCE. LEWIS HAD EXPLAINED TO ME THAT IN DISCUSSIONS WITH PROPERTY OWNERS, THIS STONE HAD BEEN OUT IN THE FIELD AND REMOVED BECAUSE IT WAS INTERFERING WITH THE USE OF THE FIELD BY THE FARMER SOME YEARS BEFORE.

IN THE 2003 SURVEY, THE ORIGINAL STONE LOCATION APPEARS TO HAVE BEEN ESTABLISHED BASED ON THE TIES OF THE FOLLOWING PROPERTIES: WARRANTY DEED-326373-1959 USA; WARRANTY DEED-418040-1964 USA; WARRANTY DEED-342574-1960 USA

IT SEEMS REASONABLE THAT THESE DESCRIPTIONS WERE INTENDED TO FOLLOW THE LONG STANDING FENCE LINES ON THE PROPERTY AND WHEN THE DESCRIPTIONS WERE PLACED STARTING AT THE ASSUMED SECTION CORNER ESTABLISHED BY LEWIS PRATT, THEY FALL MUCH MORE IN LINE WITH THE EXISTING FENCE LINES.

THIS DIFFERS FROM THE ORIGINAL STONE LOCATION INDICATED IN THE TRAPPERS COVE SUBDIVISION IN 2002 OR THE JACK J DAVIS FAMILY TRUST 2018 SURVEY CONDUCTED BY DOMINION ENGINEERING IN 2018.

WE HAVE NOTED BOTH ORIGINAL CORNER LOCATIONS ON THIS SURVEY BUT BELIEVE THE ONE ESTABLISHED BASED ON THE EARLIER DESCRIPTIONS AND THE 2003 SURVEY TO BE MORE ACCURATE.

THE SURVEY BEGAN AT THE WEBER COUNTY BRASS CAP MONUMENT LOCATED IN 200 SOUTH STREET AND 7300 EAST. BASIS OF BEARING IS FROM SAID MONUMENT NORTH 88°49'46" EAST TO A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOUTH STREET AND 7600 EAST. FROM SAID MONUMENT AT 200 SOUTH STREET AND 7300 EAST THENCE NORTH 42°56'53" EAST 1761.66 FEET TO THE SOUTH QUARTER REFERENCE CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST.

**BOUNDARY DESCRIPTIONS:**

**LOT 1-2 AND REMNANT PARCEL A:**  
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" EAST 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

BASIS OF BEARING IS FROM A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOUTH AND 7300 EAST NORTH 88°49'46" EAST TO A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOUTH STREET AND 7600 EAST. AND FROM SAID WEBER COUNTY MONUMENT IN 200 SOUTH AND 7300 EAST NORTH 42°56'53" EAST 1761.66 FEET TO THE SOUTH QUARTER REFERENCE CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST.

**LOT 3 AND REMNANT PARCEL B:**  
COMMENCING AT A POINT ON AN EXISTING FENCE LINE. SAID POINT BEING LOCATED NORTH 351.82 FEET AND WEST 266.43 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

