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

VICINITY MAP

NARRATIVE

of creating seventeen (17) residential Lots. And Southeast corner was used as a Basis of Bearing. Property Corners are Monumented as depicted on this survey.

> The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b). If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parole, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features.

This Subdivision Plat was requested by Mr. Ed Green for the purpose A line bearing South 0°36'20" West between the East Quarter Corner

> The written narrative shall contain the documentary, parole, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

WCO 45-3-4(a).

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

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.

	Signea this	Day o	, 2020.
Utah Code 17-21-25 Names of personsigning to be typed or printed on inst			-Summerset Farms LLC-
presented for recording			X - Owner
	State of Utah		ACKNOWLEDGMENT
	County of	} ss	

The	foregoing		acknowledged X			this_		day of		
		·								
iding At	<u>:</u>									
nmissior	n Number:			A Note	ary .	Public	commiss	sioned	in	Utah

DESCRIPTION

Commission Expires:

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 _____, 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 Signed this _____ day of _____

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 quarantee is sufficient for the installation of these improvements.

Signed this _____ day of _______, 2020

Weber County Engineer

WEBER COUNTY COMMISSION ACCEPTANCE

Grant and dedicate a perpetual right and easement

to be used for the installation maintenance and

facilities, irrigation canals or for the perpetual

being erected within such easements."

over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage

easements and canal maintenance easement, the same

operation of public utility service lines, storm drainage

preservation of water channels in their natural state

whichever is applicable as may be authorized by the

governing authority, with no buildings or structures

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 _____, 2020

Chairman,	Weber	County	Commission	
Attest:				

WEBER COUNTY PLANNING

c/o Andy Hubbard 5746 South 1475 East Suite 200

Ogden, Utah 84405

(801) 394-4515

COMMISSION	APPROVAL	
This is to certify that was duly approved by the Commission. Signed this day	Weber County Planning	Γ
2020.		
Chairman, Weber County	Planning Comission	<i>f</i>
ENGINEER: Great Basin Engineering, Inc.	DEVELOPER: Ed Green	

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

WEBER (COUNTY	REC	CORDER)
ENTRY NO		FEE	<i>PAID</i>	
				AND
RECORDEDIN				7C/47
RECORDS, PAG			_	
WEBER	COUNTY	RECO	RDER	
BY:				
	DEPUT	γ		

Sheet 1 of 2

GREAT BASIN ENGINEERINGZ 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

AGRICULTURE OPERATION AREA NOTE

Agriculture operations as specified in the Land Use Code for a

of farm machinery and no allowed agricultural use shall be

NOTE

lines, except as otherwise shown.

1. 10' wide Public Utility Easement as indicated by dashed

FLOOD PLAIN

This property lies entirely within flood zone X

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)

Map for Weber County, Utah, Community Panel Number

of future residents of this subdivision.

particular zone are permitted at any time including the operation

subject to restrictions on the basis that it interferes with activities

Agriculture is the preferred use in the agriculture zones.

