FAMILY DREAMS SUBDIVISION (A PUBLIC ROAD) A LOT AVERAGED SUBDIVISION FOUND ROW FOUND ROW MONUMENT -MONUMENT Located in the SW/SE Quarter of Section 7. N88°58'46"E (CL) 500 NORTH N89°11'33"E (CL) 50' Township 6 North, Range 2 East, Salt Lake Base and M Weber County, Utah - FOUND RWO February 2021 7569 EAST 500 NORTH 7531 FAST 500 NORTH 7401 EAST 500 NORTH OWNER'S CERTIFICATE OF CONSENT TO RECORD CERTIFICATE OF SURVEY: WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT LAM A PROFESSIONAL LAND SURVEYOR I, SEAN A, FERNANDEZ, DO HEREBY CERTIFY THAT I MA PROFESSIONAL LAND SURVEYOR C
IN THE STATE OF UTAH AND HOLD GERTHICATE NO. 32773 IN ACCORDANCE WITH
IN THE STATE OF UTAH AND HOLD GERTHICATE NO. 32773 IN ACCORDANCE WITH
IN THE STATE OF UTAH AND HOLD GERTHICATE NO.

COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND
DESCRIBED BELOW IN ACCORDANCE WITH SECTION UCA 17:29-17 AND I HAVE VERIFIED
ALL MEASUREMENTS AND HAVE PLACE MOVIMENTS AS REPRESENTED ON THIS PLAT CAND
EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPILES WITH
ERCHAINSONS OF THE CURRENT VISIONISMOS AND AND GROWN AND AS THE CONTINUE OF THE COLOR OF THE COLOR ON THE SUBDIVISION PLAT COMPILES WITH
THE PROVISIONS OF THE CURRENT VISIONISMOS AND AND GROWN AND TRACT WITH THE PROVISIONS OF THE CURRENT VISIONISMOS AND AND GROWN AND AS AND TRACT WITH THE PROVISIONS OF THE CURRENT VISIONISMOS AND AND GROWN AND AS AND TRACT WITH THE PROVISIONS OF THE CURRENT VISIONISMOS AND AND GROWN AND AS AND TRACT WITH THE PROVISIONS OF THE CURRENT VISIONISMOS AND AND GROWN AND AS AND TRACT WITH THE PROVISIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REQUISIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REQUISIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REPURSIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REPURSIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REPURSIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REPURSIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REPURSIONS OF THE CURRENT VISIONISMOS AND THE CURRENT VISIONISMOS AND THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REPURSIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REPURSIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE REPURSIONS OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE PROVINCE OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE PROVINCE OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE PROVINCE OF THE CURRENT VISIONISMOS AND AND ADDITIONAL THE VISIONISMOS AND AND ADDITIONAL THE VISIONISMOS AND ADDITI 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 LÓT´2 LOT 1 76 238 31 SO FT LOT 3 CONVEY TO WEBER COUNTY, UTAH, OR ITS
DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND
DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND
DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE: 76,305.60 SQ.FT. 288° 271° 239,618.80 SQ.FT REMNANT 75 ACRES 5.50 ACRES PARCEL B OF WEBER COUNTY. 156.091.71 SQ.FT. WE HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS 3.58 ACRES OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES March 23, 2021 DATE SURVEYOR - SEAN A. FERNANDEZ (remaining agricultural the zone equal or exceed in width allowed in the zone, its subdivision shall comply Weber County Code. WE HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTIES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN NO. COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINES USED STATE AND ASSIGNS) ON ADVERTIS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OT ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS ON PARTS OF SAID TRACT OF LAND DESIGNATED ON AND FLAT AS PHYMATE STREETS PRIVATE. parcel not approved for development) THE SURVEY DATA WAS CALCULATED AND PLOTTED TOGETHER WITH THE DEEDS, PLATS, AN THE OFFICE OF WEBER COUNTY RECORDER OF THE SURROUNDING PROPERTIES TO SHOW. VOYERLAPS BETWEEN THE DEEDS AND THE FIELD SURVEY OF THE SUBJECT PROPERTY. THE SURVEY IS TO MATCH THE LOWG STANDING FENCE LINES AS DESCRIBED IN OTHER SURVEYS. REMNÁNT PARCÉL Á in the agriculture zones.

