

# 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

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets 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 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, 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-

Lori Blake

Edward D. Green

### ACKNOWLEDGMENT

State of Utah }  
County of } ss

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

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 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°50'59" East 123.83 feet; thence South 29°00'53" East 163.89 feet to a point of a non-tangent curve; thence Northwesterly 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

### LOT AVERAGING TABLE

Lot #	Sq.Ft.	Frontage
1	47,993	183.76
2	21,757	207.35
3	22,232	110.34
4	22,000	110.00
5	22,000	110.00
6	22,000	110.00
7	21,869	110.73
8	36,535	257.59
9	30,061	248.45
10	27,776	115.00
11	27,231	216.95
12	27,231	126.38
13	27,231	126.61
14	27,231	126.84
15	27,231	155.24
16	30,951	157.67
Phase 1 Average	27,583	154.56
17	26,963	173.56
18	26,963	122.78
19	26,963	122.91
20	26,963	123.17
21	26,963	123.44
22	26,963	217.84
23	27,776	124.56
24	27,776	128.06
25	59,377	118.01
26	39,017	128.51
27	29,786	122.58
28	29,786	122.58
29	29,786	122.58
30	29,786	122.58
31	29,718	123.75
32	27,497	127.30
33	27,910	127.24
Phase 2 Average	30,588	132.44
34	36,049	127.15
35	24,143	129.47
36	30,023	244.98
37	51,212	168.11
38	152,931	114.52
39	92,551	97.55
40	75,868	199.81
41	48,520	167.58
42	39,862	142.99
43	132,217	155.21
44	95,923	157.02
Phase 3 Average	70,845	154.94
45	24,596	129.08
46	40,696	181.49
47	138,738	446.72
Phase 4 Average	68,010	252.43
Overall Averages	41,376	152.89

### AGRICULTURE OPERATION AREA NOTE

Agriculture is the preferred use in the agriculture zones. Agriculture operations as specified in the Land Use Code for a particular zone are permitted of 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.

### NOTE

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

### 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)



VICINITY MAP  
(Not to Scale)

### NARRATIVE

This Subdivision Plat was requested by Mr. Ed Green for the purpose of creating seventeen (17) 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.

Weber County Surveyor Record of Surveyor file #5715 for overall Boundary Retracement Details.

Property Corners are Monumented as depicted on this survey.

### 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:  
Ed Green  
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



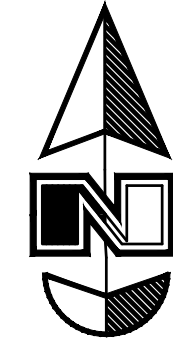
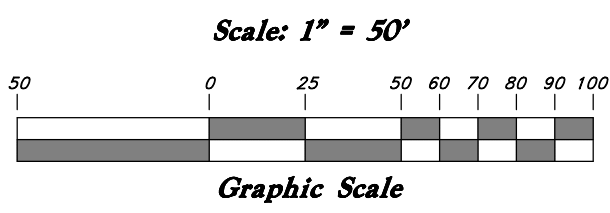
GREAT BASIN ENGINEERING, INC.  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 B.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