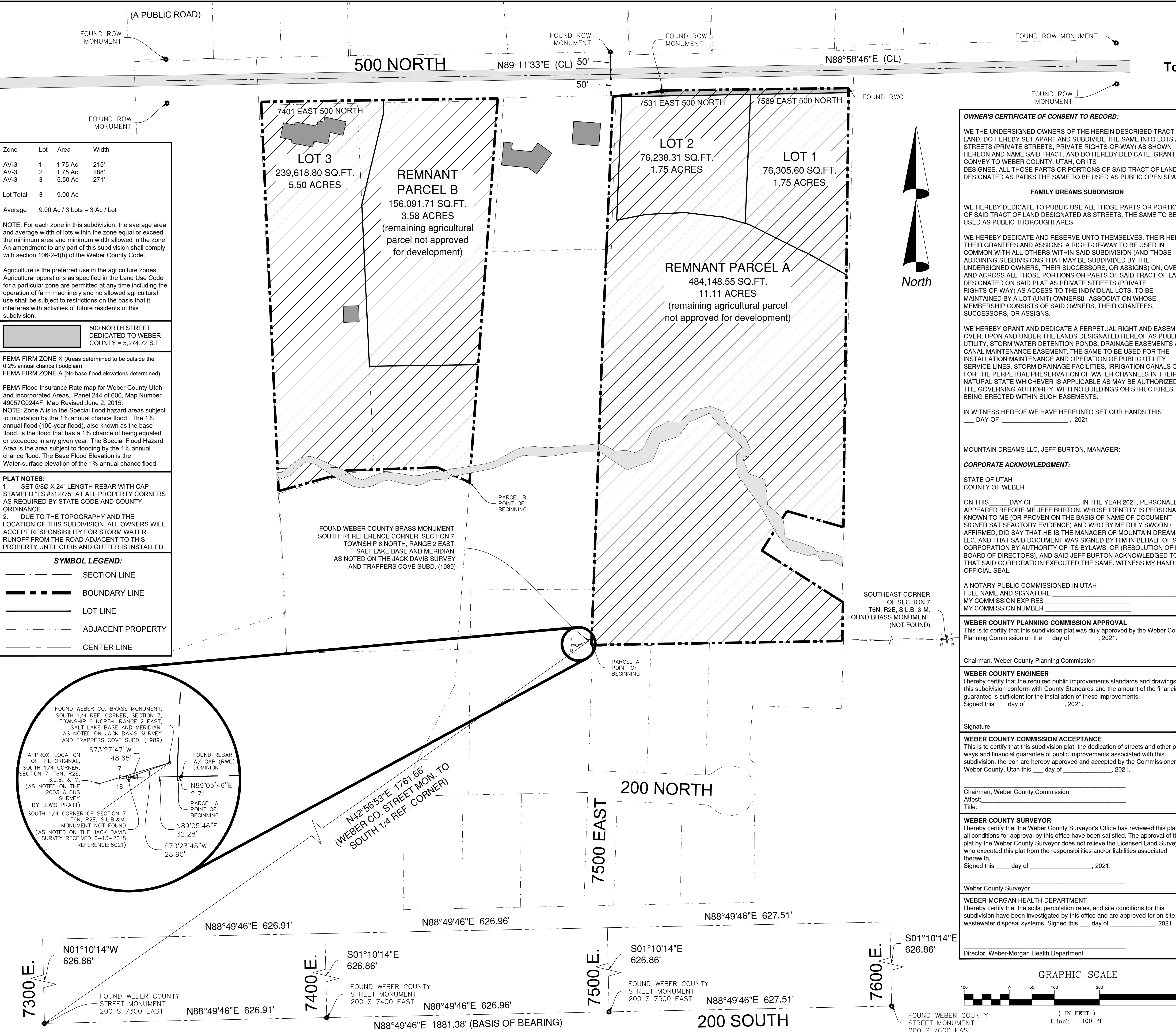
AREA = 395,710.51 SQUARE FEET / 9.08 ACRES

BASIS OF BEARING IS FROM A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOUTH AND 7300 EAST NORTH 88°49'46" EAST TO A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOUTH STREET AND 7600 EAST. AND FROM SAID WEBER COUNTY MONUMENT IN 200 SOUTH AND 7300 EAST NORTH 42°56'53" EAST 1761.66 FEET TO THE SOUTH QUARTER REFERENCE CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST.

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

SHEET 1 OF 2

<b>OWNER/DEVELOPER:</b> MOUNTAIN DREAM LLC MANAGER, JEFF BURTON 5327 SOUTH ADAMS AVE PARKWAY, OGDEN, UT 84405	<b>COUNTY RECORDER</b> ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER _____ BY: _____
<b>A.L.M. &amp; ASSOCIATES, INC.</b> CIVIL - LAND PLANNING - LAND SURVEYING 2230 NORTH UNIVERSITY PARKWAY, 6D PROVO, UT 84604 Office: 801-374-6262 MGreenwood@ALMOnline.com	



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'
<b>Lot Total</b>	<b>3</b>	<b>9.00 Ac</b>	
<b>Average</b>		<b>9.00 Ac / 3 Lots = 3 Ac / Lot</b>	

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.