Ified in the Land Use Code

ted at any time including the
d no allowed agricultural
ans on the basis that it
e residents of this. 484,148.55 SQ.FT. RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS. TO BE 11.11 ACRES IN AUS, ALM CONDUCTED A SURVEY OF A PORTION OF THIS PROPERTY. THE SURVEYOR, LE NOW DECARSION, IND AD DISCUSSION WITH THE PROPERTY OWNER WHO HAD NOTED THE FOR THE SOUTH QUARTER OF 7 HAD BEEN MOVED AND WAS LEANING UP AGAINST THE FROE EXPLAINED TO ME THAT IN DISCUSSIONS WITH PROPERTY OWNERS. THIS STONE HAD BEEN AND REMOVED BECAUSE IT WAS INTERFERING WITH THE USE OF THE FIELD BY THE FARMER BEFORE. MAINTAINED BY A LOT (LINIT) OWNERS ASSOCIATION WHOSE (remaining agricultural parcel MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS. not approved for development) 500 NORTH STREET 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 N THE 2003 SURVEY, THE ORIGINAL STONE LOCATION APPEARS TO HAVE BEEN ESTABLISHED NSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY OF THE FOLLOWING PROPERTIES: WARRANTY DEED-326373-1959 USA: WARRANTY DEED-418 SERVICE LINES, STORM DHAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED IN THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES DEINO ERECTED WITHIN SURF ACCEPTED. VARRANTY DEED-342574-1960 USA IT SEEMS REASONABLE THAT THESE DESCRIPTIONS WERE INTENDED TO FOLLOW THE LONG LINES ON THE PROPERTY AND WHEN THE DESCRIPTIONS WERE PLACED STARTING AT THE A CORNER ESTABLISHED BY LEWIS PRATT, THEY FALL MUCH MORE IN LINE WITH THE EXISTING ap for Weber County Utal ap for Weber County Utah 244 of 600, Map Number ine 2, 2015. flood hazard areas subject chance flood. The 1% flook flood. The 1% flook floom as the base chance of being equaled. The Special Flood Hazard ling by the 1% annual Elevation is the 1% annual chance flood. BEING ERECTED WITHIN SUCH EASEMENTS. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5 DAY OF Many 2021 THIS DIFFERS FROM THE ORIGINAL STONE LOCATION INDICATED IN THE TRAPPERS COVE SU THE JACK J DAVIS FAMILY TRUST 2018 SURVEY CONDUCTED BY DOMINION ENGINEERING IN 2 WE HAVE NOTED BOTH ORIGINAL CORNER LOCATIONS ON THIS SURVEY BUT BELIEVE THE OR MOUNTAIN DREAMS LLC, JEFF BURTON, MANAGER BASED ON THE EARLIER DESCRIPTIONS AND THE 2003 SURVEY TO BE MORE ACCURATE THE SURVEY BEGAN AT THE WERER COUNTY BRASS CAP MONUMENT LOCATED IN 200 SOLIT THE SURVEY BEGAN AT THE WEBER COUNTY BRASS CAP MONUMENT LOCAL HED IN 200 SOUTH BEAST. BASIS OF BEARING IS FROM SAID MONUMENT NORTH 88'8948' EAST TO A WEBER COL MONUMENT IN 200 SOUTH