# Summerset Farms - Phase 2

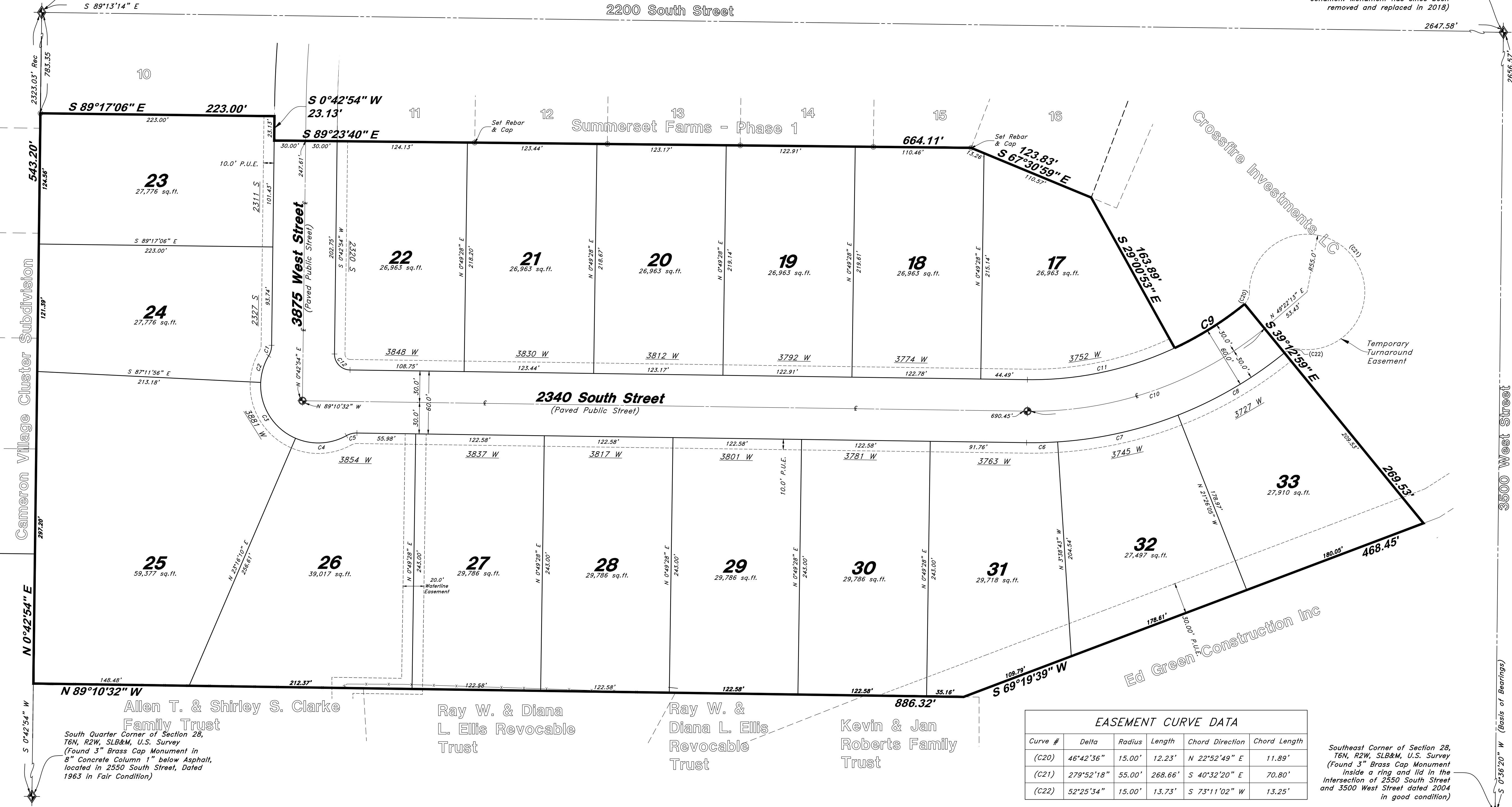
## A Lot Averaging Subdivision

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Weber County, Utah  
February 2020

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)



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



Cameron Village Cluster Subdivision

Crossfire Investments LLC

Ed Green Construction Inc

Allen T. & Shirley S. Clarke  
Family Trust  
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)

Ray W. & Diana  
L. Ellis Revocable  
Trust

Ray W. &  
Diana L. Ellis  
Revocable  
Trust

Kevin & Jan  
Roberts Family  
Trust

EASEMENT CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C20)	46°42'36"	15.00'	12.23'	N 22°52'49" E	11.89'
(C21)	279°52'18"	55.00'	268.66'	S 40°32'20" E	70.80'
(C22)	52°25'54"	15.00'	13.73'	S 73°11'02" W	13.25'

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

- Set Monuments
- ⊕ 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

NOTE:  
● Remaining Agricultural Parcel, Not Approved for Development.

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'

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Sheet 2 of 2

WEBER COUNTY RECORDER

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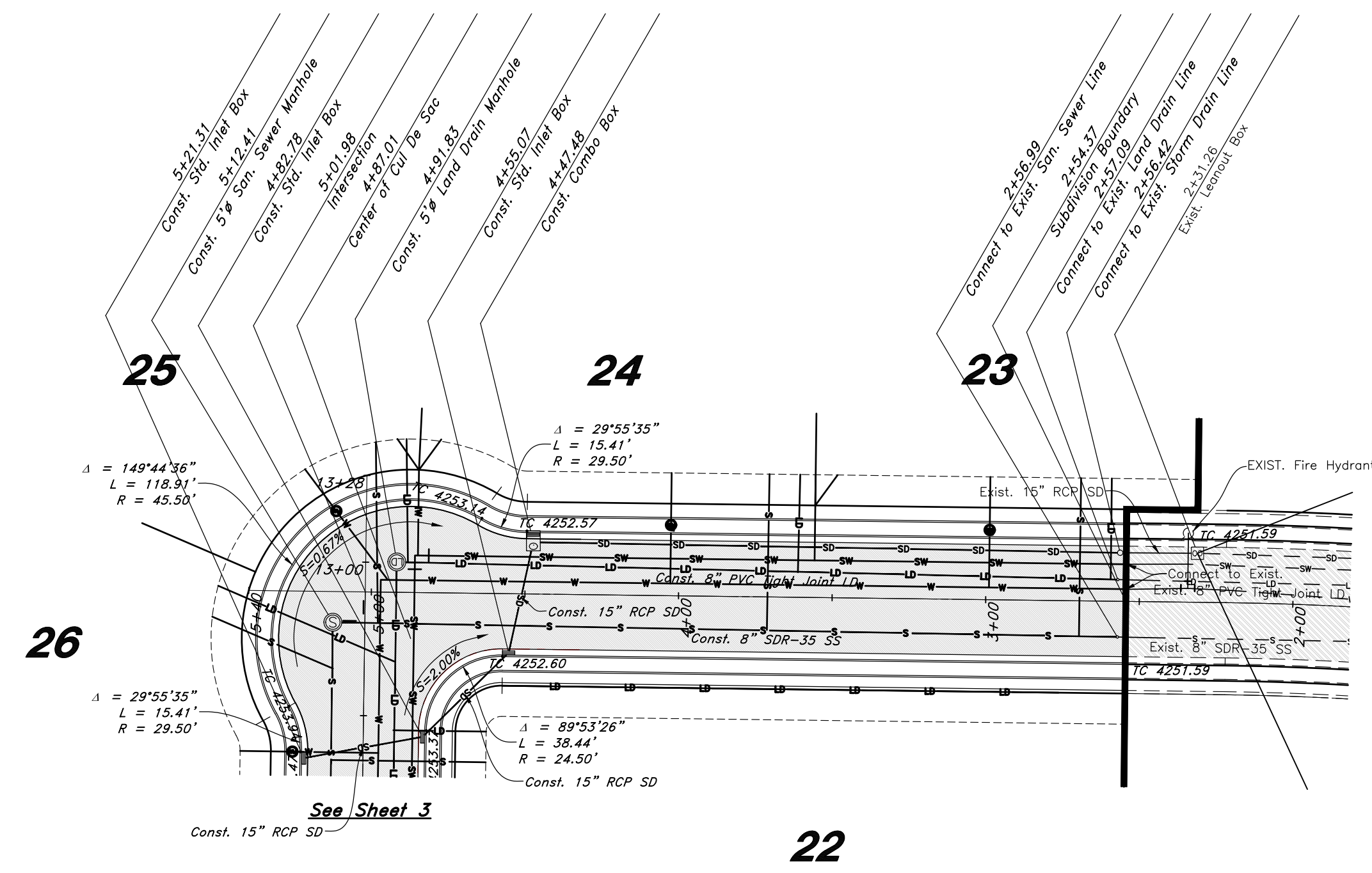
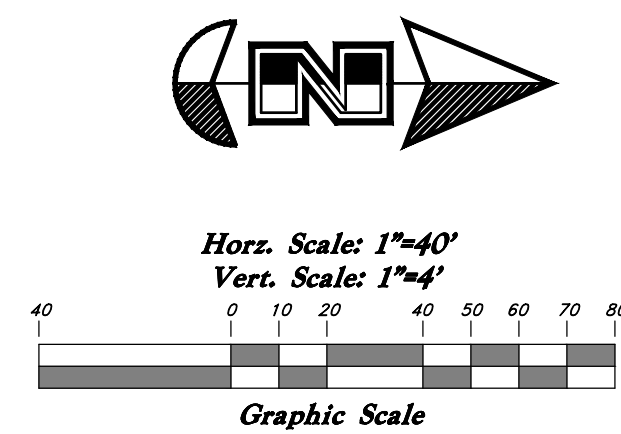
RECORDED \_\_\_\_\_ FILED FOR RECORD AND \_\_\_\_\_ AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

