

Summerset Farms - Phase 1 A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
September 2019

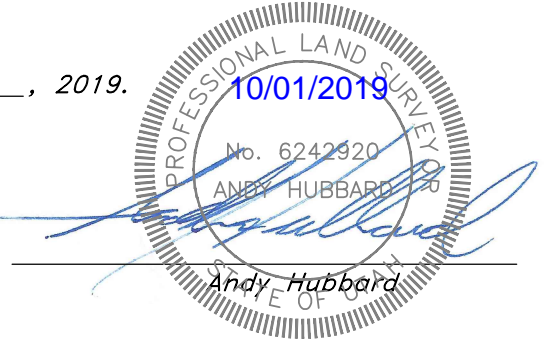
SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Summerset Farms - Phase 1, a Lot Averaging Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2019.

10/01/2019

6242920
License No.



OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Summerset Farms - Phase 1, a Lot Averaging Subdivision and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement and/or Detention Pond Easement, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Signed this _____ Day of _____, 2019.

- X -

X - Owner

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by _____ X _____.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

DESCRIPTION

A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a point on the Easterly Line of Cameron's Cluster Subdivision, said point being 330.00 feet South 0°42'54" West along the Section Line from the Center of said Section 28; and running thence South 89°13'14" East 1177.21 feet along said Southerly Line projected to a point on the Westerly Line of the LDS Church Property; thence along said Westerly and Southerly Lines the following two (2) courses: (1) South 0°46'46" West 62.01 feet; and (2) South 89°13'14" East 11.08 feet; thence South 8°47'46" West 291.03 feet to a point of a non-tangent curve; thence Northwesterly along the arc of a 450.00 foot Radius curve to the right a distance of 43.49 feet (Central Angle equals 5°32'13" and Long Chord bears North 78°26'08" West 43.47 feet) to a point of non-tangency; thence South 23°20'37" West 203.19 feet; thence North 67°30'59" West 150.03 feet; thence North 89°23'40" West 664.11 feet; thence North 0°42'54" East 23.13 feet; thence North 89°17'06" West 223.00 feet to said Easterly Line of the Hamblin Investments Inc Property; thence North 0°42'54" East 453.36 feet along said Easterly Line to the Point of Beginning.

Contains 12.471 Acres, More or Less

AGRICULTURE OPERATION AREA NOTE
Agriculture is the preferred use in the agriculture zones. Agriculture operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.



VICINITY MAP
(Not to Scale)

NOTE

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

NARRATIVE

This Subdivision Plat was requested by Mr. Ed Green for the purpose of creating sixteen (16) residential Lots.

Brass Cap Monuments were found at the East 1/4 corner and the Southeast corner of Section 28, T6N, R2W, SLB&M.

A line bearing South 0°36'20" West between these two monuments was used as the basis of bearings. Property corners will be set as depicted on this plat once the construction is complete.

If Curb and Gutter is installed, "Rivets will be set in the Top Back of Curb on the extension of the Property Line.

If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

The Northerly Line was established by honoring the Southerly Lines of Favero Legacy Cluster Subdivision Phases 1 and 2.

The Southerly and Easterly Lines was established by honoring the Glenn Farr and Inez C. Farr Trustees Property.

The Westerly Line was established by honoring the Easterly Line of the Cameron Cluster Subdivision, as well as the Centerline of 3900 West Street.

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 has been satisfied. The approval for 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 _____, 2019.

Weber County Surveyor

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 _____, 2019.

Weber County Attorney

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 _____, 2019

Weber County Engineer

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets 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 this _____ day of _____, 2019

Chairman, Weber County Commission

Attest: _____

Title: _____

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this _____ day of _____, 2019.

Chairman, Weber County Planning Commission

ENGINEER:
Great Basin Engineering, Inc.
Ed Green
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
2160 North Valley View Drive
Layton Utah, 84040
(801) 540-3400

