

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, 2022

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 _____, 2022.

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 _____, 2022.

-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 _____, 2022 by Lori Blake.

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

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by Edward D. Green.

Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
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 Surveyor 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.

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 _____, 2022.

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 _____, 2022.

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 _____, 2022

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 _____, 2022

Chairman, Weber County Commission

Affest: _____

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 _____, 2022.

Chairman, Weber County Planning Commission

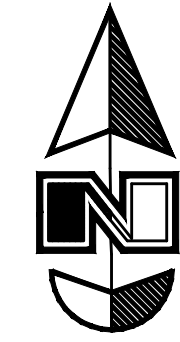
Sheet 1 of 2

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

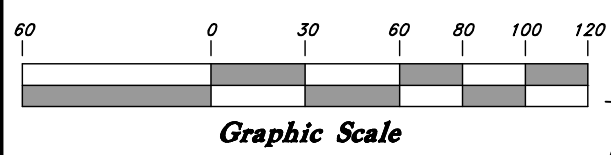
Summerset Farms - Phase 3

A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
February 2022

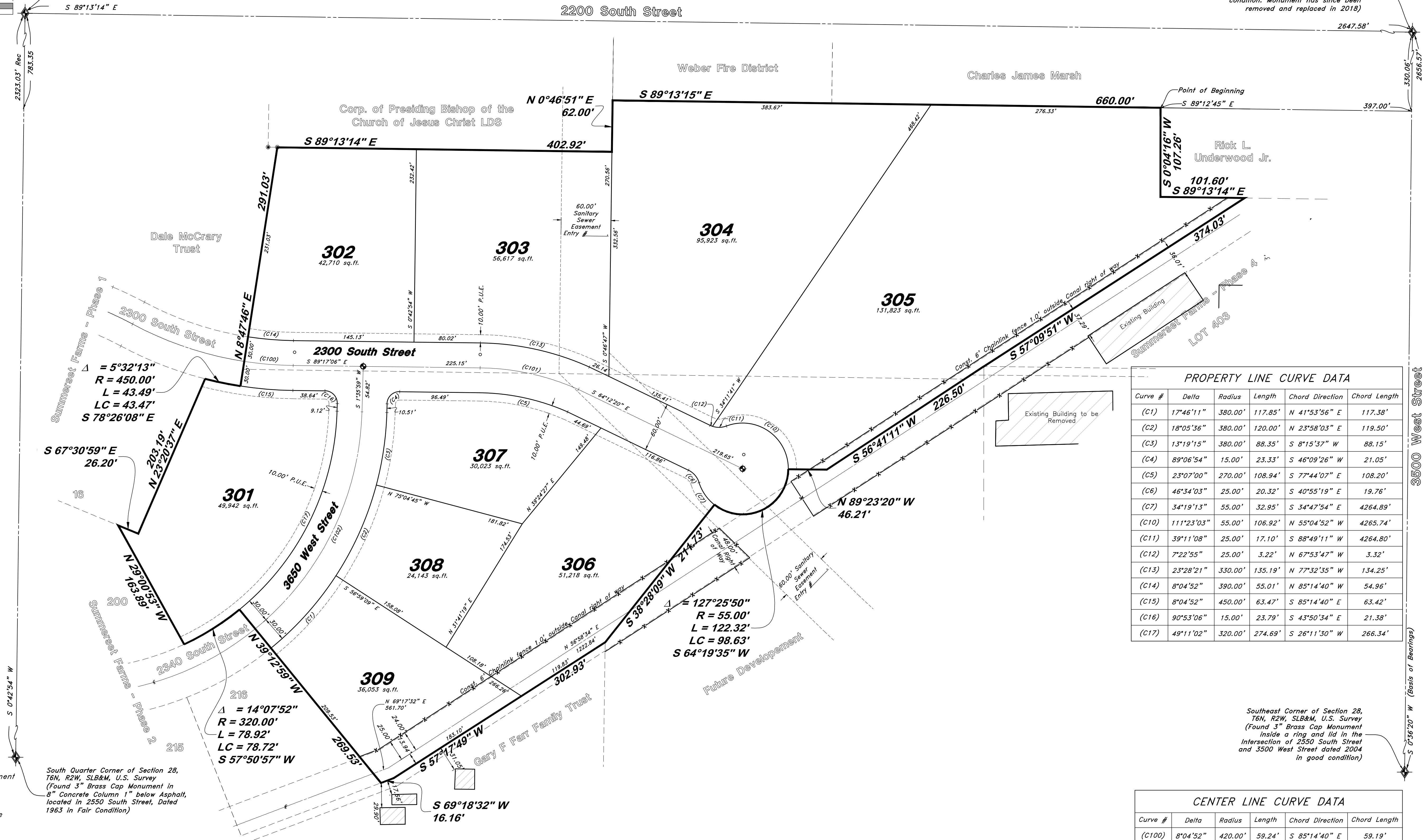


Scale: 1" = 60'



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

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)



Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C1)	17°46'11"	380.00'	117.85'	N 41°53'56" E	117.38'
(C2)	18°05'36"	380.00'	120.00'	N 23°58'03" E	119.50'
(C3)	13°19'15"	380.00'	88.35'	S 8°15'37" W	88.15'
(C4)	89°06'54"	15.00'	23.33'	S 46°09'26" W	21.05'
(C5)	23°07'00"	270.00'	108.94'	S 77°44'07" E	108.20'
(C6)	46°34'03"	25.00'	20.32'	S 40°55'19" E	19.76'
(C7)	34°19'13"	55.00'	32.95'	S 34°47'54" E	4264.89'
(C10)	111°23'03"	55.00'	106.92'	N 55°04'52" W	4265.74'
(C11)	39°11'08"	25.00'	17.10'	S 88°49'11" W	4264.80'
(C12)	7°22'55"	25.00'	3.22'	N 67°53'47" W	3.32'
(C13)	23°28'21"	330.00'	135.19'	N 77°32'35" W	134.25'
(C14)	8°04'52"	390.00'	55.01'	N 85°14'40" W	54.96'
(C15)	8°04'52"	450.00'	63.47'	S 85°14'40" E	63.42'
(C16)	90°53'06"	15.00'	23.79'	S 43°50'34" E	21.38'
(C17)	49°11'02"	320.00'	274.69'	S 26°11'30" W	266.34'

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C100)	8°04'52"	420.00'	59.24'	S 85°14'40" E	59.19'
(C101)	23°18'45"	300.00'	122.06'	S 77°37'44" E	121.22'
(C102)	49°11'02"	350.00'	300.45'	S 26°11'30" W	291.31'

$\Delta = 5°32'13"$
 $R = 450.00'$
 $L = 43.49'$
 $LC = 43.47'$
 $S 78°26'08" E$

$\Delta = 14°07'52"$
 $R = 320.00'$
 $L = 78.92'$
 $LC = 78.72'$
 $S 57°50'57" W$

$\Delta = 127°25'50"$
 $R = 55.00'$
 $L = 122.32'$
 $LC = 98.63'$
 $S 64°19'35" W$

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)

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)

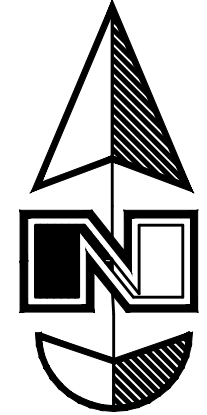
Legend

- ⊕ 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
- ▲ will be set Nail in Curb
- ⊙ Extension of Property
- ⊕ Set 5/8"x 24" Long Rebar & Cap w/ Lathe

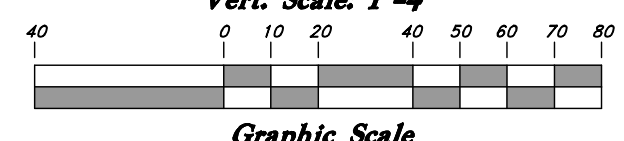
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 944-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Sheet 2 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



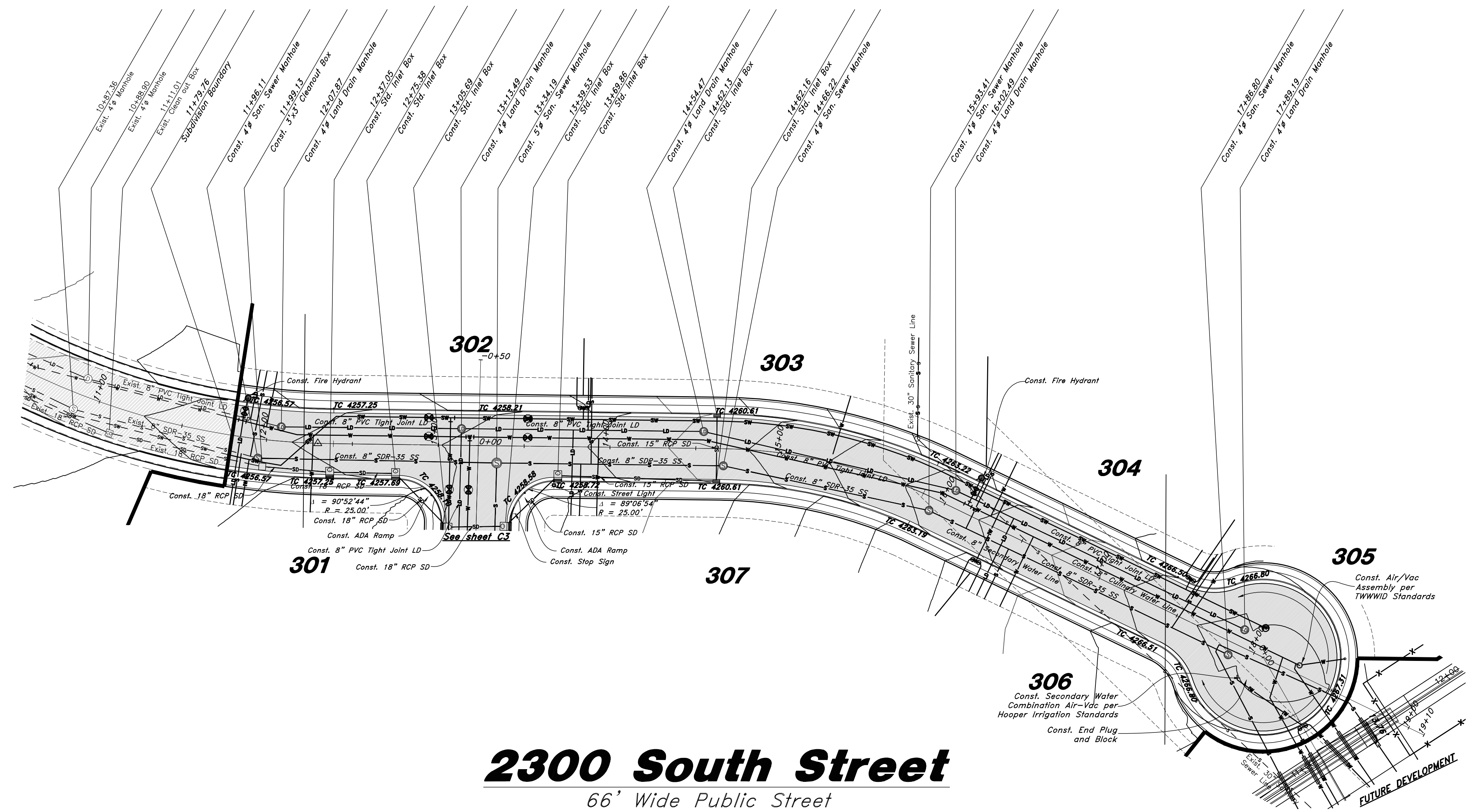
Horz. Scale: 1"=40'
Vert. Scale: 1"=4'



Legend

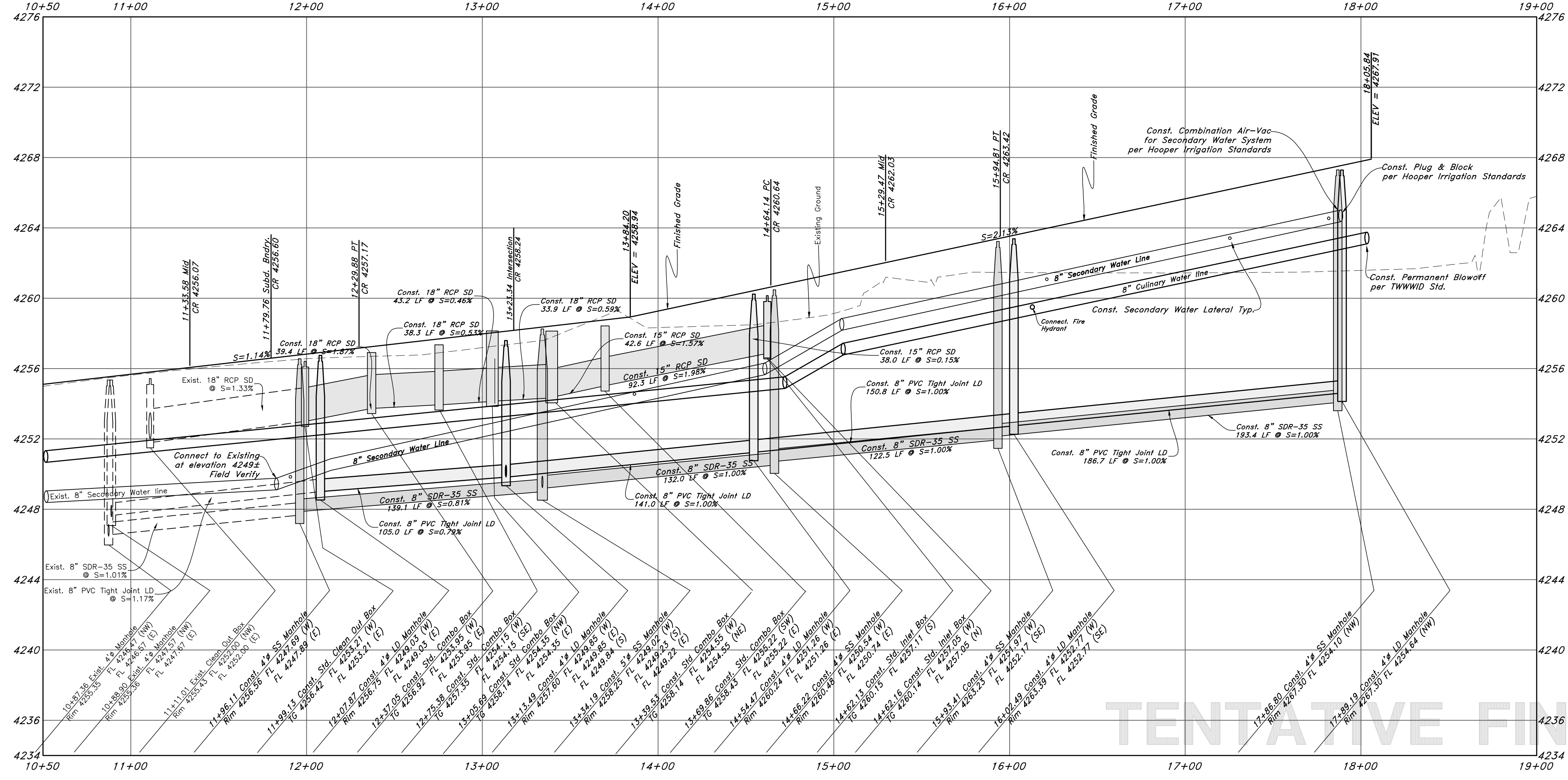
(Note: All items may not appear on drawing)

- 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
- 95.33TA
- ss:7M
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



2300 South Street

66' Wide Public Street



Note:
Laterals crossing the Canal are for 2
Future Lots once the canal is piped
after the Irrigation season is over.
No Main lines are planned to cross
the canal.

G B
GREAT BASIN ENGINEERING

574 S. SOUTH, 1475 EAST, OGDEN, UTAH 84403
MAIN (801) 394-4515, FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Plan & Profile
Summerset Farms - Phase 3
Approximately 2300 South and 3900 West
Weber County, Utah
A part of Section 28, T6N, R2W, SL&M, U.S. Survey

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

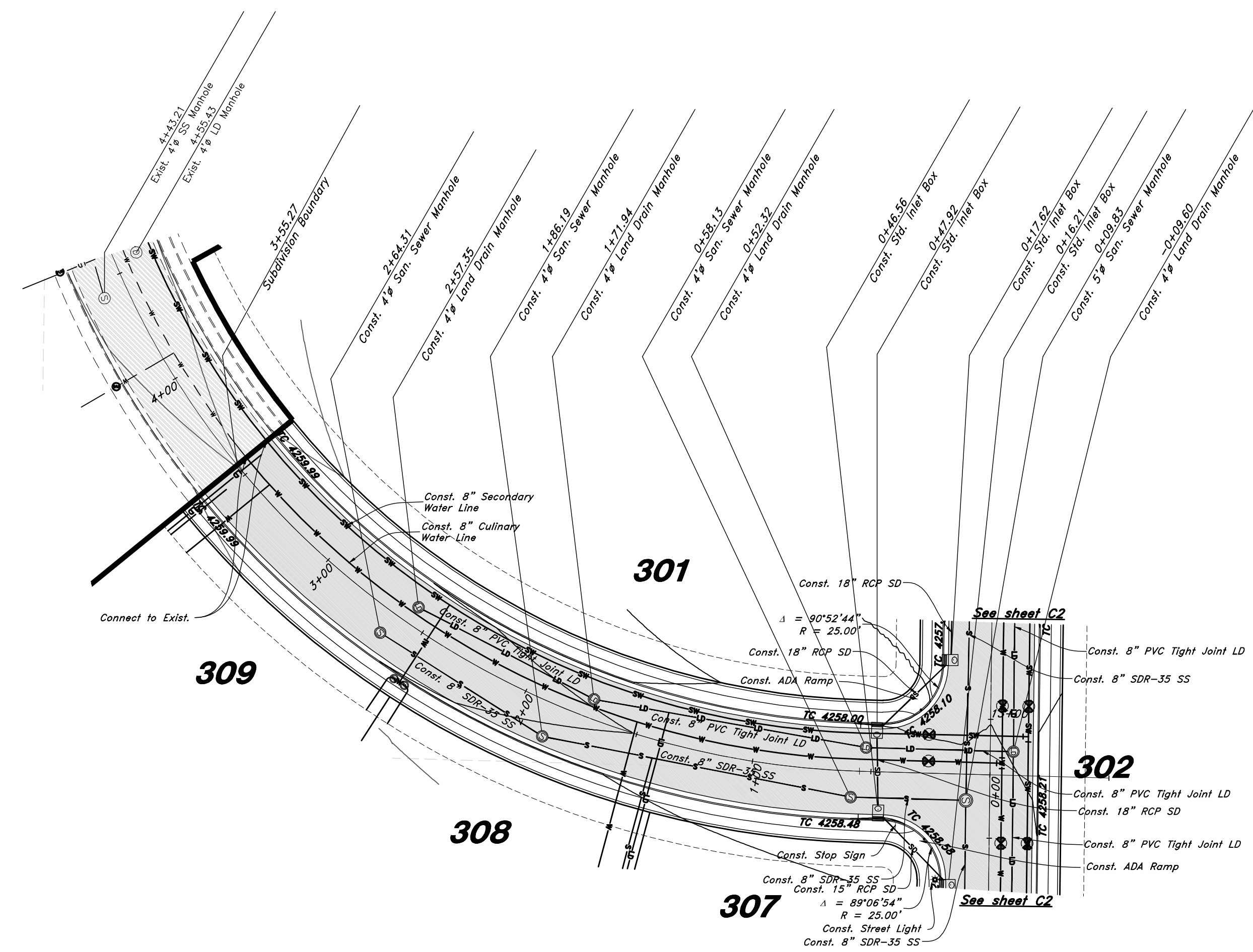
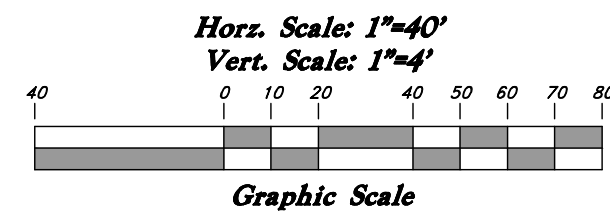
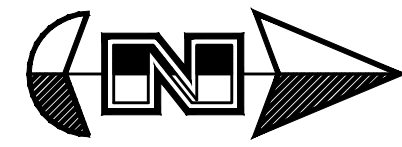
Call 811

