

DREAMWORKS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

Found North Quarter Corner
Section 26, T.5N., R.1W., SLB&M
Weber County 3" Brass Cap 2004
5N1W26N

23 23
26 26
S. 89°42'10" E. 2592.67' (BASIS OF BEARING)

Found Northwest Corner
Section 25, T.5N., R.1W., SLB&M
Weber County 3" Brass Cap 1960
5N1W26NE

23 24
26 25
S. 00°29'21" E. 777.71'

Legend of Symbols
& Abbreviations

Boundary Line
Section Line
Road Center Line
Adjacent Parcel
Easement
Right-of-Way Line
Lot Line

- Set yellow rebar/cap stamped "CIR"
Found red rebar/cap stamped "Landmark PLS 167594" (Held)
Found rivet
Found yellow rebar/cap stamped "Gardner Engineering"
PUE Public Utility Easement

CHECK THE TIE TO POB.
THIS LOCATION DOESN'T
MATCH RECORD LOCATION
OF DAUPHINE-SAVOY SUB.

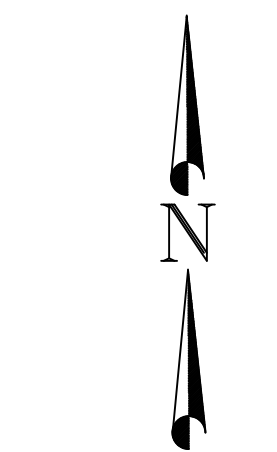
60' ROW REQUIRED
PER WEBER COUNTY
ENGINEERING

DISTANCE DOESN'T
TIE TO ANYTHING

THE LOCATIONS OF THE DRAINAGE
EASEMENT AND THE AQUEDUCT
EASEMENT CAN'T BE ACCURATELY
DEFINED FROM DAUPHINE-SAVOY SUB.
AND ROS 7337. HOW WAS THE LOCATION
DETERMINED? PLEASE DIMENSION THEM
SO THEY CAN BE RETRACED.

INCORRECT
RECORD BEARING

SHOW RECORD
DISTANCE



Scale in Feet

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission this ___ day of _____ A.D. 20__.

Chairman, Weber County Planning Commission

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 the 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 _____ A.D. 20__.

Plat Reviewer

Date

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 _____ A.D. 20__.

Director, Weber-Morgan Health Department

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.

City Engineer

Date

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 affect.

Signed this ___ day of _____ A.D. 20__.

Weber County Attorney

OWNER:
Michael Moran and Alyssa Moran, dba AM Disposal
1246 Flint Meadow Drive
Suite 104
Kaysville, UT 84037

DEVELOPER:
DreamWorks Utah
1010 South Angel Street
Layton, UT 84041

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of street 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 _____ A.D., 20__.

Attest:

Chairman, Weber County Commission

SURVEYOR'S CERTIFICATE

I, Brian Fay Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **DREAMWORKS SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ___ day of _____, 20__



BOUNDARY DESCRIPTION

An entire tract of land described in that Special Warranty Deed recorded June 15, 2023 as Entry No. 3287272 in the Office of the Weber County Recorder. Said tract is located in the Northwest Quarter of Section 25, Township 5 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at an existing red rebar and cap stamped "Landmark PLS 167594" marking the southwesterly corner of Lot 1-R, Dauphine-Savoy-Piedmont Subdivision recorded May 2, 2014 as Entry No. 2684866 in the Office of said Recorder, which is 777.71 feet S. 00°29'21" E. and 1225.91 feet East from the Northwest Corner of said Section 25; thence S. 77°37'45" E. 396.00 feet along the southerly line of said Dauphine-Savoy-Piedmont Subdivision; thence S. 12°58'38" W. 222.96 feet (R=S. 12°22'15" W. 220 feet); thence N. 77°01'03" W. [R=N. 77°01'03" W.] 396.00 feet to the easterly right-of-way line of Bybee Drive; thence N. 12°58'59" E. (R=N. 12°22'15" E.) 218.74 feet along said easterly right-of-way to the **Point of Beginning**.

The above-described tract contains 87,454 sq. ft., in area or 2.007 ac. more or less. 2 Lots.

Tax Parcel #: 07-100-0037

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown or noted hereon and name said tract:

DREAMWORKS SUBDIVISION

Also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, drainage easements, the same to be used for the installation, maintenance and operation for public utility service line, storm drainage facilities 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 erected within such easements.

AM Disposal

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake)

On this ___ day of _____ in the year 20__, before me, _____ a Notary Public, personally appeared _____ of AM Disposal proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **DREAMWORKS SUBDIVISION** and was signed by him/her on behalf of said AM Disposal and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

DREAMWORKS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____

Deputy, Weber County Recorder