

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

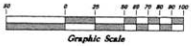
2200 South Street



VICINITY MAP
(Not to Scale)



Scale: 1" = 50'



Graphic Scale

Center of Section 28, T6N, R2W, SLB&M, U.S. Survey
(Found Nail & Washer)
S 89°13'14" E

Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PL&D 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 & Cop w/ Lathe

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Neil L. Oshelkne and Lindsay Oshelkne.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

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 _____ day 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 Commission

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, are hereby approved and accepted by the commissioners of Weber County, Utah.

Signed this _____ day of _____, 2020.

Chairman, Weber County Commission

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

GREAT BASIN ENGINEERING

5740 SOUTH 1475 EAST QUINN, UTAH 84403
 PH: (801) 394-4819 FAX: (801) 394-4822
 WWW.GREATBASINENGINEERING.COM

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 _____, 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 495270425C dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

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. 224263 in accordance with Title 36, 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 Sections 17-23-17 and that I have verified all measurements shown herein with this plat of Fowler's Legacy Cluster Subdivision - Phase 1 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 herein as public utility easement and/or Detention Pond Easement, the same to be used for the maintenance and operation of public utility service lines 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 Owen for the purpose of creating three (3) residential lots. A line bearing South 0°18'20" West between the East Quarter Corner and Southeast corner was used as a Basis of Bearing. Property Corners are Monumented as shown on this survey.

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zone. 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.

Curb Gutter and Sidewalk are required unless a deferral is granted.

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 541.81 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 340.55 feet; thence North 89°05'12" West 564.18 feet; thence North 00°05'13" 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°36'20" 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

Show utilities. Will they be connecting to the sewer?

Letter from Irrigation Co. on easement. Should the canal be fenced or piped?

3500 W to be a 100ft. ROW with a 10ft. PUE

Easement for canal

Will This building meet setbacks? Does this lot need to be in the subdivision as well.

Does Central Weber's Easement extend in this lot? Letter from Central Weber

If this is to be a flag lot it will need to follow Sec 108-7-29

Sheet 1 of 1

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	DATE _____
RECORDS PAGE _____	OF OFFICIAL RECORDS _____
WEBER COUNTY RECORDER	
DEVELOPER: _____	ENGINEER: _____
800 Favers 2048 West Ridge Drive Synovus, UT 84075 (801) 864-3706	Great Basin Engineering, Inc. 5740 South 1475 East Suite 200 Quinn, Utah 84403 (801) 394-4515
DEPUTY	