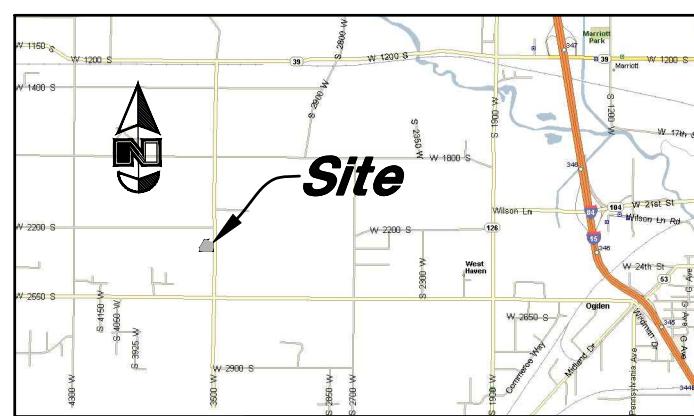
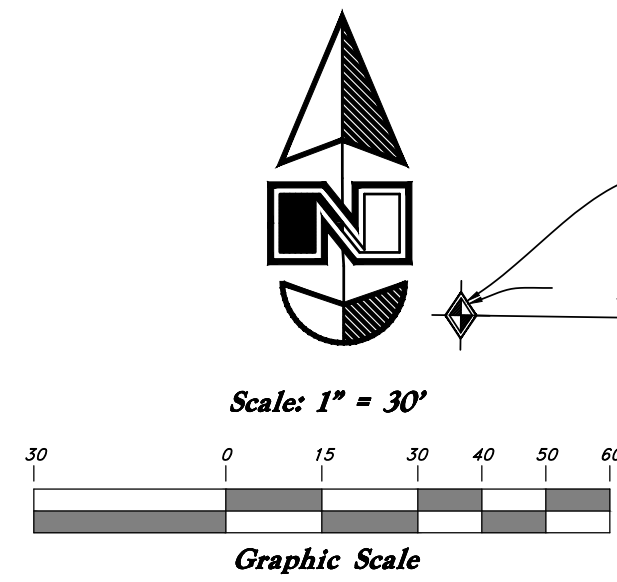


LOT AVERAGING TABLE

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	126.95
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	122.56
18	26,963	122.78
19	26,963	122.91
20	26,963	123.17
21	26,963	123.44
22	26,963	123.71
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



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

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

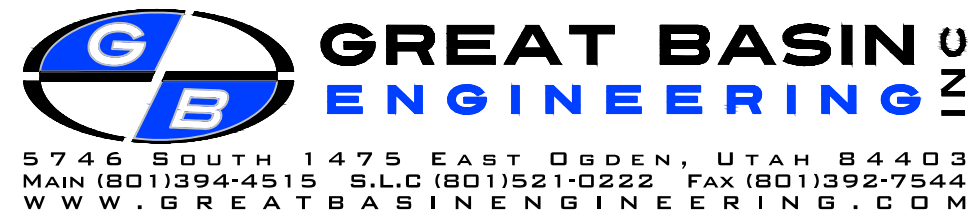
This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

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



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 4 - 1st Amendment

A Lot Averaging Subdivision

Amending Lots 400 & 401, Summerset Farms - Phase 4
A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
2200 South Street
October 2021

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

Print Name

- Subdivision Boundary
- Easement
- Existing Boundary
- Buildable Area
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
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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.

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by Roger K. Favero.
Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by Giovanni D. Favero.
Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

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 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 herein this plat of Summerset Farms - Phase 4 - 1st Amendment, 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 minimum width and area requirements of the Weber County Zoning Ordinance.
Signed this ____ day of _____, 2021.

10/11/2021 3:25:44 PM
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 - 1st Amendment, 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 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 my be designated and authorized by the governing authority. We also dedicate 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 ____ day of _____, 2021.

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

— Giovanni D. Favero —
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 Amending these 2 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.

BOUNDARY 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 North property line of Lot 402, Summerset Farms - Phase 4, said point is 341.91 feet South 0°36'20" West along the Section Line and 40.00 feet West and 93.00 feet North 89°13'14" West from the East Quarter Corner of said Section 28; and running thence North 89°13'14" West 97.55 feet along said lot 402; thence South 0°36'20" West 129.08 feet along said lot 402; thence South 89°13'17" East 190.55 feet along said lot 402 to the West ROW Line of 3500 West Street; thence South 0°36'20" West 211.49 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 4,273 Acres, More or Less
Sheet 1 of 1

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:
Bob Favero
2049 Bluff Ridge Drive
Syracuse, UT 84075
(801) 644-3706

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

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY