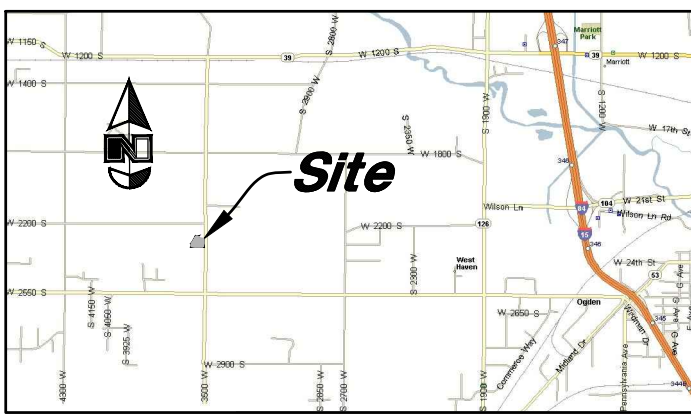
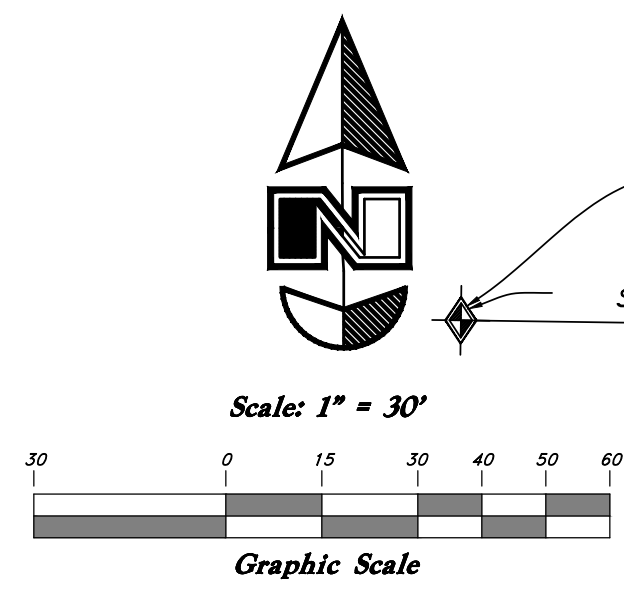


LOT AVERAGING TABLE

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	126.61
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	41,376	152.89



VICINITY MAP
(Not to Scale)

- Legend**
- Found Section Monument
 - Monument to be set
 - Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE 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 Rebar & 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 ___ day of ___, 2021

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 ___ day of ___, 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 ___ day of ___, 2021.

Chairman, Weber County Commission

Attest: _____
Title: _____

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)

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 ___, 2021.

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 ___, 2021.

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

East Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in 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)

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 Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Summerset Farms - Phase 4 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 further 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 ___, 2021.

