

FAMILY DREAMS SUBDIVISION

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

500 NORTH

SURVEYOR'S CERTIFICATE
I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3 LOT SUBDIVISION AND 2 REMNANT PARCELS AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

BOUNDARY DESCRIPTION
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.

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°05'46" 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. THENCE SOUTH 00°40'43" WEST ALONG AN EXISTING FENCE LINE 975.28 FEET TO AN EXISTING FENCE CORNER. THENCE SOUTH 74°24'18" 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. THENCE SOUTH 00°40'43" WEST ALONG AN EXISTING FENCE LINE 975.28 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

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°05'46" 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. THENCE SOUTH 00°40'43" WEST ALONG AN EXISTING FENCE LINE 975.28 FEET TO AN EXISTING FENCE CORNER. THENCE SOUTH 74°24'18" 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. THENCE SOUTH 00°40'43" WEST ALONG AN EXISTING FENCE LINE 975.28 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

OWNER'S CERTIFICATE OF CONSENT TO RECORD
KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

Table with 4 columns: Zone, Lot, Area, Width. Rows include AV-3 zones for lots 1, 2, and 3, and a Lot Total row.

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.

STATE OF UTAH CORPORATE ACKNOWLEDGMENT
COUNTY OF WEBER } S.S.

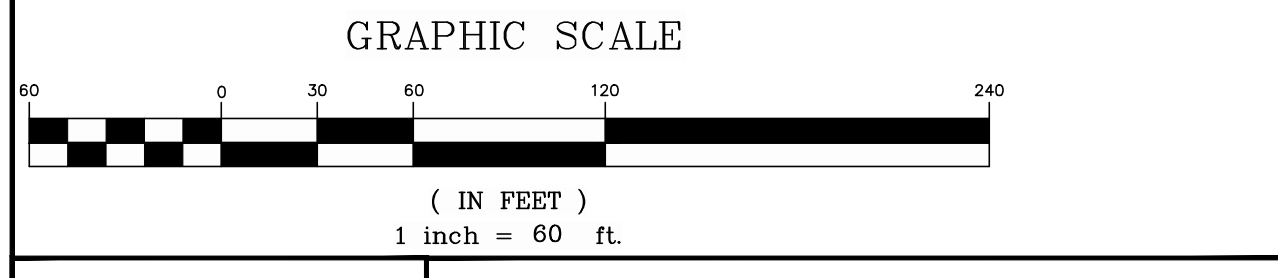
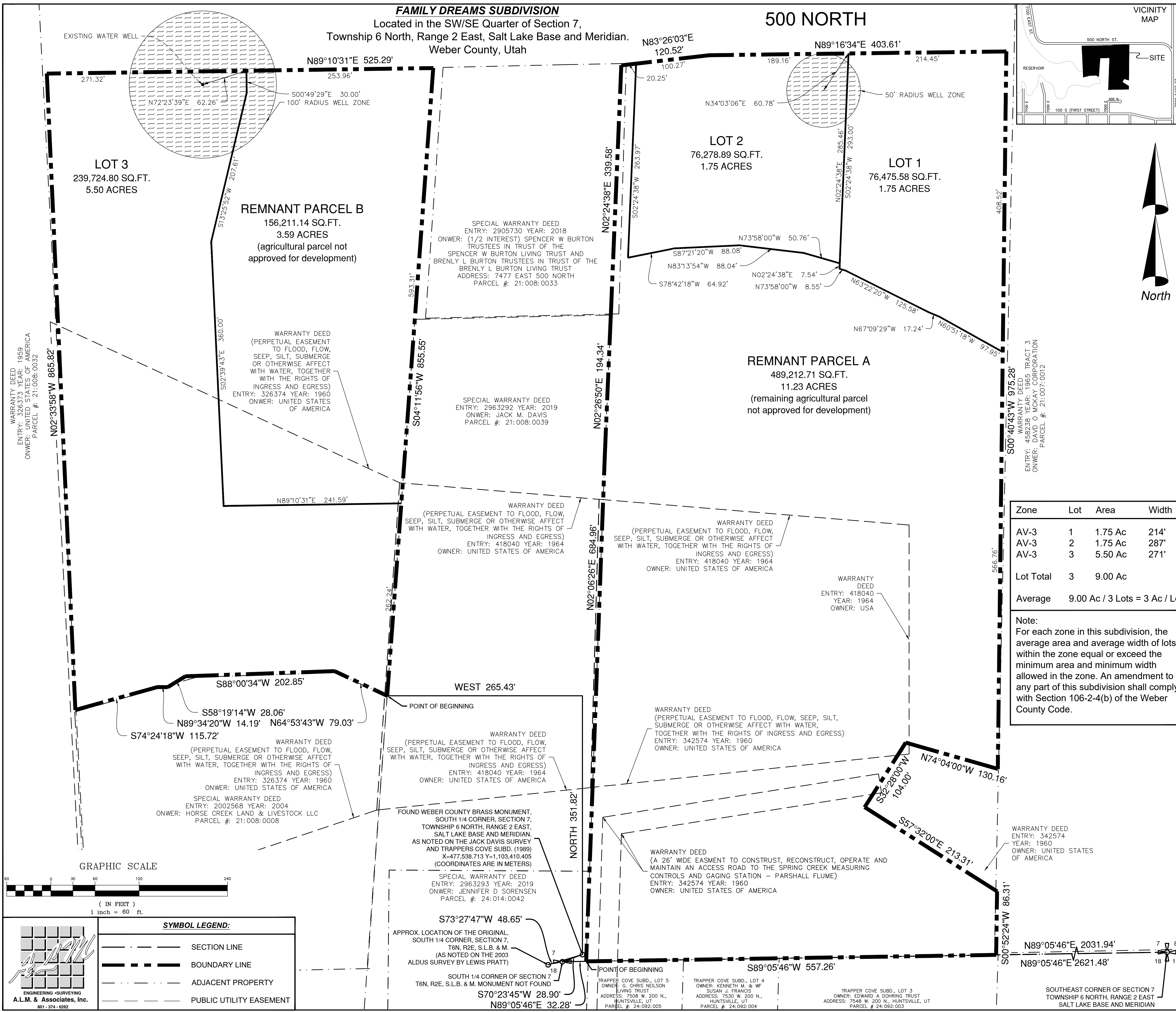
WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES.