STREET AND 7600 EAST. FROM SAID MONUMENT AT 200 SOUTH ST THENCE NORTH 42'56'53' EAST 1761 66 FEET TO THE SOUTH QUARTER REFERENCE CORNER TOWNSHIP 6 NORTH, RANGE 2 EAST. CORPORATE ACKNOWLEDGMENT STATE OF UTAH COUNTY OF WEBER REBAR WITH CAP LL PROPERTY CORNERS DE AND COUNTY BOUNDARY DESCRIPTIONS APPEARED BEFORE ME JEFF BURTON, WHOSE IDENTITY IS PERSONALLY APHY AND THE BION, ALL OWNERS WILL OR STORM WATER DJACENT TO THIS O GUTTER IS INSTALLED. KNOWN TO ME (OR PROVEN ON THE BASIS OF NAME OF DOCUMENT SIGNER SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN / LOT 1-2 AND REMNANT PARCEL A; COMMENCING AT A POINT LOCATED SOUTH 70°23'45" WEST 28.90 FEET TO THE SOUTH QUAR' FOUND WEBER COUNTY BRASS MONUMENT, COMMERCING AT A POINT LOCATED SOUTH 70°234" SHIST 3.89 FEET 10 THE SOUTH GUARK NOTED IN THE TAPPERES COVE SUBD AND ANCK 10MS FAMILY TRUST SURVEY 2018; AND NO NOTED IN THE TAPPERES COVE SUBD AND ANCK 10MS FAMILY TRUST SURVEY 2018; AND NA LONG THE SECTION LINE 3.22 B FEET FROM THE SOUTH GUARTER REFERENCE CORNER OF TOWNSHIP BY ROWER THE SOUTH SECTION THE CONTROL TO THE SOUTH FOR THE SOUTH SECTION THE CONTROL TO THE SOUTH SECTION FERD SECTION THE CONTROL TO THE SOUTH SECTION FERD SECTI SIGNER SATISFACTORY EVIDENCE; AND WIND BY ME DULY SWORNY. AFFINED, DID SAY THAT HE IS THE MANAGER OF MCUNTARY DREAM CORPORATION BY AUTHORITY OF ITS BY LAWS, OR (RESOLUTION DE ITS BOARD OF DIRECTORS), AND SAN DEFF BURTON ACKNOWLEGORE TO ME THAT SAID CORPORATION EXECUTED THE SAME, WITNESS MY HAND AND OFFICIAL SEAL. SOUTH 1/4 REFERENCE CORNER, SECTION 7 TOWNSHIP 6 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN LEGEND: AS NOTED ON THE JACK DAVIS SUBVEY AND TRAPPERS COVE SUBD. ECTION LINE A NOTARY PUBLIC COMMISSIONED IN UTAH
FULL NAME AND SIGNATURE
WY COMMISSION EXPIRES
MY COMMISSION NUMBER
7052472 THENCE (1) NORTH 83"26'03" EAST ALONG AN EXISTING FENCE LINE 120.52 FEET: (2) NORTH 8 THENCE (1) NORTH 80°2600° EAST ALONG AN EXISTING FENCE LINE 120.2 FET, ET, (2) NORTH AN AUSISTING FENCE LINE 120.8 FET TO AN EXISTING FENCE LINE 180.8 FET TO AN EXISTING FENCE LINE 180.8 FET TO AN EXISTING FENCE LINE 97.2 BEET, THENCE NORTH 16′100° WE TAKE 170.6 FEET, THE 180.2 FEET TO AN EXISTING FENCE LINE 90.3 FEET TO AN EXISTING FENCE LINE 80.3 FEET TO AND EXISTING FENCE LINE 80.3 FEET TO AN EXISTING FENCE LINE 80.3 FE DUNDARY LINE SOUTHEAST CORNER TIME WERER COUNTY PLANNING COMMISSION APPROVAL DJACENT PROPERTY (NOT FOUND) WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County
Planning Commission on the 5 day of _MAC_____ 2021.