1-800-852-4111

May 25, 2022

SHEET NO.
C2

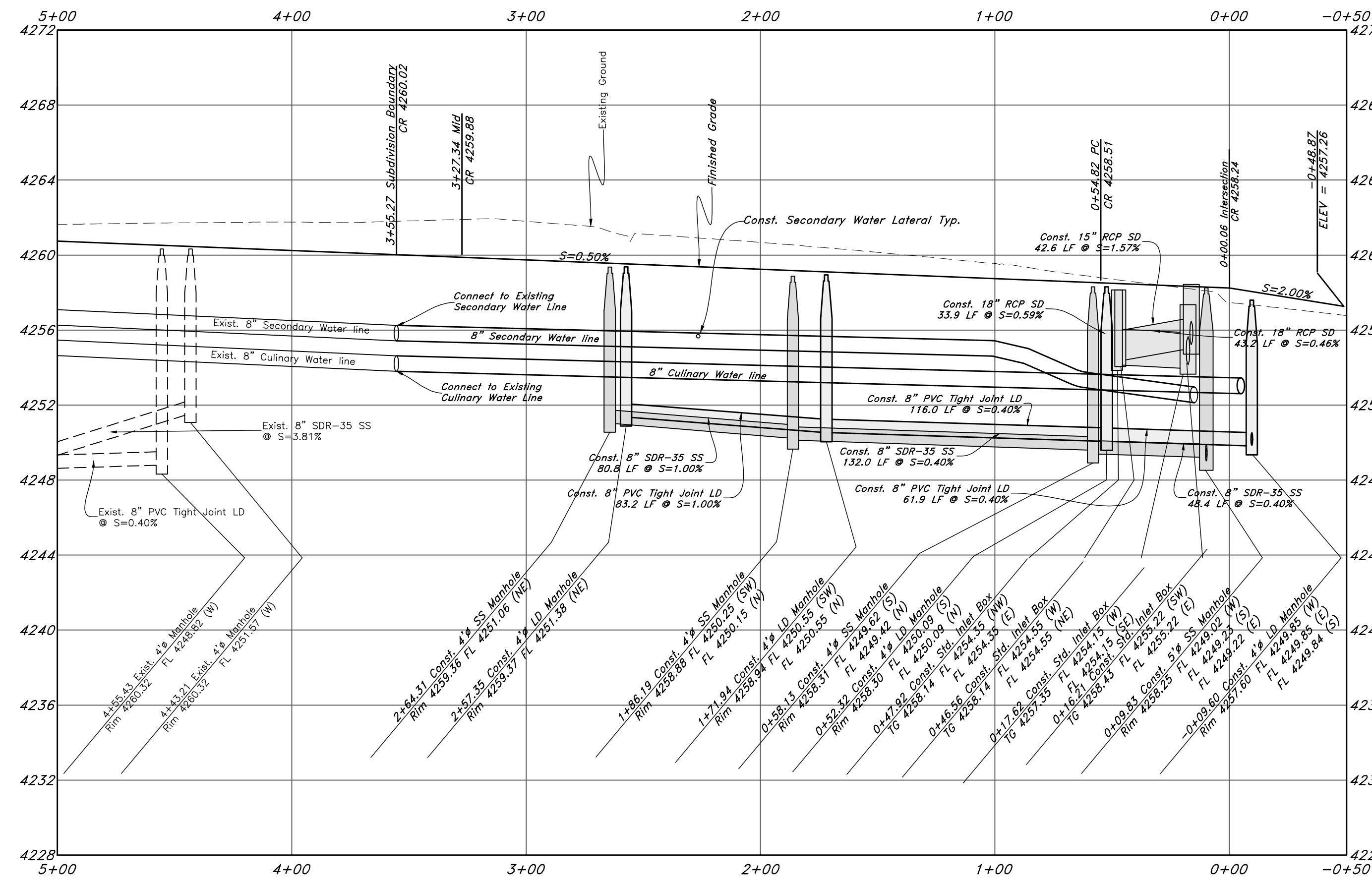
02N302



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
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 - Power pole
 - Light Pole
 - Fence
 - Flowline of ditch
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 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
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 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter

3650 West Street



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574 S. SOUTH H. 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 394-4515, FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Plan & Profile

Summerset Farms - Phase 3

Approximately 2300 South and 3900 West
 Weber County, Utah
 A part of Section 28, T6N, R2W, SL&M, U.S. Survey

May 25, 2022

SHEET NO.