Sheet 1 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

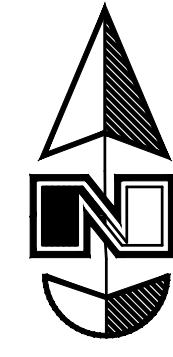


Summerset Farms - Phase 1

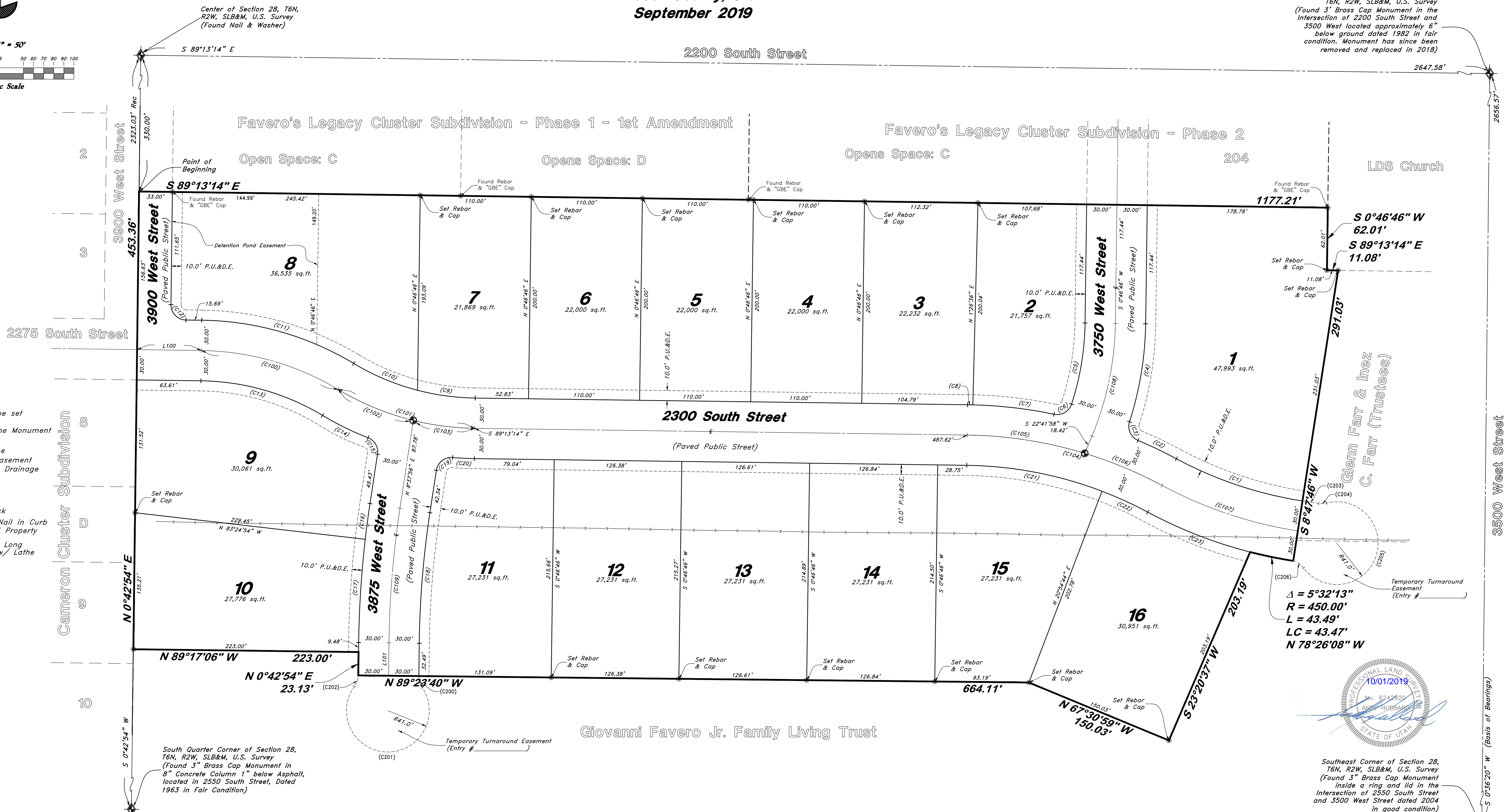
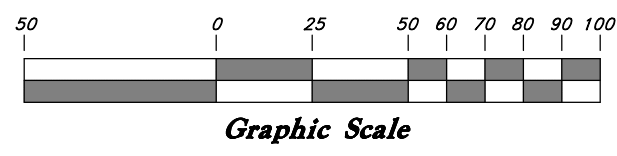
A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
September 2019

East Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in the Intersection of 2200 South Street and 3500 West located approximately 6" below ground dated 1982 in fair condition. Monument has since been removed and replaced in 2018)



Scale: 1" = 50'



Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

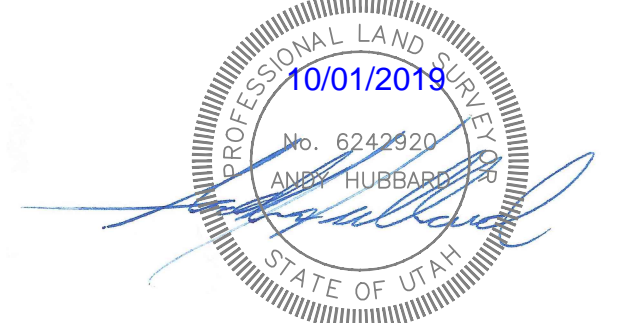
$$\Delta = 5^{\circ}32'13''$$

$$R = 450.00'$$

$$L = 43.49'$$

$$LC = 43.47'$$

$$N 78^{\circ}26'08'' W$$



Southeast Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument inside a ring and lid in the Intersection of 2550 South Street and 3500 West Street dated 2004 in good condition)

PROPERTY LINE CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C1)	19°26'11"	390.00'	132.30'	N 71°29'09" W	131.67'
(C2)	5°21'40"	450.00'	42.11'	N 64°26'53" W	42.09'
(C3)	85°03'07"	15.00'	22.27'	N 24°36'09" W	20.28'
(C4)	17°08'38"	330.00'	98.74'	N 9°21'05" E	98.37'
(C5)	17°21'27"	270.00'	81.80'	N 9°27'30" E	81.48'
(C6)	83°37'36"	15.00'	21.89'	N 59°57'02" E	20.00'
(C7)	10°19'14"	450.00'	81.06'	S 83°23'47" E	80.95'
(C8)	0°39'50"	450.00'	5.21'	S 88°53'19" E	5.21'
(C9)	13°46'52"	240.00'	57.73'	S 82°19'48" E	57.59'
(C10)	16°26'06"	240.00'	68.84'	S 67°13'19" E	68.61'
(C11)	30°13'01"	300.00'	158.22'	S 74°06'47" E	156.39'
(C12)	89°56'11"	15.00'	23.55'	S 44°15'13" E	21.20'

PROPERTY LINE CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C13)	30°13'01"	240.00'	126.57'	N 74°06'47" W	125.11'
(C14)	9°37'08"	300.00'	50.36'	N 63°48'50" W	50.30'
(C15)	77°09'33"	15.00'	20.23'	N 29°59'44" W	18.73'
(C16)	2°02'51"	1000.00'	35.73'	N 7°36'31" E	35.73'
(C17)	5°52'12"	1000.00'	102.45'	N 3°39'00" E	102.41'
(C18)	7°55'02"	940.00'	129.89'	N 4°40'25" E	129.79'
(C19)	86°19'00"	15.00'	22.58'	N 51°45'56" E	20.51'
(C20)	4°07'10"	300.00'	21.57'	S 87°09'39" E	21.56'
(C21)	20°07'58"	390.00'	137.04'	S 79°09'15" E	136.34'
(C22)	7°19'13"	390.00'	49.83'	S 65°25'39" E	49.79'
(C23)	13°53'59"	450.00'	109.17'	S 68°43'02" E	108.90'

PROPERTY LINE CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C100)	30°13'01"	270.00'	142.39'	S 74°06'47" E	140.75'
(C101)	30°12'58"	270.00'	142.39'	S 74°06'45" E	140.75'
(C102)	17°09'33"	270.00'	80.86'	S 67°35'03" E	80.56'
(C103)	13°03'24"	270.00'	61.53'	S 82°41'31" E	61.40'
(C104)	27°27'11"	420.00'	201.24'	S 75°29'38" E	199.32'
(C105)	16°07'31"	420.00'	118.20'	S 81°09'28" E	117.81'
(C106)	11°19'40"	420.00'	83.04'	S 67°25'53" E	82.90'
(C107)	19°26'11"	420.00'	142.48'	S 71°29'09" E	141.79'
(C108)	21°55'12"	300.00'	114.77'	S 11°44'22" W	114.07'
(C109)	7°55'02"	970.00'	134.04'	N 4°40'25" W	133.93'

EASEMENT LINE CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C200)	34°33'10"	20.00'	12.06'	N 16°33'41" W	11.88'
(C201)	249°53'32"	41.00'	178.82'	S 88°53'30" E	67.21'
(C202)	33°02'36"	20.00'	11.53'	S 19°31'58" W	11.38'
(C203)	2°24'45"	390.00'	16.42'	S 81°17'05" E	16.42'
(C204)	21°49'40"	20.00'	7.62'	N 86°35'43" E	7.57'
(C205)	247°17'41"	41.00'	176.96'	S 19°19'44" W	68.26'
(C206)	36°43'45"	20.00'	12.82'	N 55°23'17" W	12.60'

LINE DATA		
Line	Bearing	Length
L100	S 89°13'17" E	63.64
L101	N 0°42'54" E	32.55

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 B.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY