

Summerset Farms - Phase 3

A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
February, 2023

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 3 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 _____, 2023.

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 3, 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 _____, 2023.

-Summerset Farms LLC-

Lori Blake Edward D. Green

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this _____ day of _____ 2023 by Lori Blake.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this _____ day of _____ 2023 by Edward D. Green.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

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 |
| 301 | 49,942 | 346.42 |
| 302 | 42,710 | 195.72 |
| 303 | 56,617 | 238.54 |
| 304 | 95,923 | 157.05 |
| 305 | 131,822 | 155.71 |
| 306 | 51,218 | 165.7 |
| 307 | 30,023 | 244.33 |
| 308 | 24,143 | 130.56 |
| 309 | 36,053 | 128.19 |
| Phase 4 Average | 70,252 | 252.33 |
| 400 | 145,465 | 446.30 |
| 401 | 40,696 | 181.60 |
| 402 | 24,596 | 129.08 |
| Phase 5 Average | 53,934 | 286.55 |
| 501 | 30,023 | 244.19 |
| 502 | 24,143 | 130.56 |
| Overall Averages | 53,702 | 198.36 |

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 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.

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. Edward D. Green for the purpose of creating Nine (9) 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 Survey file #5715 for overall Boundary Retracement Details.
Property Corners are Monumented as depicted on this survey.

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 330.06 feet South 00°36'20" West along the Section line and 397.00 feet South 89°12'45" East from the East Quarter corner of said Section and running thence South 00°04'16" West 107.26 feet; thence South 89°13'14" East 101.60 feet; thence South 57°09'51" West 374.03 feet; thence South 56°41'11" West 226.50 feet; thence North 89°23'20" West 46.21 feet to the point of curve of a non tangent curve, of which the radius point lies North 89°23'20" West; thence Southwesterly along the arc of a 55.00 foot radius curve to the right a distance of 122.32 feet (Central Angle equals 127°25'50" and Long Chord bears South 64°19'35" West 98.63 feet); thence along a line non-tangent to said curve, South 38°28'09" West, a distance of 211.73 feet; thence South 57°17'49" West 302.93 feet; thence South 69°18'32" West 16.16 feet; thence North 39°12'59" West 269.53 feet to the point of curve of a non tangent curve, of which the radius point lies North 39°12'59" West; thence Southwesterly along the arc of a 320.00 foot radius curve to the right a distance of 78.92 feet (Central Angle equals 14°07'52" and Long Chord bears South 57°50'57" West 78.72 feet); thence along a line non-tangent to said curve, North 29°00'53" West, a distance of 163.89 feet; thence South 67°30'59" East 26.20 feet; thence North 23°20'37" East 203.19 feet to the point of curve of a non tangent curve, of which the radius point lies North 14°19'58" East; thence Easterly along the arc of a 450.00 foot radius curve to the left a distance of 43.49 feet (Central Angle equals 05°32'13" and Long Chord bears South 78°26'08" East 43.47 feet); thence along a line non-tangent to said curve, North 08°47'46" East, a distance of 291.03 feet; thence South 89°13'14" East 402.92 feet; thence North 00°46'51" East 62.00 feet; thence South 89°13'15" East 660.00 feet to the POINT OF BEGINNING.
Containing 13.362 acres, more or less.

A SIGNATURE BLOCK FOR COUNTY SURVEYOR CONFORMING TO STATE CODE AND COUNTY ORDINANCE.
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 _____ DAY OF _____
WEBER COUNTY SURVEYOR
RECORD OF SURVEY # _____
WCO 106-1-8.2010(AM)B; WCO 45-4-2(C)

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 _____, 2023.
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 _____, 2023.
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 _____, 2023
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 _____, 2023
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 _____, 2023.
Chairman, Weber County Planning Commission



Sheet 1 of 2

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND AT _____
RECORDED IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