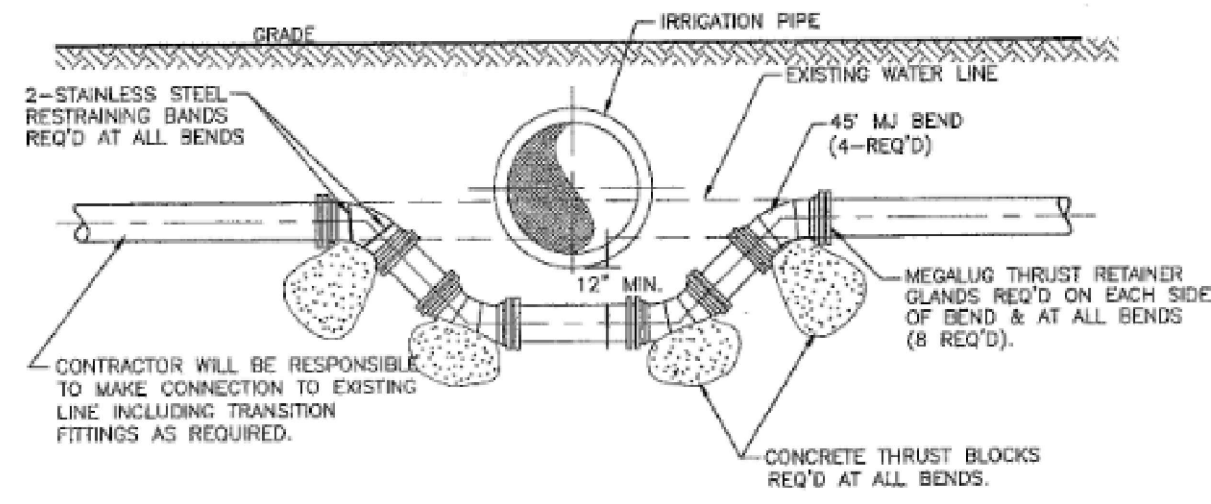
C3

1-800-852-4111

02N302

TENTATIVE FINAL

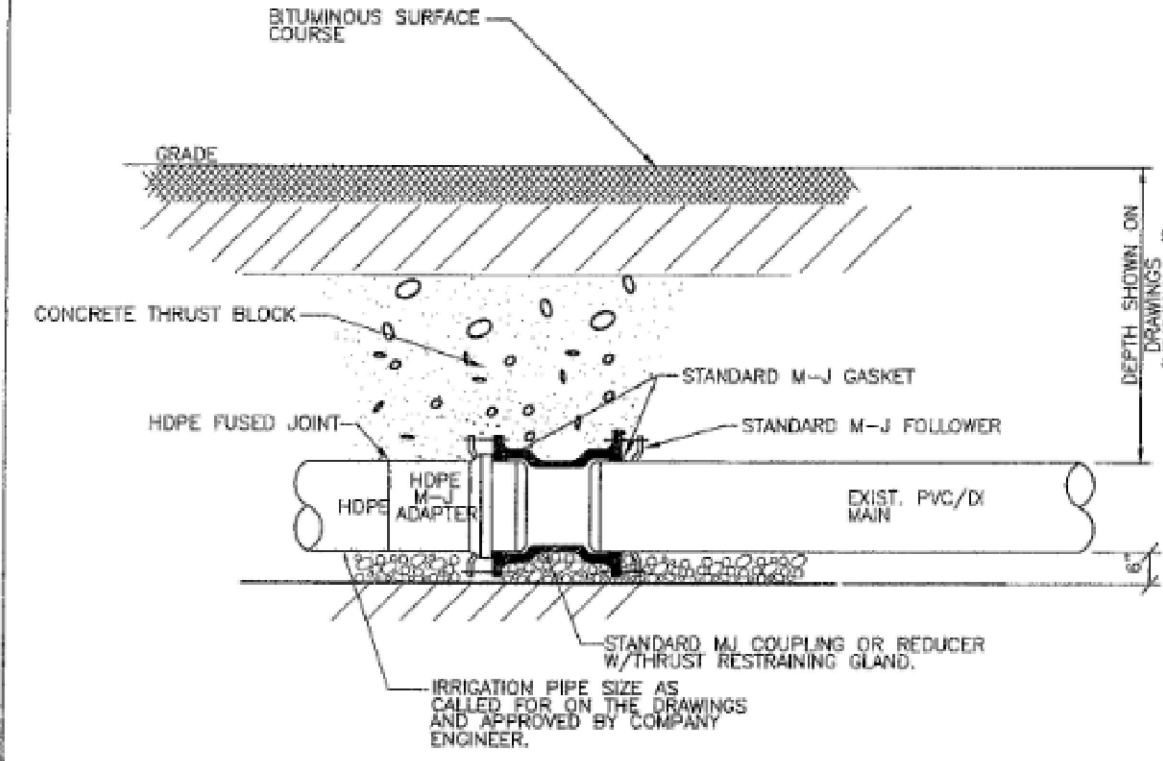




NOTES:
 BEFORE RELOCATING AN EXISTING WATERLINE THE CONTRACTOR SHALL NOTIFY ALL AFFECTED BUSINESSES AND RESIDENTS 24 HOURS BEFORE CONSTRUCTION. THE CONTRACTOR MUST DEMONSTRATE TO THE CITY THAT ALL OF THE MATERIALS ARE ON HAND THAT MAY BE NEEDED BEFORE RELOCATING ANY WATERLINES. RELOCATION OF WATERLINES WILL NOT BE STARTED AFTER 10:00 A.M. THE CITY SHALL OPERATE ALL MAINLINE WATER VALVES AND THE CONTRACTOR MUST CONTACT THE CITY IF SERVICE IS REQUIRED.

WATER LINE RELOCATION DETAIL
 N.T.S.

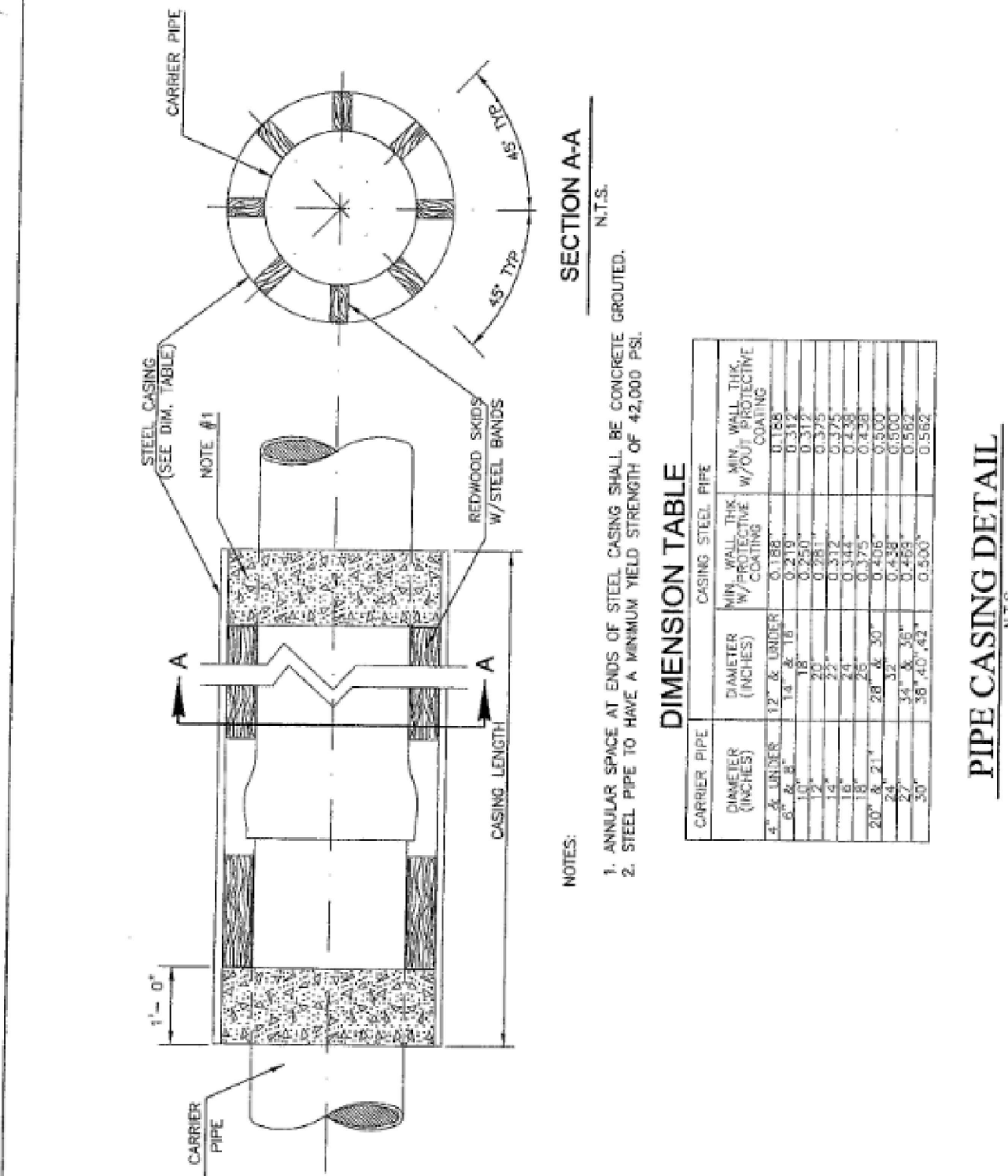
Hooper Irrigation Company Pressure Irrigation Standards WATERLINE RELOCATION DETAIL	SHEET PI-12 DATE: 05/11/2022 DRAWN BY: JUB CHECKED BY: JUB APPROVED BY: JUB
--	---



NOTE:
 1. REFER TO SHEET # PI-7 & 8 FOR TRENCH DETAILS FOR FILLING MATERIAL ETC...
 2. ALL FITTINGS SHALL BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO POURING THE CONCRETE THRUST BLOCK.

HDPE CONNECTION DETAIL
 N.T.S.

