Summerset Farms - Phase 4

A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

July 2020

VICINITY MAP
(Not to Scale)

Center of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Nail & Washer)

S 89°13'14" E

2200 South Street

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)

2647.58'

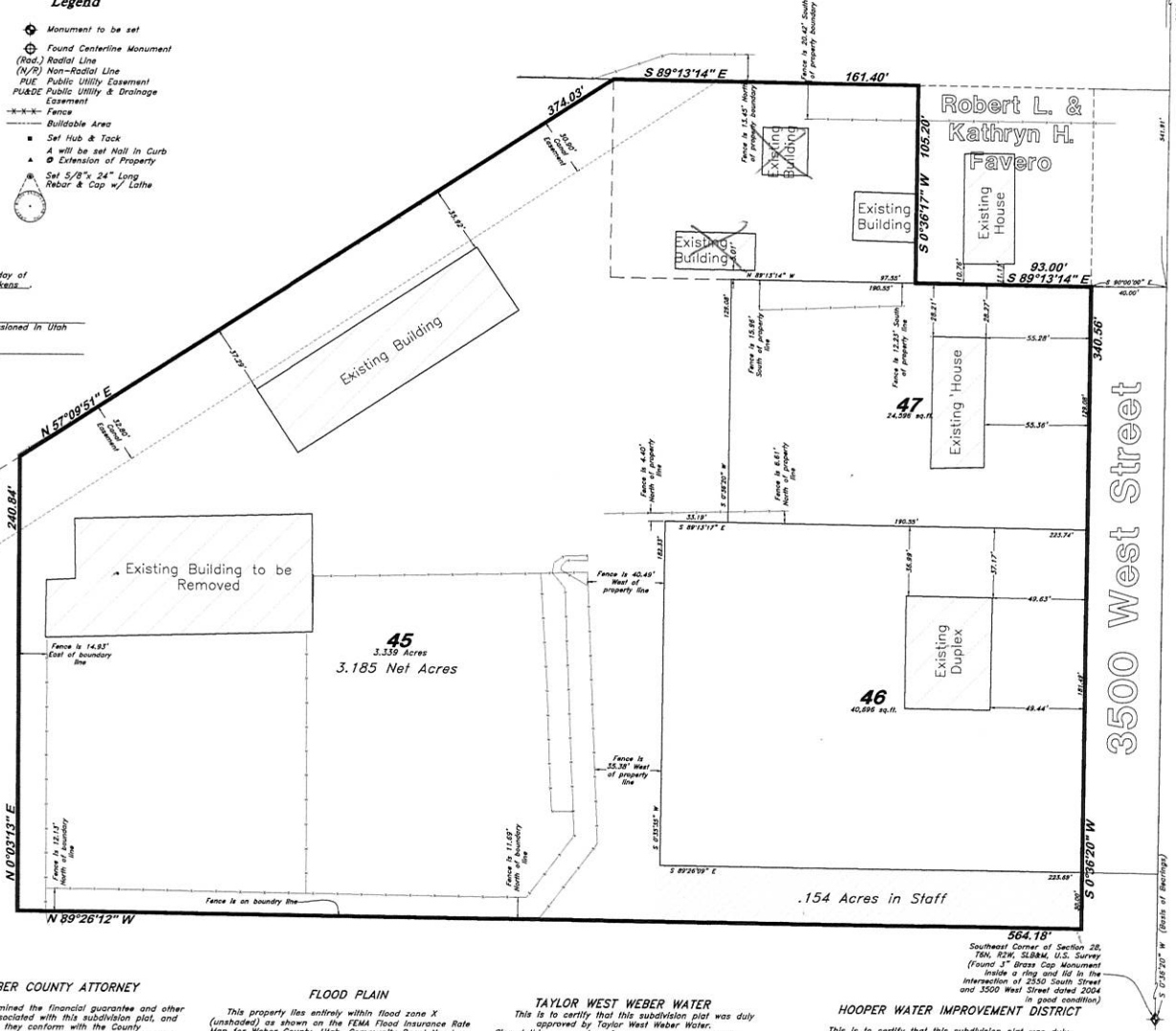
2556.57'

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
- Ø Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Scale: 1" = 50'

Graphic Scale



564.18'

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 2350 South Street and 3500 West Street dated 2004 in good condition)

ACKNOWLEDGMENT

State of Utah
County of) ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2018 by Jed L. Ophelkens and Lindsey Ophelkens.

Residing At: _____

Commission Number: _____

Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

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 _____ of _____, 2020

Weber County Engineer

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 _____, 2020.

Chairman, Weber County Planning Comission

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.
Signed this _____ day of _____, 2020.

Chairman, Weber County Comission

Attest: _____

Title: _____

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 monument 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

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 affect.
Signed this _____ day of _____, 2020.

Weber County Attorney

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)

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this _____ day of _____, 2020.

Taylor West Weber Water

HOOPER WATER IMPROVEMENT DISTRICT

This is to certify that this subdivision plat was duly approved by Hooper Water Improvement District.
Signed this _____ day of _____, 2020.

Hooper Water Improvement District

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 Certificate 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 Favero's Legacy Chster Subdivision - Phase 1 - 1st Amendment, 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 _____, 2020.

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 2, 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 _____, 2020.

-Summerset Farms LLC-

X - Owner

NARRATIVE

This Subdivision Plat was requested by Mr. Ed Green for the purpose of creating Three (3) residential Lots.

A line bearing South 0°36'20" West between the East Quarter Corner And Southeast corner was used as a Basis of Bearing.

Property Corners are Monumented as depicted on this survey.

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural 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.

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 541.91 feet North 0°36'20" East along the Section Line from the East of said Section 28 and 40.00 feet West; running thence South 00°36'20" West 340.56 feet; thence North 89°26'12" West 564.18 feet; thence North 00°03'13" East 240.84 feet; thence North 57°09'51" East 374.03 feet; thence South 89°13'14" East 161.40 feet; thence South 00°36'17" West 105.20 feet; thence South 89°13'14" East 93.00 feet to the Point of Beginning.

Contains 4.838 Acres, More or Less

Sheet 1 of 1

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: _____
DEPUTY

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ENGINEER:
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Ogden, Utah 84405
(801) 394-4515

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