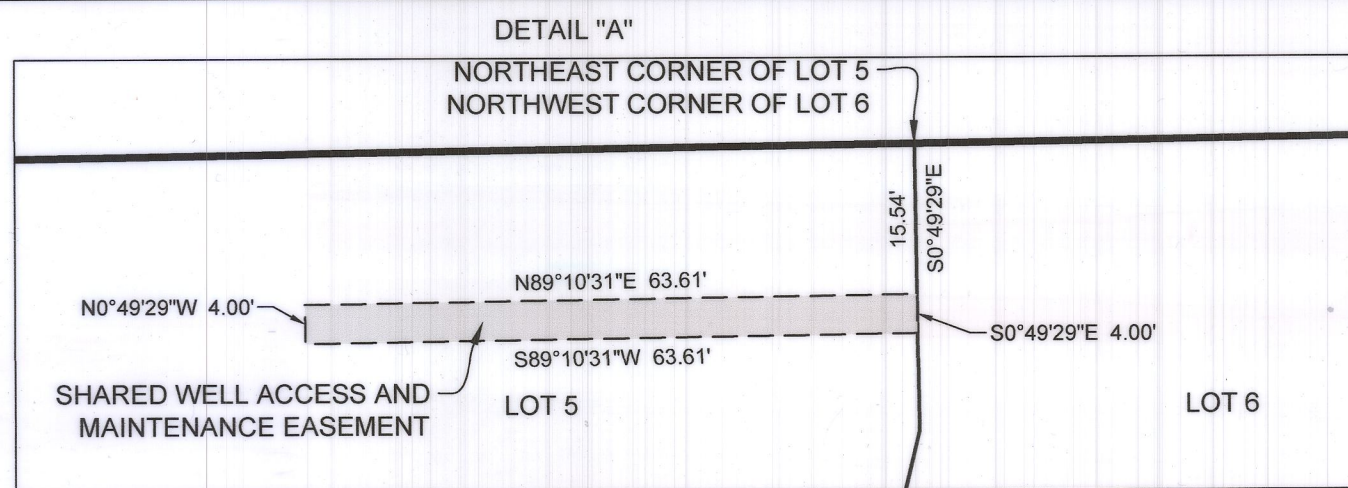
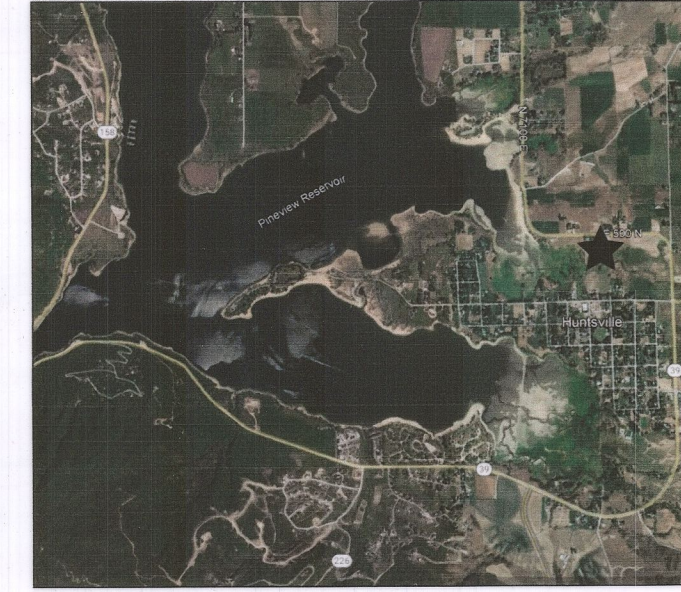


FAMILY DREAMS SUBDIVISION 2ND AMENDMENT
A LOT AVERAGED SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
AUGUST 2025