Chairmaps_Weber Cecnify Planning Commission ENTER LINE AREA = 641.967.17 SQUARE FEET / 14.74 ACRES BASIS OF BEARING IS FROM A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOLITH AND 73 WEBER COUNTY ENGINEER 88°49'46° EAST TO A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOUTH STREET AND 760' SAID WEBER COUNTY MONUMENT IN 200 SOUTH AND 730'E AST NORTH 42°585° EAST 1761.6' SOUTH GUARTER REFERENCE CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST WEBER COUNT I ENGINEER
I hereby certify that the required public improvements standards and drawings if this subdivision conform with County Standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this 20 day of print 1, 2021. R CO. BRASS MONUMENT, REF. CORNER, SECTION 7, B NORTH, RANCE 2 EAST, AKE BASE AND MERIDIAN. ON JACK DAVIS SURVEY Cary My WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify has this audiovision plat, the dedication of streets and other public
ways and financyla quarantee of public improvements associated with this
subdivision, thirfeon are heaptly approved and accepted by the Commissioners of
vivules Coulcy thin fig. 12th day of MAN 2011.

Chairman Weber County Commission S73"27'47"W MASSOSS FIRE OUNTERN
MESOUTH JA REF. OUNTERN 48.65 NEGOE! 46"I 200 NORTH Chairman, Weber County Commission Attest: Fattma Fluveliu Tille: Od min apartant (Verk/Audil V) EAST AREA = 395,710.51 SQUARE FEET / 9.08 ACRES BASIS OF BEARING IS FROM A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOUTH AND 73 88*9949" EAST TO A WEBER COUNTY BRASS CAP MONUMENT IN 200 SOUTH STREET AND 7600 8ADIO WEBER COUNTY MONUMENT IN 200 SOUTH AND 7300 EAST NORTH 42*956*3" EAST 17616. SOUTH OUARTER REFERENCE CORNER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 2 EAST. WEBER COUNTY SURVEYOR N89"05'46"E NEEDER COUNT I SUNVEYOR

thereby certify that the Weber County Surveyor's Office has reviewed this plat ar
all conditions for approval by this office have been satisfied. The approval of this
ball by the Weber County Surveyor does not relieve the Licensed Land Surveyor
who executed this plat from the responsibilities and/or liabilities associated S70°23'45"V 500 SEE RECORD OF SURVEY # 6810 therewith. Signed this 20 day of April TOTAL AREA = 1,037,677.68 SQUARE FEET / 23.82 ACRES Weber County Surveyor SHEET 1 OF 2 WEBER-MORGAN HEALTH DEPARTMENT hereby certify that the solis, 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 office and are approved. 2021. COUNTY OWNER/DEVELOPER N88°49'46"E 627.51 N88°49'46"E 626.96 N88°49'46"E 626.91' MOUNTAIN DREAM LLC MANAGER, JEFF BURTON 5327 SOUTH ADAMS AVE PARKWAY, OGDEN, UT 84405 NTRY NO 3/509 S01°10'14"E ILED FOR AND REC Director, Weber-Morgan Health Department 0'14"W S01°10'14"E 626.86 Ш S01°10'14"E ш 12:41 IN BOOK 626.86 Ш ,009 626.86 A.L.M. & ASSOCIATES, INC. 500 CORDS, PAGE 4 GRAPHIC SCALE 00 FOUND WEBER COUNTY FOUND WEBER COUNTY OR MOUNTAIN 2230 NORTH UNIVERSITY PARKWAY, 6D N88°49'46"E 627.51 LEANN H 200 S 7400 EAST STREET MONUMENT N88°49'46"E 626.96' N88°49'46"E 626.91' 200 S 7300 EAST FOUND WEBER COUNTY STREET MONUMENT 200 S 7600 EAST (IN FEET) Office: 801-374-6262 200 SOUTH N88°49'46"E 1881.38' (BASIS OF BEARING) 1 inch = 100 ft wood@ALMOnline.com 3Y: 5040 A 9