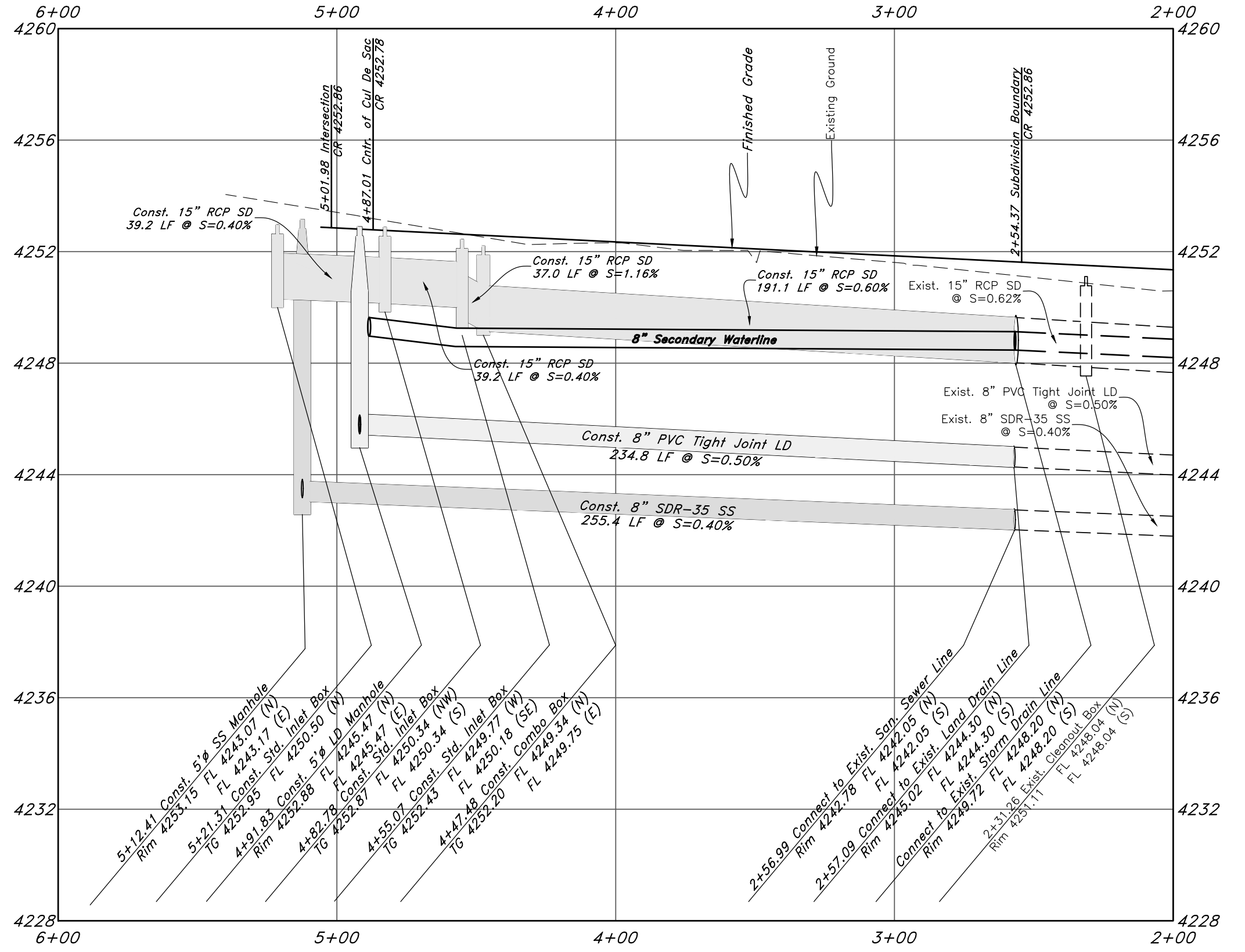
WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY





# 3875 West Street



### Legend

(Note: All items may not appear on drawing)

San, Sewer Manhole	
Water Manhole	
Storm Drain Manhole	
Electrical Manhole	
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	
Culinary Water	
Gas Line	
Irrigation Line	
Storm Drain	
Telephone Line	
Secondary Waterline	
Power Line	
Fire Line	
Land Drain	
Power pole w/guy	
Light Pole	
Fence	
Flowline of ditch	
Overhead Power line	
Corrugated Metal Pipe	
Concrete Pipe	
Reinforced Concrete Pipe	
Ductile Iron	
Polyvinyl Chloride	
Top of Asphalt	
Edge of Asphalt	
Centerline	
Flowline	
Finish Floor	
Top of Curb	
Top of Wall	
Top of Walk	
Top of Concrete	
Natural Ground	
Finish Contour	
Exist. Contour	
Finish Grade	
Exist. Grade	
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Concrete	
Open Face	
Curb & Gutter	

REV	DATE	DESCRIPTION

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 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**  
**Summerset Farms - Phase 2**  
 Approximately 2300 South and 3900 West  
 Weber County, Utah  
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

TENTATIVE FINAL



31 Aug, 2020

SHEET NO.

2

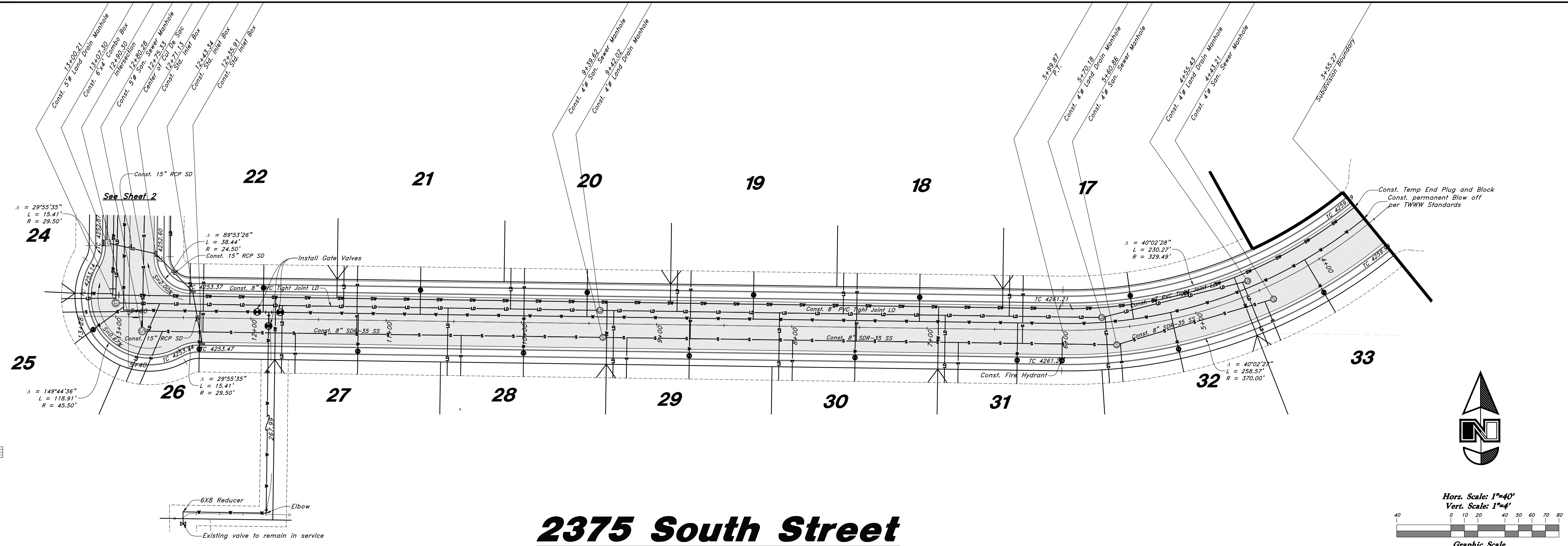
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1-800-862-4111