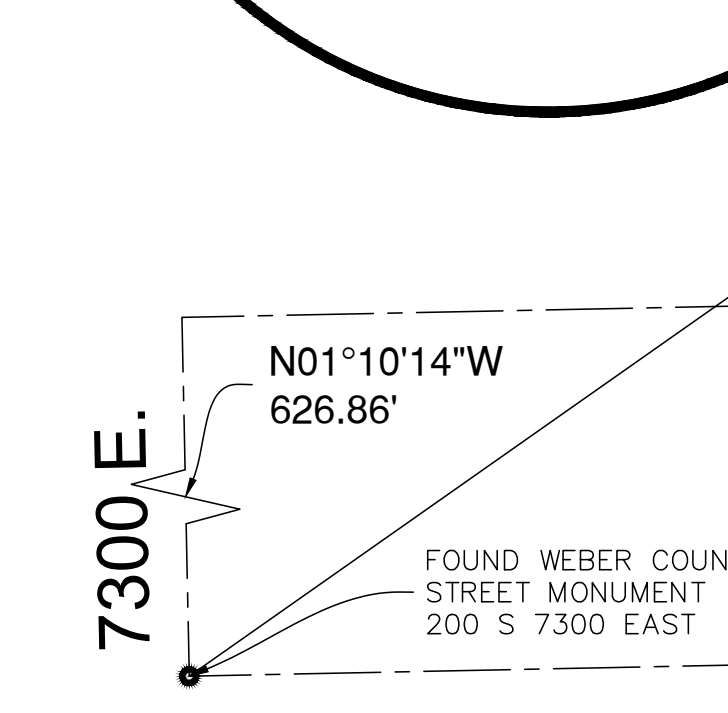
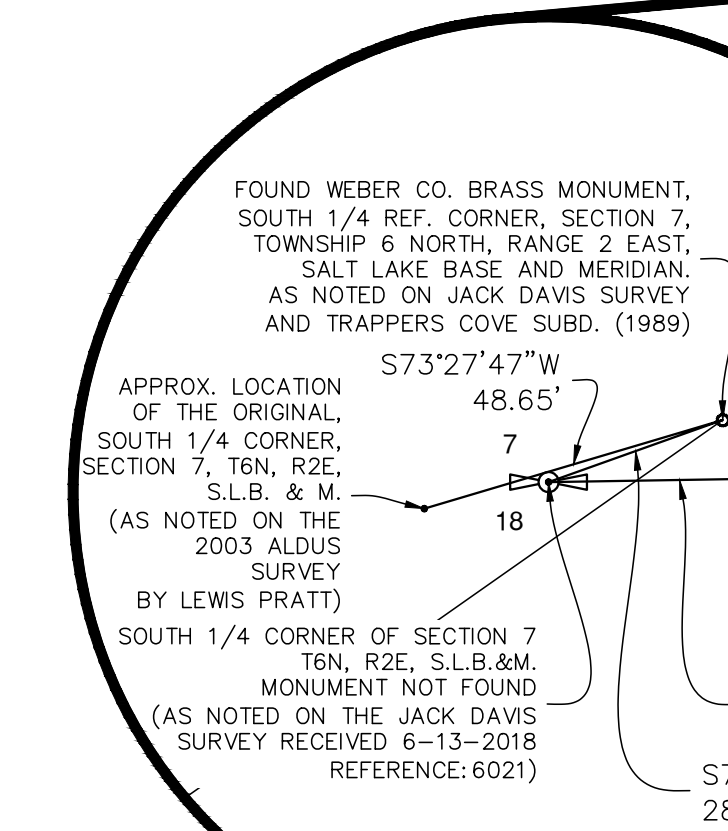
FEMA FIRM ZONE X (Areas determined to be outside the 0.2% annual chance floodplain)  
FEMA FIRM ZONE A (No base flood elevations determined)

