

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
May 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 hereon 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.

6242920
License No.

Andy Hubbard

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.

Looks like this needs to be updated. X -
X - Owner

ACKNOWLEDGMENT

State of Utah }
County of } ss

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

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 the Hamblin Investments Inc. Property, 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

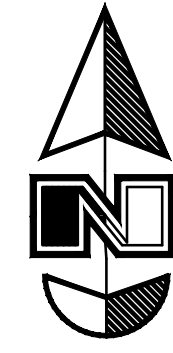


Summerset Farms - Phase 1

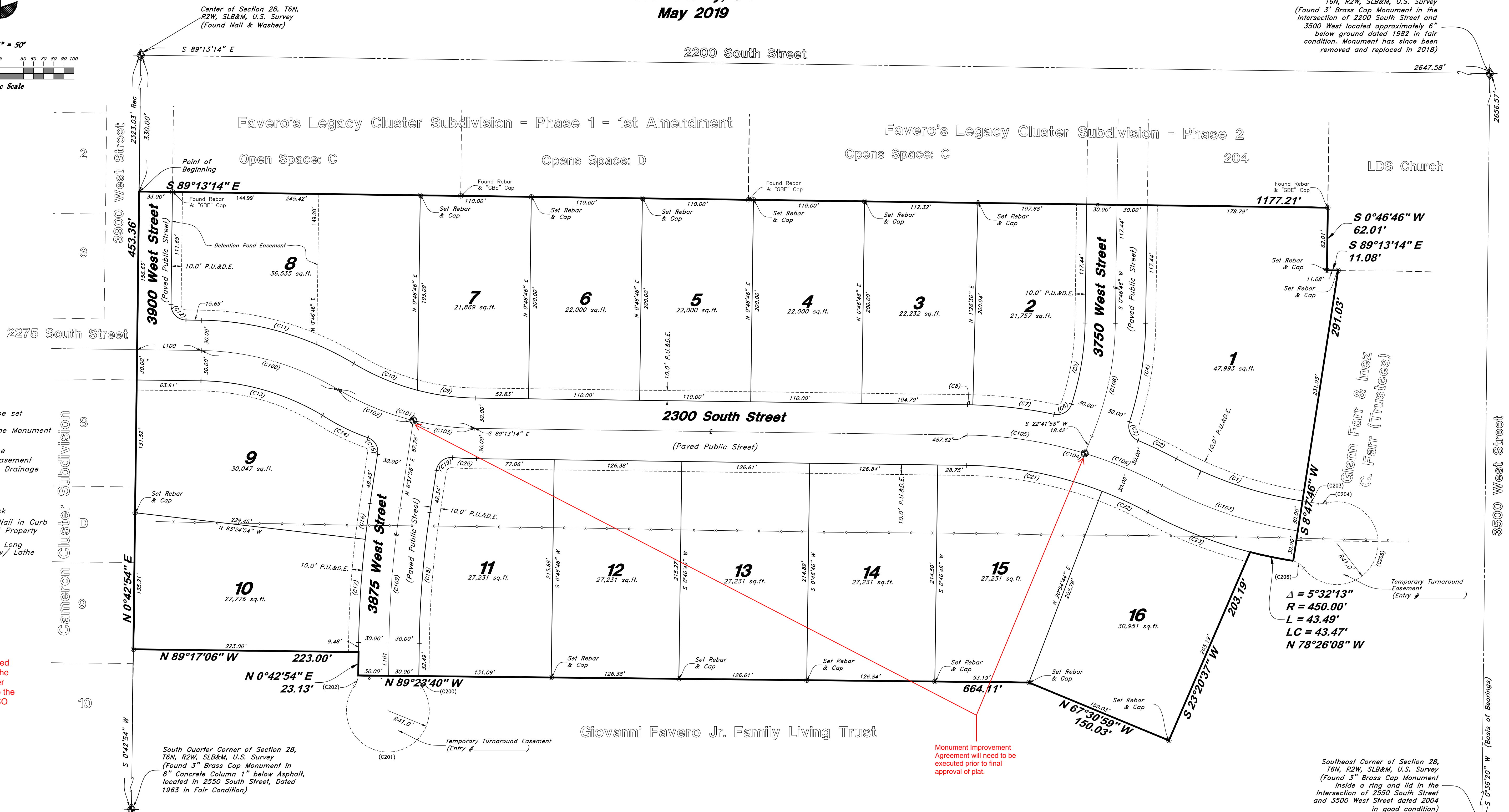
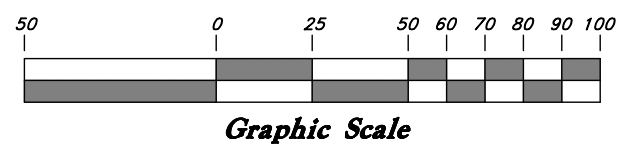
A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
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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
- ▲ will be set Nail in Curb
- ⊙ Extension of Property
- ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Please add
A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

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

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'

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C13)	30°13'01"	240.00'	126.57'	N 74°06'47" W	125.11'
(C14)	14°09'00"	204.21'	50.43'	N 63°48'50" W	50.30'
(C15)	81°47'12"	14.30'	20.42'	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°26'21"	303.97'	23.55'	S 87°20'02" E	23.54'
(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°25'19" E	49.79'
(C23)	13°53'59"	450.00'	109.17'	S 68°43'02" E	108.90'

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'

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'

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