Hooper Irrigation Company Pressure Irrigation Standards HDPE CONNECTION DETAIL	SHEET PI-13 DATE: 05/11/2022 DRAWN BY: JUB CHECKED BY: JUB APPROVED BY: JUB
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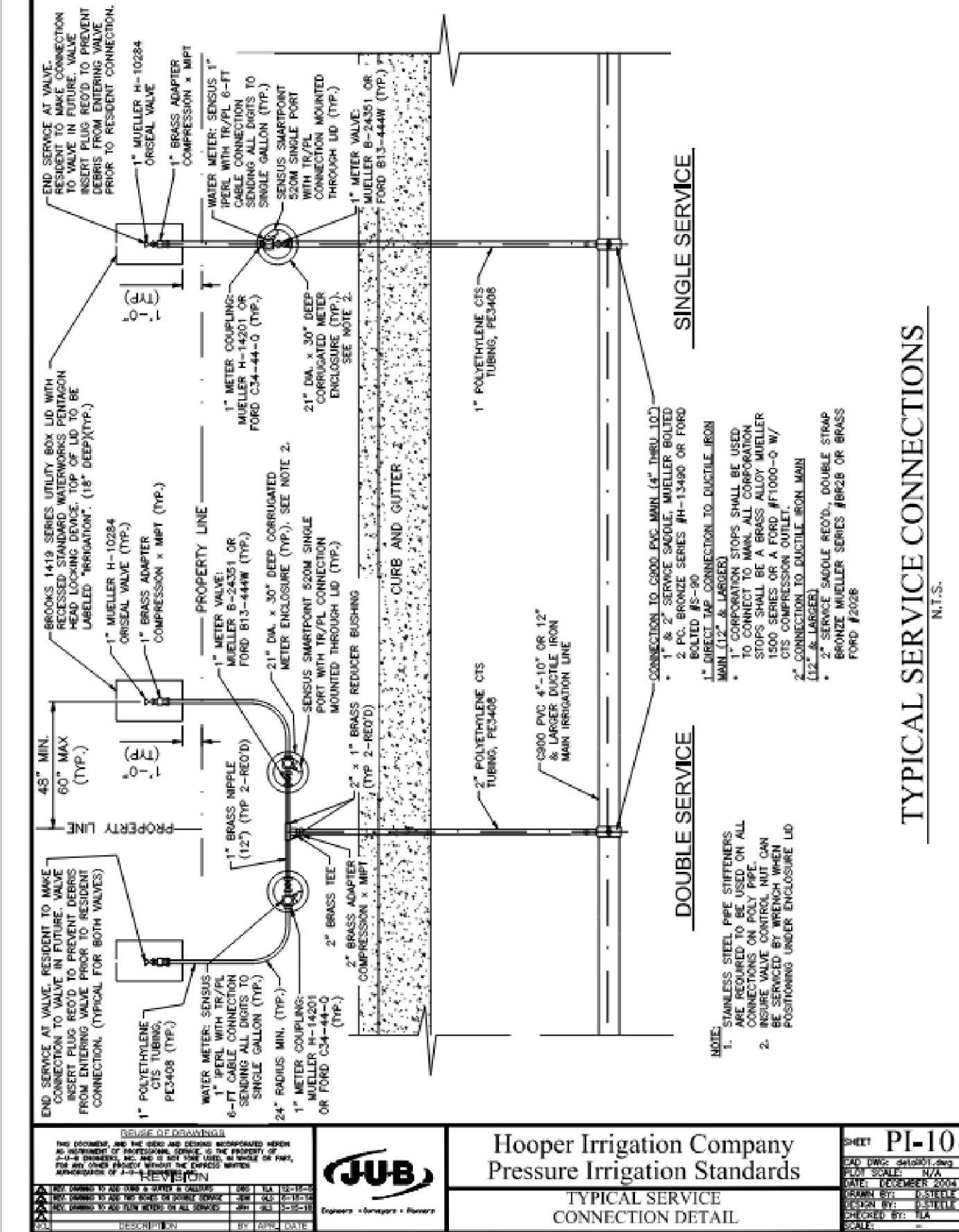


NOTES:
 1. ANNEAL SPACE AT ENDS OF STEEL CASING SHALL BE CONCRETE GROUTED.
 2. STEEL PIPE TO HAVE A MINIMUM YIELD STRENGTH OF 43,000 PSI.

CARRIER PIPE	CASING STEEL PIPE	MINIMUM YIELD STRENGTH (PSI)
12" DIA. (12" MIN. WALL THICKNESS)	12" DIA. (12" MIN. WALL THICKNESS)	43,000
14" DIA. (14" MIN. WALL THICKNESS)	14" DIA. (14" MIN. WALL THICKNESS)	43,000
16" DIA. (16" MIN. WALL THICKNESS)	16" DIA. (16" MIN. WALL THICKNESS)	43,000
18" DIA. (18" MIN. WALL THICKNESS)	18" DIA. (18" MIN. WALL THICKNESS)	43,000
20" DIA. (20" MIN. WALL THICKNESS)	20" DIA. (20" MIN. WALL THICKNESS)	43,000
24" DIA. (24" MIN. WALL THICKNESS)	24" DIA. (24" MIN. WALL THICKNESS)	43,000
30" DIA. (30" MIN. WALL THICKNESS)	30" DIA. (30" MIN. WALL THICKNESS)	43,000
36" DIA. (36" MIN. WALL THICKNESS)	36" DIA. (36" MIN. WALL THICKNESS)	43,000
42" DIA. (42" MIN. WALL THICKNESS)	42" DIA. (42" MIN. WALL THICKNESS)	43,000

PIPE CASING DETAIL
 N.T.S.

Hooper Irrigation Company Pressure Irrigation Standards TYPICAL PIPE CASING DETAIL	SHEET PI-17 DATE: 05/11/2022 DRAWN BY: JUB CHECKED BY: JUB APPROVED BY: JUB
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NOTES:
 1. ALL SERVICE CONNECTIONS SHALL BE INSTALLED IN A SERVICE CONNECTION ENCLOSURE.
 2. ALL SERVICE CONNECTIONS SHALL BE INSTALLED IN A SERVICE CONNECTION ENCLOSURE.
 3. ALL SERVICE CONNECTIONS SHALL BE INSTALLED IN A SERVICE CONNECTION ENCLOSURE.
 4. ALL SERVICE CONNECTIONS SHALL BE INSTALLED IN A SERVICE CONNECTION ENCLOSURE.
 5. ALL SERVICE CONNECTIONS SHALL BE INSTALLED IN A SERVICE CONNECTION ENCLOSURE.

TYPICAL SERVICE CONNECTIONS
 N.T.S.

Hooper Irrigation Company Pressure Irrigation Standards TYPICAL SERVICE CONNECTION DETAIL	SHEET PI-10 DATE: 05/11/2022 DRAWN BY: JUB CHECKED BY: JUB APPROVED BY: JUB
--	---

NO.	DATE	DESCRIPTION

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

Details
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 Approximately 2300 South and 3900 West
 Weber County, Utah
 A part of Section 28, T6N, R2W, SL&M, U.S. Survey

May 25, 2022
 SHEET NO.
C6
 02N302

TENTATIVE FINAL