6242920
License No.

03/15/2021
Andy Hubbard
STATE OF UTAH

ACKNOWLEDGMENT

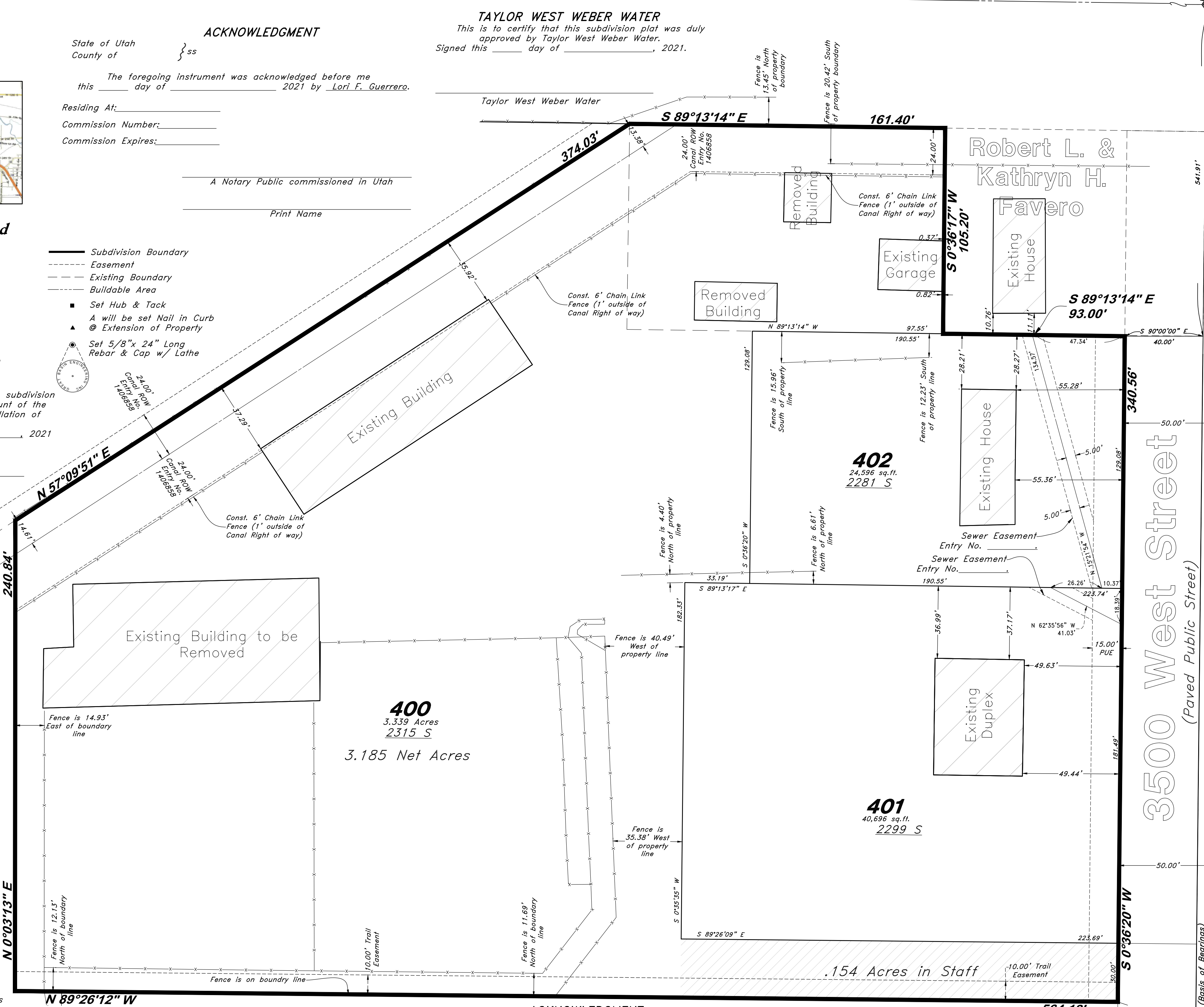
This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this ___ day of ___, 2021.

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

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

TAYLOR WEST WEBER WATER
This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this ___ day of ___, 2021.



ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ___ day of ___, 2021 by Robert L. Favero as Attorney in Fact.

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ___ day of ___, 2021 by Giovanni F. Favero as Attorney in Fact.

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

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 hereon 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, 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. We also dedicate to Weber County all those parts or Portions of said Tract Designated as Trail Easements, the same to be used for pedestrian thoroughfares, as may be designated and authorized by the governing authority.
Signed this ___ Day of ___, 2021.

by Robert L. Favero as Attorney in Fact

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

Giovanni D. Favero - Owner
Lori F. Guerrero - Owner

ACKNOWLEDGMENT

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

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

NARRATIVE

This Subdivision Plat was requested by Mr. Robert Favero for the purpose of creating Three (3) 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.
3500 West Street was established by the Weber County road widening project being 40.00 feet from the section line (Entry No. 2764483, 2763572, 2755221, 2731635, 2731636, 2727298, 2727299).
It was found that there is no record of the canals location or of the Right of Way. From the title report provided and easement was conveyed to the State of Utah Entry No. 1406858. In the description of said easement it states, "Existing water distribution system of canals" and all appurtenant works and facilities of the Wilson Irrigation company in Section 28, T6N, R2W. After talking with the canal company a half width of 24.00 feet has been held. A title report back to patient of the land may show something different.
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 on the West Right of way line of 3500 West Street, said point is 541.91 feet South 0°36'20" West along the Section Line and 40.00 feet West from the East Quarter Corner of said Section 28, and running thence South 0°36'20" West 340.56 feet along said West Right of Way line; thence North 89°26'12" West 564.18 feet; thence North 0°03'13" East 240.84 feet; thence North 57°09'51" East 374.03 feet; thence South 89°13'14" East 161.40 feet; thence South 0°36'17" West 105.20 feet; thence South 89°13'14" East 93.00 feet to the Point of Beginning.
Contains 4.838 Acres, More or Less

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural 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.

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

SEAL: 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)

DEVELOPER: Great Basin Engineering, Inc. Bob Favero 2049 Bluff Ridge Drive Syracuse, UT 84075 (801) 644-3706

ENGINEER: c/o Andy Hubbard 5746 South 1475 East Suite 200 Ogden, Utah 84405 (801) 394-4515

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

Sheet 1 of 1