

A subtitle shall be displayed on the final subdivision plat that reads "A Lot-Averaged Subdivision."

Please show the location of the trail, as well as other lines of occupation and buildings within this subdivision. LUC 106-1-5(a)(6)

Please show the location of percolation test holes on each lot. LUC 106-1-5(10).

Public utility easements should be shown on each lot. At a minimum the utility easements should be along the front lot line of each lot.

What is the width of 500 N street? please dedicate enough so that the county has a 50 ft half width along the length of this subdivision.

Please include the signature block for the Planning Division, Health Department, Engineering Division, and County Commission. See LUC 106-8-1 for signature block language.  
[https://weber.municipalcodeonline.com/book?type=ordinances#name=Chapter\\_106-8\\_Signature\\_Blocks](https://weber.municipalcodeonline.com/book?type=ordinances#name=Chapter_106-8_Signature_Blocks)

# 500 NORTH

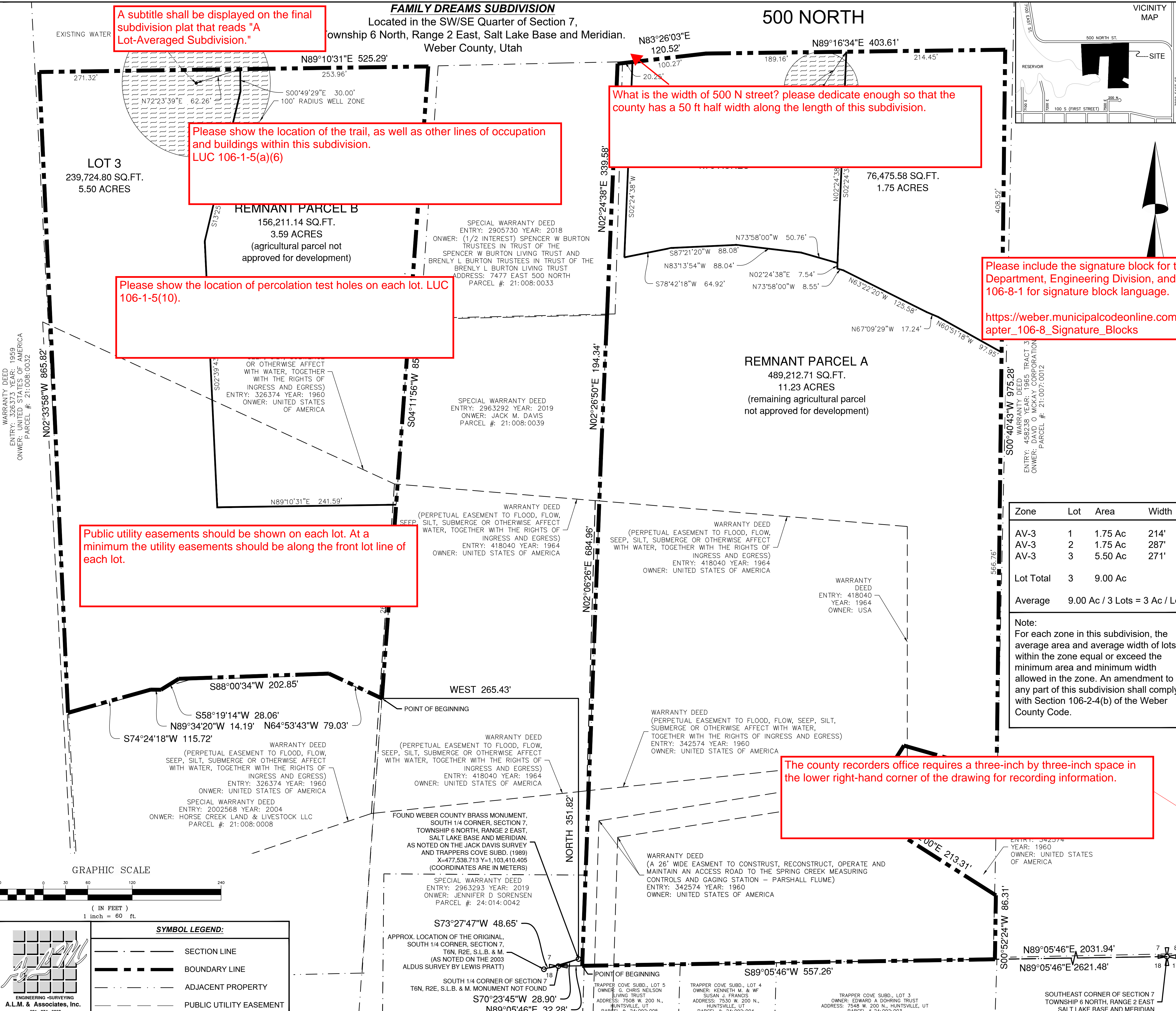
**FAMILY DREAMS SUBDIVISION**  
Located in the SW/SE Quarter of Section 7,  
Township 6 North, Range 2 East, Salt Lake Base and Meridian.  
Weber County, Utah

**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. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**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°05'40" 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°06'28" ALONG AN EXISTING FENCE LINE AND THE JACK J DAVIS FAMILY TRUST 2018 SURVEY 684.96 FEET; THENCE NORTH 02°20'50" 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°34'30" EAST ALONG AN EXISTING FENCE LINE 339.58 FEET TO AN EXISTING FENCE LINE AND SOUTHERLY RIGHT-OF-WAY OF 500 NORTH; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF 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°20'00" 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 NORTH 89°34'20" WEST ALONG AN EXISTING FENCE CORNER 202.85 FEET TO AN END OF FENCE; THENCE SOUTH 88°00'34" WEST ALONG AN EXISTING FENCE CORNER 202.85 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 74°24'18" WEST ALONG AN EXISTING FENCE LINE 958.82 FT-OF-WAY OF 500 NORTH; THENCE ALONG THE FT-OF-WAY OF 500 NORTH, THENCE ALONG THE 25.29 FEET; THENCE SOUTH 04°11'56" WEST ALONG THE FT-OF-WAY OF 500 NORTH TO THE POINT OF BEGINNING  
AREA = 489,212.71 SQUARE FEET / 11.23 ACRES



Zone	Lot	Area	Width
AV-3	1	1.75 Ac	214'
AV-3	2	1.75 Ac	287'
AV-3	3	5.50 Ac	271'
Lot Total		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.

TOTAL AREA = 1,037,903.12 SQUARE FEET / 23.83 ACRES

DATE \_\_\_\_\_

SURVEYOR - SEAN A. FERNANDEZ

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

**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, BLOCKS, 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.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020

**STATE OF UTAH CORPORATE ACKNOWLEDGMENT**  
COUNTY OF WEBER } s.s.

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

**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 \_\_\_\_\_ 2020. SEAL

**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.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020.  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

**PLAT NOTES**  
1. 10 FEET PUBLIC UTILITY EASEMENTS AROUND THE PERIMETER OF EACH LOT, UNLESS NOTED OTHERWISE.  
2. SET 1/2" 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 \_\_\_\_\_  
IN BOOK \_\_\_\_ OF \_\_\_\_ PAGE \_\_\_\_  
FOR: \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY DEPUTY \_\_\_\_\_

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

**GRAPHIC SCALE**  
0 30 60 90 120 150 180 210 240  
( IN FEET )  
1 inch = 60 ft.

**SYMBOL LEGEND:**

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT

**ENGINEERING - SURVEYING**  
**A.L.M. & Associates, Inc.**  
861-374-6262