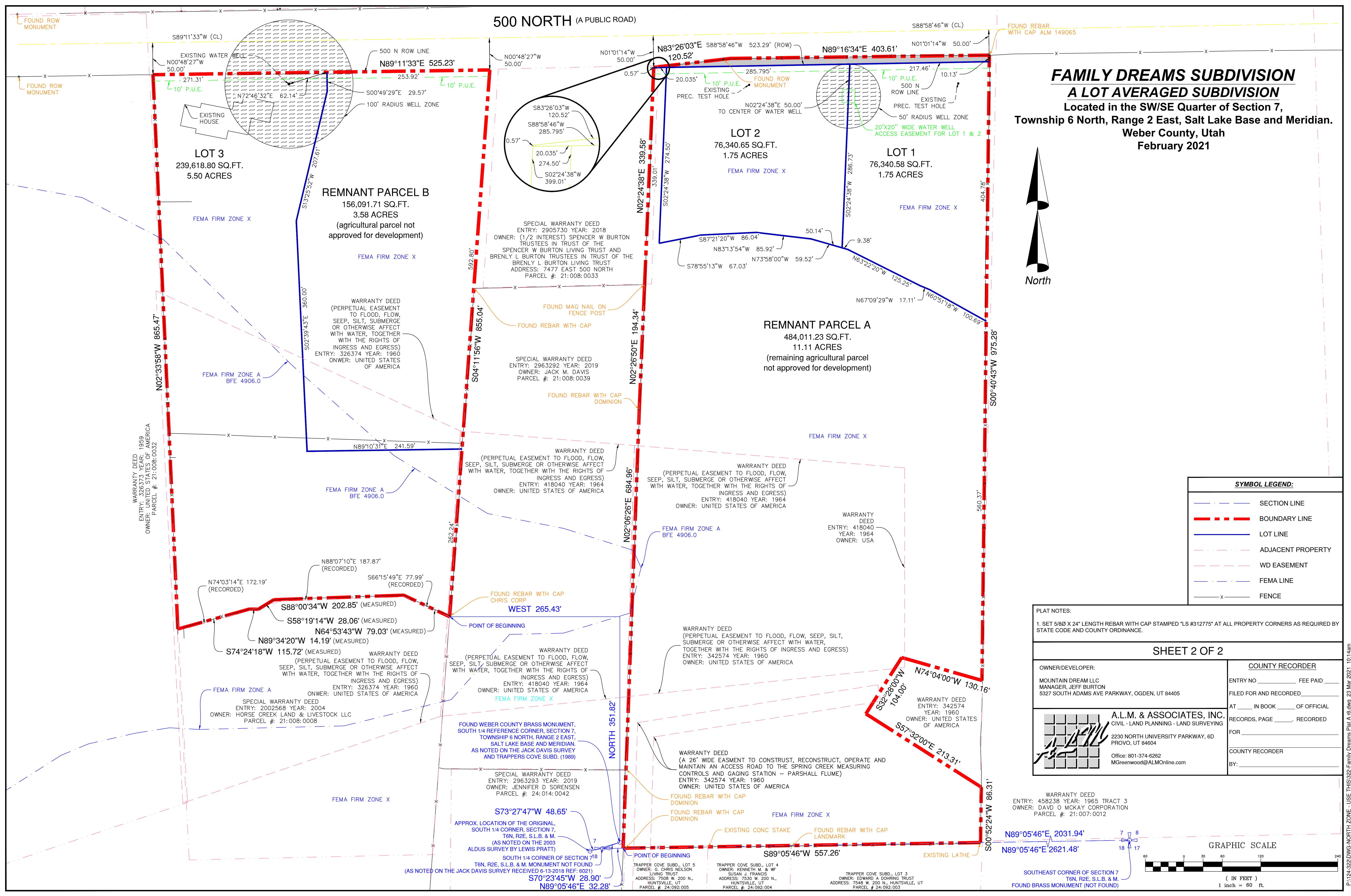
FEMA Flood Insurance Rate map for Weber County Utah and Incorporated Areas. Panel 244 of 600, Map Number 49057C0244F, Map Revised June 2, 2015.  
NOTE: Zone A is in the Special flood hazard areas subject to inundation by the 1% annual chance flood. The 1% annual flood (100-year flood), also known as 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.

**PLAT NOTES:**  
1. SET 5/8" X 24" LENGTH REBAR WITH CAP STAMPED "LS #312775" AT ALL PROPERTY CORNERS AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE.  
2. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

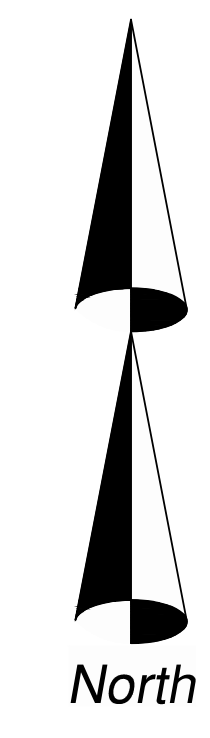
**SYMBOL LEGEND:**

	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY
	CENTER LINE





**FAMILY DREAMS SUBDIVISION**  
**A LOT AVERAGED SUBDIVISION**  
 Located in the SWSE Quarter of Section 7,  
 Township 6 North, Range 2 East, Salt Lake Base and Meridian.  
 Weber County, Utah  
 February 2021



**SYMBOL LEGEND:**

	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY
	WD EASEMENT
	FEMA LINE
	FENCE

PLAT NOTES:  
 1. SET 5/80 X 24" LENGTH REBAR WITH CAP STAMPED "LS #312775" AT ALL PROPERTY CORNERS AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE.

**SHEET 2 OF 2**

OWNER/DEVELOPER: MOUNTAIN DREAM LLC MANAGER, JEFF BURTON 5327 SOUTH ADAMS AVE PARKWAY, OGDEN, UT 84405	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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WARRANTY DEED  
 ENTRY: 458238 YEAR: 1965 TRACT 3  
 OWNER: DAVID O MCKAY CORPORATION  
 PARCEL #: 21:007:0012

**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

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 60 ft

PL124-922-DWG-NORTH ZONE - USE THIS 922-Family Dreams Plat A r6.dwg 20 Mar 2021 10:14am