

Summerset Farms - Phase 2

A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
February 2020

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 2 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 _____, 2020.

6242920

License No.

Andy Hubbard

OWNERS DEDICATION

and streets

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.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements."

Utah Code 17-21-25 Names of persons signing to be typed or printed on instruments presented for recording

-Summerset Farms LLC-

X - Owner

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____ X _____.

Residing At: _____
Commission Number: _____
Commission Expires: _____
A Notary Public commissioned in Utah
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 783.35 feet South 0°42'54" West along the Section Line from the Center of said Section 28 and running thence South 89°17'06" East 223.00 feet; thence South 0°42'54" West 23.13 feet; thence South 89°23'40" East 664.11 feet; thence South 67°30'59" East 123.83 feet; thence South 29°00'53" East 163.89 feet to a point of a non-tangent curve; thence Northeasterly along the arc of a 320.00 foot Radius curve to the left a distance of 78.92 feet (Central Angle equals 14°07'52" and Long Chord bears North 57°50'57" East 78.72 feet) to a point of non-tangency; thence South 39°12'59" East 269.53 feet; thence South 69°19'39" West 468.45 feet; thence North 89°10'32" West 886.32 feet; thence North 0°42'54" East 543.20 feet to the Point of Beginning.

Contains 13.586 Acres, More or Less

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 _____, 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 effect.

Signed this _____ day of _____, 2020.

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 _____, 2020

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 _____, 2020

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 _____, 2020.

Chairman, Weber County Planning Commission

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

DEVELOPER:
2150 North Valley View Drive
Layton Utah, 84040
(801) 540-3400

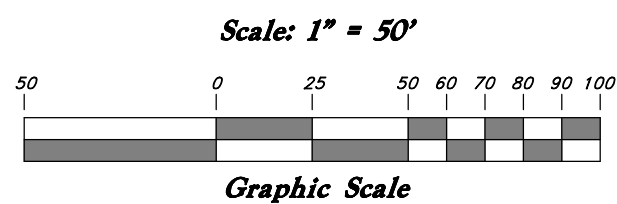
Sheet 1 of 2

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



Summerset Farms - Phase 2

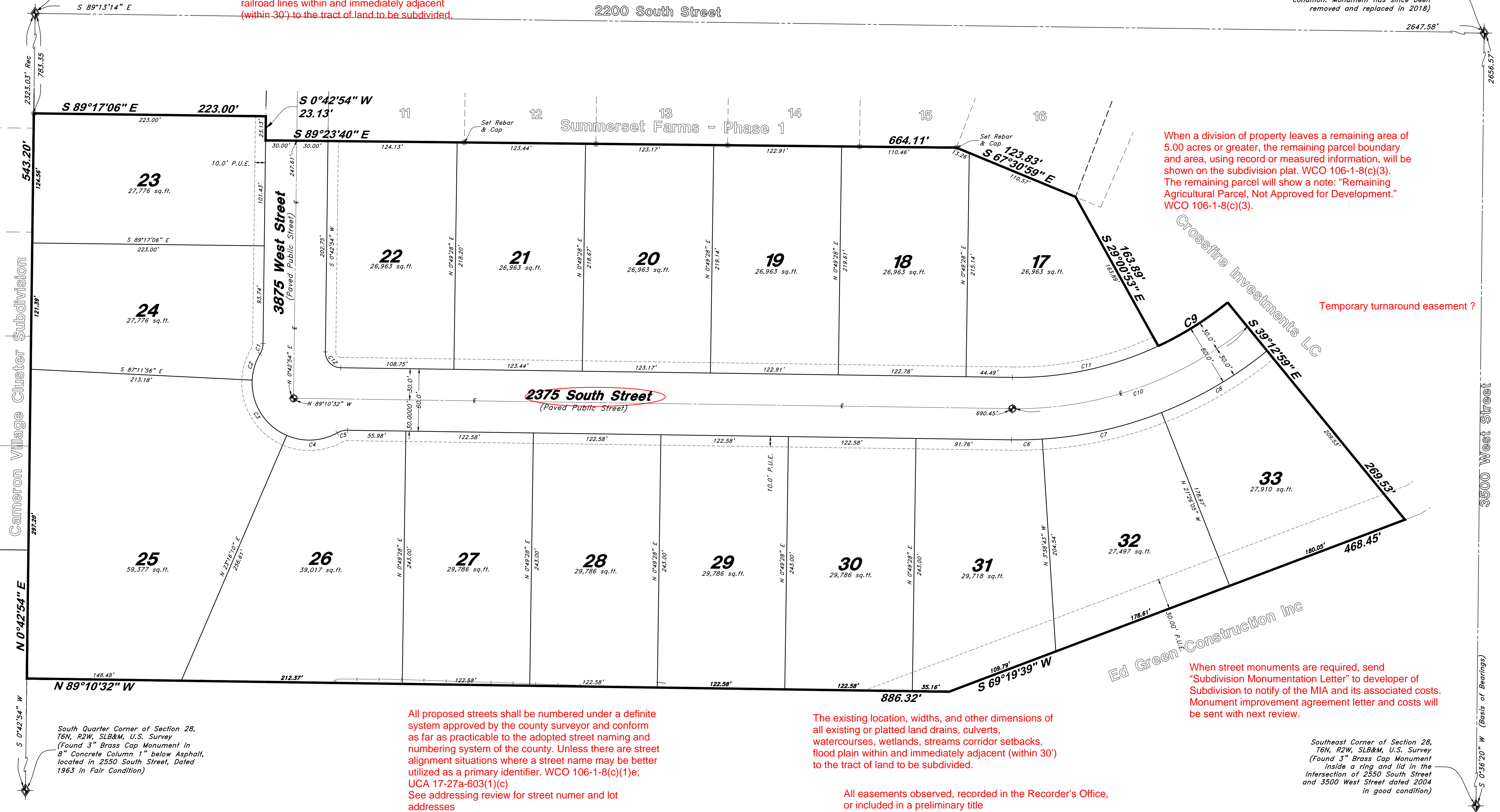
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Weber County, Utah
February 2020