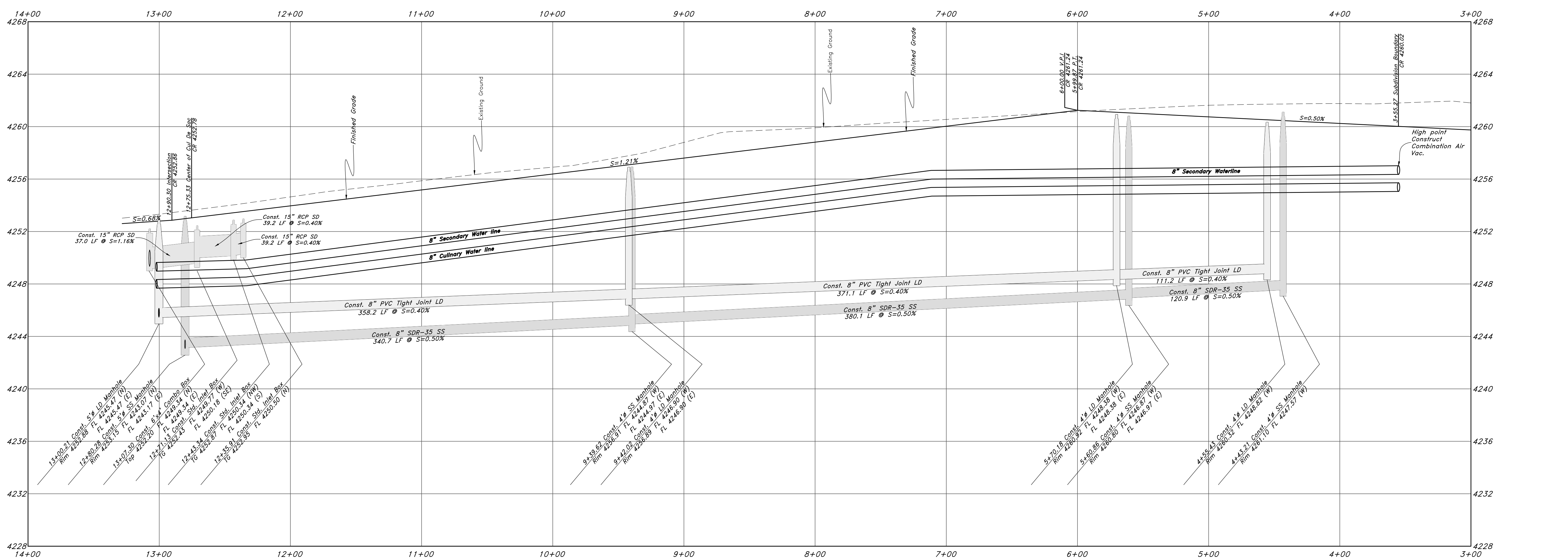
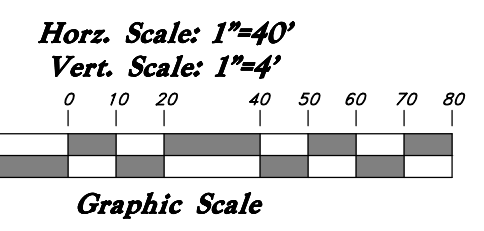
# Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
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- Irrigation Line
- Storm Drain
- Telephone Line
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- Power Line
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- Land Drain
- Power pole w/guy
- Light Pole
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- Flowline of ditch
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- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



## 2375 South Street



TENTATIVE FINAL

Call before you Dig  
Avoid cutting underground utility lines, it's costly.

1-800-862-4111

NO.	DESCRIPTION	DATE

**GREAT BASIN ENGINEERING**  
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**3**  
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