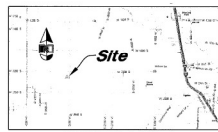
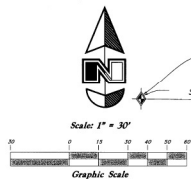


LOT AVERAGING TABLE

Lot #	Sq. Ft.	Frontage
1	47,993	183.76
2	21,752	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	126.84
16	30,951	157.67
Phase 1		
Average	27,583	154.56
17	26,963	127.56
18	26,963	127.78
19	26,963	127.91
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	128.53
27	29,786	122.58
28	29,786	122.58
29	29,786	122.58
30	29,786	122.58
31	29,786	122.58
32	27,497	127.30
33	27,497	127.30
Phase 2		
Average	30,588	132.44
34	36,049	127.15
35	24,143	129.47
36	30,023	245.98
37	51,212	168.11
38	152,931	114.52
39	92,551	97.55
40	75,868	199.81
41	48,320	167.58
42	39,862	142.99
43	132,717	105.21
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



- Legend**
- Found Section Monument
 - Monument to be set
 - Found Centerline Monument
 - (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PUADE Public Utility & Drainage Easement
 - *** Fence
 - Subdivision Boundary
 - Easement
 - Existing Boundary
 - Buildable Area
 - Set Hub & Tack
 - A will be set Nail in Curb
 - Extension of Property
 - Set 5/8" x 24" Long Nail & Cap w/ Lathe

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 24th day of March, 2021
Gage Moss
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 24th day of March, 2021
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, thereon are hereby approved and accepted by the commissioners of Weber County, Utah.

Signed this 24th day of March, 2021
Chairman, Weber County Commission

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).

SEE RECORD OF SURVEY # 5715

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 have been satisfied. 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 22nd day of March, 2021
Weber County Surveyor

GREAT BASIN ENGINEERING
3746 SOUTH 1425 EAST OGDEN, UTAH 84403
(801) 226-1888 FAX (801) 226-7878
WWW.GREATBASINENGINEERING.COM

Weber County Attorney

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

March 2021

2200 South Street

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.

Signed this 22nd day of March, 2021

State of Utah
County of Davis

The foregoing instrument was acknowledged before me this 22nd day of March, 2021 by Lori F. Guerrero.

Residing At: Utah

Commission Number: 707238

Commission Expires: 8-11-2023

Heather H. Thompson
Print Name

NOTARY PUBLIC
HEATHER H. THOMPSON
Commission #707238
Expires August 11, 2023
State of Utah

A Notary Public commissioned in Utah

Print Name

State of Utah
County of Davis

The foregoing instrument was acknowledged before me this 22nd day of March, 2021 by Robert L. Favero.

Residing At: Utah

Commission Number: 707238

Commission Expires: 8-11-2023

Heather H. Thompson
Print Name

NOTARY PUBLIC
HEATHER H. THOMPSON
Commission #707238
Expires August 11, 2023
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State of Utah
County of Davis

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State of Utah
County of Davis

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 Utah Code. I have examined the original and true copy of the plat of the subdivision of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown herein this plat of Summerset Farms - Phase 4 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 22nd day of March, 2021

6242920
License No.

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 4, 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, the same to be used for the maintenance and operation of public utility service line and 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, and further dedicate to public use all those parts or portions of said tract of land designated on the plat to be used as public thoroughfares. We also dedicate to Weber County all those parts or portions of said tract designated on the plat to be used as public pedestrian thoroughfares, as may be designated and authorized by the governing authority. We also dedicate a perpetual right and easement over, upon and under the lands designated herein as sewer easement, the same to be used for the maintenance and operation of sanitary sewer service lines as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this 12th day of March, 2021.

- Roger K. Favero -
by Robert L. Favero as Attorney in Fact

Robert L. Favero - Owner

- Giovanni D. Favero -
by Robert L. Favero as Attorney in Fact

Giovanni D. Favero - Owner

State of Utah
County of Davis

The foregoing instrument was acknowledged before me this 22nd day of March, 2021 by Robert L. Favero.

Residing At: Utah

Commission Number: 707238

Commission Expires: 8-11-2023

Heather H. Thompson
Print Name

NOTARY PUBLIC
HEATHER H. THOMPSON
Commission #707238
Expires August 11, 2023
State of Utah

A Notary Public commissioned in Utah

Print Name

State of Utah
County of Davis

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HEATHER H. THOMPSON
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Expires August 11, 2023
State of Utah

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Print Name

State of Utah
County of Davis

WEBER COUNTY RECORDER
ENTRY NO. 3157511
FILED FOR RECORDS
RECORDED - 24 - 11:11 AM
IN BOOK 10 OF OFFICIAL RECORDS
FOR DISTRICT FIVE
LORI H. KUTS
WEBER COUNTY RECORDER
3746 SOUTH 1425 EAST OGDEN, UTAH 84403
(801) 226-1888

DEVELOPER:
Bob Favero
3746 South 1425 East Ogdren, Utah 84403
(801) 644-3708

ENGINEER:
Great Basin Engineering, Inc.
3746 South 1425 East Ogdren, Utah 84403
(801) 394-4515

90-25