WEBER-MORGAN HEALTH DEPARTMENT
I 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.

PLAT NOTES
1. 10 FEET PUBLIC UTILITY EASEMENTS AROUND THE PERIMETER OF EACH LOT, UNLESS NOTED OTHERWISE.
2. SET 3/8" X 24" LENGTH REBAR WITH CAP STAMPED 'LS #312775' AT ALL PROPERTY CORNERS.

WEBER COUNTY RECORDER OFFICE
ENTRY: _____ FEE: _____
FILED FOR RECORD & RECORDED THIS _____ DAY OF _____, 2020 AT _____

PLAT "A"
FAMILY DREAMS
A LOT-AVERAGED SUBDIVISION
SW/SE QUARTER OF SECTION 7, T6N, R2E, S.L.B. & M.
WEBER COUNTY, UTAH



SYMBOL LEGEND: SECTION LINE, BOUNDARY LINE, ADJACENT PROPERTY, PUBLIC UTILITY EASEMENT.

WARRANTY DEED ENTRY: 330773 YEAR: 1959 ONWER: UNITED STATES OF AMERICA PARCEL #: 21:008:0032

REMNANT PARCEL B 156,211.14 SQ.FT. 3.59 ACRES (agricultural parcel not approved for development)

LOT 2 76,278.89 SQ.FT. 1.75 ACRES

LOT 1 76,475.58 SQ.FT. 1.75 ACRES

REMNANT PARCEL A 489,212.71 SQ.FT. 11.23 ACRES (remaining agricultural parcel not approved for development)

WARRANTY DEED (PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS) ENTRY: 326374 YEAR: 1960 ONWER: UNITED STATES OF AMERICA

SPECIAL WARRANTY DEED ENTRY: 2963292 YEAR: 2019 ONWER: JACK M. DAVIS PARCEL #: 21:008:0039

WARRANTY DEED (PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS) ENTRY: 418040 YEAR: 1964 OWNER: UNITED STATES OF AMERICA

WARRANTY DEED (PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS) ENTRY: 418040 YEAR: 1964 OWNER: USA

WARRANTY DEED (PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS) ENTRY: 342574 YEAR: 1960 OWNER: UNITED STATES OF AMERICA

WARRANTY DEED (PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS) ENTRY: 326374 YEAR: 1960 ONWER: UNITED STATES OF AMERICA

SPECIAL WARRANTY DEED ENTRY: 2002568 YEAR: 2004 ONWER: HORSE CREEK LAND & LIVESTOCK LLC PARCEL #: 21:008:0008

WARRANTY DEED (PERPETUAL EASEMENT TO FLOOD, FLOW, SEEP, SILT, SUBMERGE OR OTHERWISE AFFECT WITH WATER, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS) ENTRY: 418040 YEAR: 1964 OWNER: UNITED STATES OF AMERICA

SPECIAL WARRANTY DEED ENTRY: 2963293 YEAR: 2019 ONWER: JENNIFER D SORENSSEN PARCEL #: 24:014:0042

WARRANTY DEED (A 26' WIDE EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN ACCESS ROAD TO THE SPRING CREEK MEASURING CONTROLS AND GAGING STATION - PARSHALL FLUME) ENTRY: 342574 YEAR: 1960 OWNER: UNITED STATES OF AMERICA

WARRANTY DEED ENTRY: 342574 YEAR: 1960 OWNER: UNITED STATES OF AMERICA

APPROX. LOCATION OF THE ORIGINAL SOUTH 1/4 CORNER, SECTION 7, T6N, R2E, S.L.B. & M. (AS NOTED ON THE 2003 ALDUS SURVEY BY LEWIS PRATT)

SOUTH 1/4 CORNER OF SECTION 7 T6N, R2E, S.L.B. & M. MONUMENT NOT FOUND

TRAPPER COVE SUBD., LOT 5 OWNER: G. CHRIS NEILSON SUSAN J. FRANCIS ADDRESS: 7508 W. 200 N., HUNTSVILLE, UT PARCEL #: 24:092:005

TRAPPER COVE SUBD., LOT 4 OWNER: KENNETH M. & W. SUSAN J. FRANCIS ADDRESS: 7508 W. 200 N., HUNTSVILLE, UT PARCEL #: 24:092:004

TRAPPER COVE SUBD., LOT 3 OWNER: EDWARD A DORNING TRUST ADDRESS: 7548 W. 200 N., HUNTSVILLE, UT PARCEL #: 24:092:003

SOUTHEAST CORNER OF SECTION 7 TOWNSHIP 6 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

WARRANTY DEED ENTRY: 458238 YEAR: 1965 TRACT 3 ONWER: DAVID O MCKAY CORPORATION PARCEL #: 21:007:0012