VICINITY MAP
NOT TO SCALE

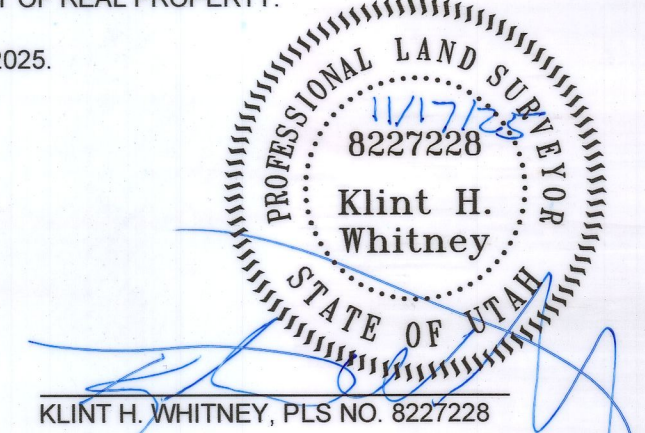


A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 00°00'00" EAST 351.82 FEET AND NORTH 90°00'00" WEST 265.43 FEET FROM THE SOUTH QUARTER CORNER REFERENCE CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 84°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 885.47 FEET TO THE TO THE SOUTH RIGHT-OF-WAY LINE OF 500 NORTH STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°11'33" EAST 525.23 FEET, THENCE SOUTH 04°11'56" WEST 855.04 FEET TO THE POINT OF BEGINNING, CONTAINING 9.084 ACRES.

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 2ND 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 17TH DAY OF November, 2025.



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 2ND 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 ERECTED WITHIN SUCH EASEMENTS, AND DEDICATE GRANT AND CONVEY TO THE OWNERS OF LOT 6 THEIR SUCCESSORS AND ASSIGNS A WELL ACCESS AND MAINTENANCE EASEMENT OF THE SHARED WELL AS SHOWN HEREON.

SIGNED THIS DAY OF 2025.
THE JEFFRY R. BURTON LIVING TRUST DATED OCTOBER 13, 1988 AS AMENDED

BY: JEFFRY R. BURTON, Trustee

THE LINDA G. BURTON LIVING TRUST DATED OCTOBER 13, 1988 AS AMENDED

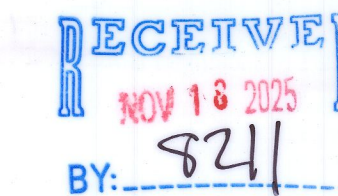
BY: LINDA G. BURTON, Trustee

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
- SHARED WELL ACCESS EASEMENT

AREA TABLE

LOT	ORIGINAL AREA	NEW AREA	2ND AMENDMENT CHANGE	WIDTH
5 (PRIOR LOT 4)	3.5	7.33	3.83	271.31'
6	0	1.75	1.75	253.92'
AG PARCEL C	5.58	0	-5.58	
AG PARCEL D (EAST)	0	11.11	11.11	
AG PARCEL A	11.11	0	-11.11	
TOTAL	20.19	20.19	0.00	
AVERAGE	9.08AC / 2 LOTS = 4.54 AC / LOT			



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. 49057C0244F 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.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

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.

ANTICIPATED GROUND WATER TABLES NOT TO EXCEED 60 INCHES, FALL WITHIN THE RANGE OF ACCEPTABILITY FOR THE UTILIZATION OF A CONVENTIONAL WASTEWATER DISPOSAL SYSTEM AS A MEANS OF WASTEWATER DISPOSAL. MAXIMUM TRENCH DEPTH IS LIMITED TO 24 INCHES. THE ABSORPTION SYSTEM IS TO BE DESIGNED USING A MAXIMUM LOADING RATE OF 0.50 GAL/SQ.FT./DAY AS REQUIRED FOR THE CLAY LOAM, MASSIVE STRUCTURE WITH A SOIL HORIZON WITH A DOCUMENTED PERCOLATION RATE OF 43.6 MINUTES PER INCH. THE ABSORPTION FIELD MUST BE LOCATED WITHIN 50 FEET TO THE TEST PIT (UTM ZONE 12T, NAD 83, 0435586E 4568727N).

SOIL LOG # 15770

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 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 2025.

COUNTY ENGINEER

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 2025.

COUNTY ATTORNEY

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 2025.

COUNTY SURVEYOR
RECORD OF SURVEY # 6810

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 2025

DIRECTOR WEBER-MORGAN HEALTH DEPT.