02N302 - Summerset Farms Subdivision - Phase 2

Scale: 1" = 50' Summerset Farms - Phase 2 A Lot Averaging Subdivision Graphic Scale A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah East Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey Center of Section 28, T6N, (Found 3' Brass Cap Monument in the February 2020 R2W, SLB&M, U.S. Survey Intersection of 2200 South Street and The existing location, widths, and other (Found Nail & Washer) 3500 West located approximately 6" below ground dated 1982 in fair condition. Monument has since been dimensions of all existing or platted streets or railroad lines within and immediately adjacent S 89°13'14" E removed and replaced in 2018) 2200 South Street (within 30') to the tract of land to be subdivided. 2647.58' S 0°42'54" W S 89°17'06" E 223.00' 23.13' 16 Set Rebar & Cap Summerset Farms – Phase 1 \$ 89°23'40" E When a division of property leaves a remaining area of 664.11' 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information, will be 10.0' P.U.E. 10 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). S 89°17'06" E 223.00' **22** 26,963 sq.ft. **20** 26,963 sq.ft. Temporary turnaround easement? 108.75 123.44' 123.17 S 87°11'56" F 2375 South Street N 89°10'32" W (Paved Public Street) 122.58' 122.58' 122.58 91.76' 27,910 sq.ft. **32** 27,497 sq.ft. **25** 59,377 sq.ft. **28** 29,786 sq.ft. 29 29,786 sq.ft. 29,786 sq.ft. 29,718 sq.ft. When street monuments are required, send "Subdivision Monumentation Letter" to developer of N 89°10'32" W 122.58 Subdivision to notify of the MIA and its associated costs. Monument improvement agreement letter and costs will All proposed streets shall be numbered under a definite be sent with next review. The existing location, widths, and other dimensions of system approved by the county surveyor and conform South Quarter Corner of Section 28, all existing or platted land drains, culverts, T6N, R2W, SLB&M, U.S. Survey as far as practicable to the adopted street naming and watercourses, wetlands, streams corridor setbacks, Southeast Corner of Section 28, (Found 3" Brass Cap Monument in numbering system of the county. Unless there are street T6N, R2W, SLB&M, U.S. Survey flood plain within and immediately adjacent (within 30') 8" Concrete Column 1" below Asphalt, (Found 3" Brass Cap Monument alignment situations where a street name may be better located in 2550 South Street, Dated to the tract of land to be subdivided. inside a ring and lid in the -Intersection of 2550 South Street 1963 in Fair Condition) utilized as a primary identifier. WCO 106-1-8(c)(1)e; and 3500 West Street dated 2004 UCA 17-27a-603(1)(c) in good condition) All easements observed, recorded in the Recorder's Office, See addressing review for street numer and lot or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m PROPERTY LINE CURVE DATA Legend Address all title report easements Delta Radius Length Chord Direction Chord Length The subdivision boundary corners and lot corners shall Monument to be set be set on the site prior to recording of the final plat. The existing location, widths, and other dimensions of C1 | 29°55'35" | 20.00' | 10.45' | S 15°40'41" W 10.33 Found Centerline Monument WCO 106-1-8(c)(1)j. all existing or platted easements within and immediately C2 | 27°50'25" | 55.00' | 26.72' | S 16°43'16" W 26.46 (Rad.) Radial Line adjacent (within 30') to the tract of land to be Not shown in legend or on plat (N/R) Non-Radial Line C3 | 69°31'53" | 55.00' | 66.75' | S 31°57'53" E 62.72' subdivided. PUE Public Utility Easement C4 | 52°22'17" | 55.00' | 50.27' | N 87°05'02" E 48.54 PU&DE Public Utility & Drainage A legend shall be included which clearly identifies the Easement C5 | 29°55'35" | 20.00' | 10.45' | N 75°51'41" E 10.33 WEBER COUNTY RECORDER lines, symbols, and other markings used to create the imes X X Fence survey map, or plat. WCO 106-1-5(a)(2); WCO 4°28'11" | 380.00' | 29.64' | N 88°35'23" E 29.64' ---- Buildable Area 106-1-8(c)(1)c.; UCA 17-23-17(3)(c) WCO 45-3-3(d) C7 | 17°47'23" | 380.00' | 117.99' | N 77°27'36" E 117.51 ■ Set Hub & Tack RECORDED_ A will be set Nail in Curb __ IN BOOK______ OF OFFICIAL C8 | 17°46'53" | 380.00' | 117.93' | N 59°40'28" E 117.46' RECORDS, PAGE____ ▲ @ Extension of Property C9 | 14°07'52" | 320.00' | 78.92' | N 57°50'57" E 78.72' . Set 5/8"x 24" Long GREAT BASIN Rebar & Cap w/ Lathe C10 | 40°02'21" | 350.00' | 244.59' | S 70°48'12" W 239.64' ENGINEERING WEBER COUNTY RECORDER C11 | 25°54'35" | 319.99' | 144.70' | N 77°52'10" E 143.47' 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M C12 | 89°53'26" | 15.00' | 23.53' | S 44°13'49" E

21.19'

Sheet 2 of 2

FEE PAID

_FILED FOR RECORD AND