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

The existing location, widths, and other
dimensions of all existing or platted streets or
railroad lines within and immediately adjacent
(within 30') to the tract of land to be subdivided.

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)



When a division of property leaves a remaining area of
5.00 acres or greater, the remaining parcel boundary
and area, using record or measured information, will be
shown on the subdivision plat. WCO 106-1-8(c)(3).
The remaining parcel will show a note: "Remaining
Agricultural Parcel, Not Approved for Development."
WCO 106-1-8(c)(3).

Temporary turnaround easement ?

2375 South Street
(Paved Public Street)

When street monuments are required, send
"Subdivision Monumentation Letter" to developer of
Subdivision to notify of the MIA and its associated costs.
Monument improvement agreement letter and costs will
be sent with next review.

South Quarter Corner of Section 28,
T6N, R2W, SLB&M, U.S. Survey
(Found 3" Brass Cap Monument in
8" Concrete Column 1" below Asphalt,
located in 2550 South Street, Dated
1963 in Fair Condition)

All proposed streets shall be numbered under a definite
system approved by the county surveyor and conform
as far as practicable to the adopted street naming and
numbering system of the county. Unless there are street
alignment situations where a street name may be better
utilized as a primary identifier. WCO 106-1-8(c)(1);
UCA 17-27a-603(1)(c)
See addressing review for street number and lot
addresses

The existing location, widths, and other dimensions of
all existing or platted land drains, culverts,
watercourses, wetlands, streams corridor setbacks,
flood plain within and immediately adjacent (within 30')
to the tract of land to be subdivided.

All easements observed, recorded in the Recorder's Office,
or included in a preliminary title
report unless legally vacated by all easement holders.
WCO 106-1-8(c)(1)m
Address all title report easements

The existing location, widths, and other dimensions of
all existing or platted easements within and immediately
adjacent (within 30') to the tract of land to be
subdivided.

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)

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

The subdivision boundary corners and lot corners shall
be set on the site prior to recording of the final plat.
WCO 106-1-8(c)(1);
Not shown in legend or on plat

A legend shall be included which clearly identifies the
lines, symbols, and other markings used to create the
survey map, or plat. WCO 106-1-5(a)(2); WCO
106-1-8(c)(1)c.; UCA 17-23-17(3)(c) WCO 45-3-3(d)

PROPERTY LINE CURVE DATA

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	29°55'35"	20.00'	10.45'	S 15°40'41" W	10.33'
C2	27°50'25"	55.00'	26.72'	S 16°43'16" W	26.46'
C3	69°31'53"	55.00'	66.75'	S 31°57'53" E	62.72'
C4	52°22'17"	55.00'	50.27'	N 87°05'02" E	48.54'
C5	29°55'35"	20.00'	10.45'	N 75°51'41" E	10.33'
C6	4°28'11"	380.00'	29.64'	N 88°35'23" E	29.64'
C7	17°47'23"	380.00'	117.99'	N 77°27'36" E	117.51'
C8	17°46'53"	380.00'	117.93'	N 59°40'28" E	117.46'
C9	14°07'52"	320.00'	78.92'	N 57°50'57" E	78.72'
C10	40°02'21"	350.00'	244.59'	S 70°48'12" W	239.64'
C11	25°54'35"	319.99'	144.70'	N 77°52'10" E	143.47'
C12	89°53'26"	15.00'	23.53'	S 44°13'49" E	21.19'

Sheet 2 of 2

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