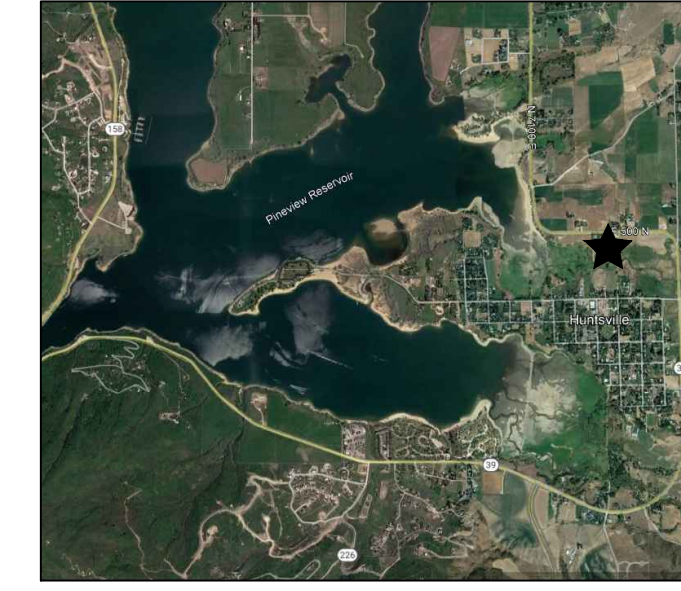


FAMILY DREAMS SUBDIVISION 1ST AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JANUARY 2024

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

LOT 4 AND AGRICULTURAL PARCEL "A" BOUNDARY DESCRIPTION: COMMENCING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 00°00'00" EAST 351.82 FEET AND NORTH 90°00'00" 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 LINE 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

All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)

The house number marked on each lot so as to face the street frontage. WCO 106-1-8(c)(1) AG PARCEL DOES NOT NEED ADDRESS

Change lot # to lot 4 and Parcel A to Parcel C for amended subdivision

Need Lot Dimension

LOT 3 AMENDED
152,392 SQ. FT.
3.50 ACRES
Check SQ. FT.

AGRICULTURAL PARCEL "A"
243,150 SQ. FT.
5.58 ACRES

SPENCER BURTON TRUST
210080033

JEFFRY R. BURTON TRUST
211630002

SAVANNA B. SWIFT TRUST
211630001

DANIEL DAVIS
210080039

JEFFRY R. BURTON TRUST
211630004

USA
210080011

USA
210070014

THOMAS FREEMAN
210080008

A signature block for County Surveyor conforming to state code and county ordinance.

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 _____, 2024.

Weber County Surveyor
Record Of Survey #
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 2024.

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 EFFECT.
SIGNED THIS _____ DAY OF _____, 2024.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT 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 _____, 2024.

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.
SIGNED THIS _____ DAY OF _____, 2024.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____ NAME/TITLE

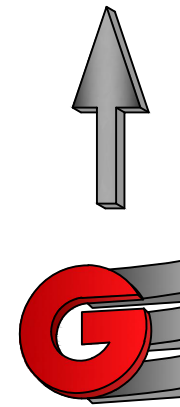
WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2024.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 2024.
DIRECTOR WEBER-MORGAN HEALTH DEPT.

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

Title Report Not Submitted



Scale in Feet
1" = 100'

- ### LEGEND
- WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE
 - EXISTING WATER LINE
 - EXISTING IRRIGATION LINE
 - EXISTING STORM DRAIN
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD POWER
 - EXISTING GAS LINE
 - EXISTING WATER METER
 - EXISTING WATER MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING SEWER MANHOLE

NOTES

- ZONE (AV-3) CURRENT YARD SETBACKS:
FRONT: 30 FEET
SIDE: 10 FEET WITH TOTAL WIDTH OF 2 SIDE YARDS NO LESS THAN 24 FEET
REAR: 30 FEET
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.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FEMA FLOOD ZONE "A" - (NO BASE FLOOD ELEVATIONS DETERMINED) PER FEMA MAP NO. 49057C024F WITH AN EFFECTIVE DATE OF 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 ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

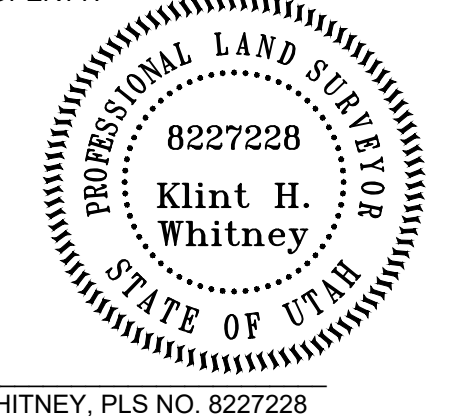
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF BURTON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°17'45" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS FAMILY DREAMS SUBDIVISION 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2024.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

FAMILY DREAMS SUBDIVISION 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2024.

BY: JEFFRY R. BURTON, Trustee

BY: LINDA G. BURTON, Trustee

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2024, before me, a notary public in and for the State of Utah, personally appeared Jeffry R. Burton in his capacity as Trustee in Trust of the Jeffry R. Burton Living Trust dated October 18, 1988, as amended, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same and in such capacity.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2024, before me, a notary public in and for the State of Utah, personally appeared Linda G. Burton in his capacity as Trustee in Trust of the Linda G. Burton Living Trust dated October 18, 1988, as amended, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same and in such capacity.

STAMP

NOTARY PUBLIC

DEVELOPER:
JEFF BURTON
7401 EAST 500 NORTH
HUNTSVILLE, UTAH

S1
1

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

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066