

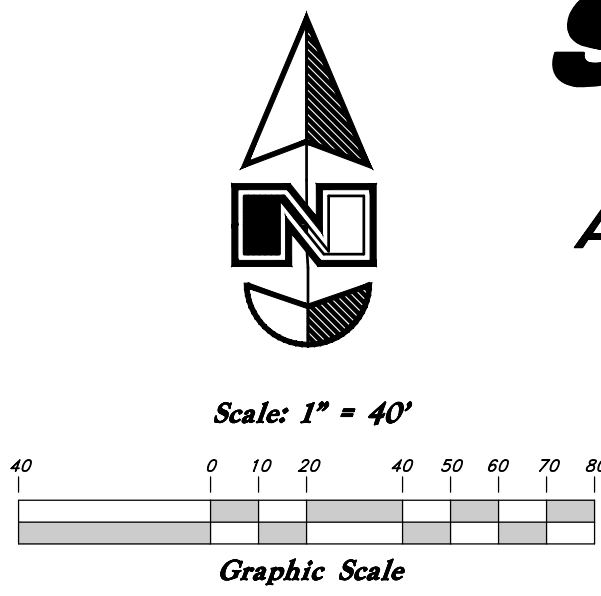
Summerset Farms - Phase 5

A Lot Averaging Subdivision

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



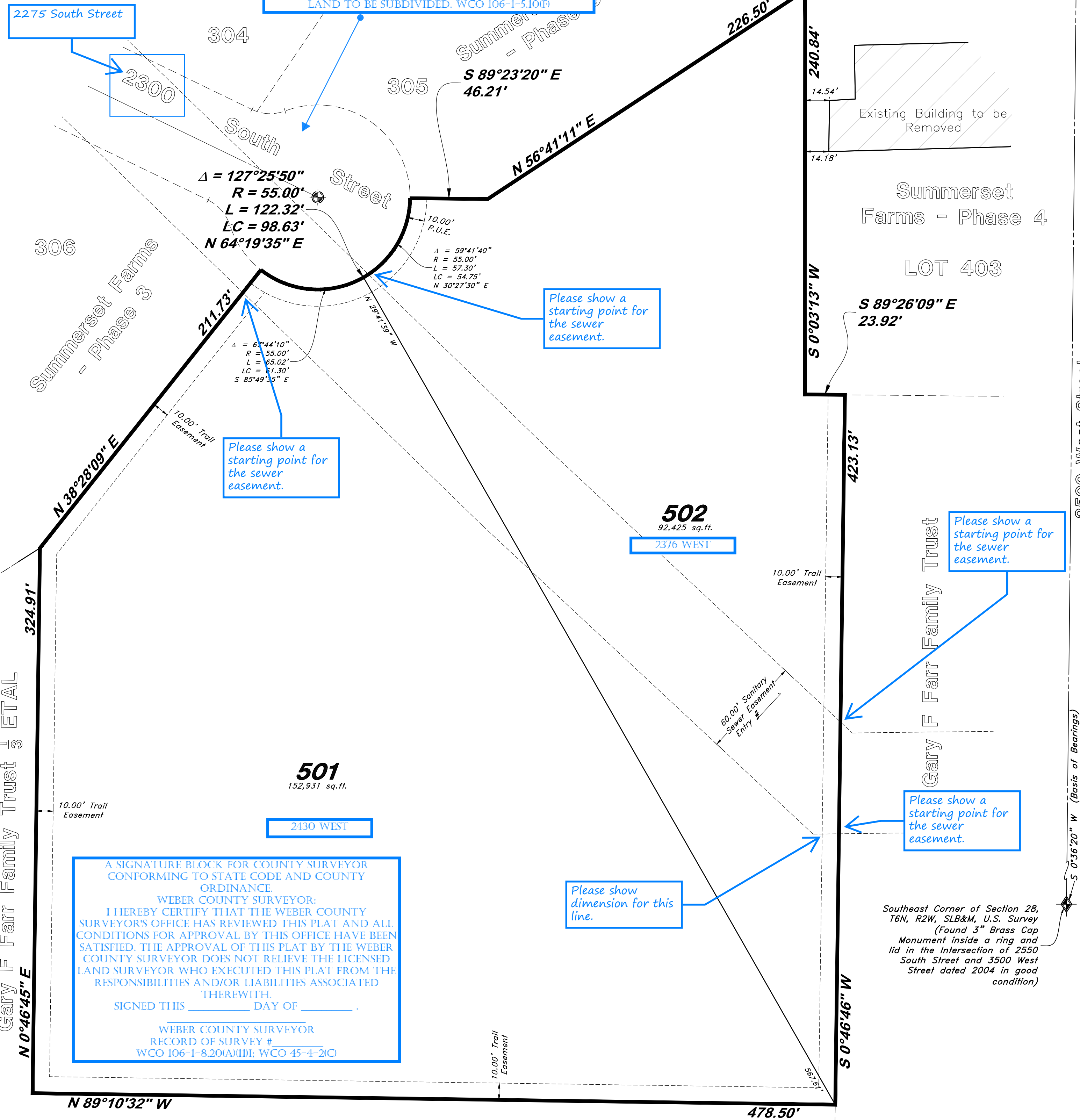
VICINITY MAP
(Not to Scale)



NOTE

1. 10' wide Public Utility lines, except as otherwise shown.

THE EXISTING LOCATION, WIDTHS, AND OTHER DIMENSIONS OF ALL EXISTING OR PLATTED STREETS AND OTHER IMPORTANT FEATURES SUCH AS, BUT NOT LIMITED TO, RAILROAD LINES... WITHIN AND IMMEDIATELY ADJACENT (WITHIN 30' TO THE TRACT OF LAND TO BE SUBDIVIDED, WCO 106-1-5.101)



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 5 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.

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 5, 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-

Edward D. Green

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

NARRATIVE

This Subdivision Plat was requested by Mr. Edward D. Green for the purpose of creating Two (2) 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 642.48 feet South 0°36'20" West along the Section line and 606.50 South 89°23'40" East from the East Quarter Corner of said Section and running thence South 0°03'13" West 240.84 feet; thence South 89°26'09" East 23.92 feet; thence South 0°46'46" West 423.13 feet; thence North 89°10'32" West 478.50 feet; thence North 0°46'45" East 324.91 feet; thence North 38°28'09" East 211.73 feet to a point of non-tangent curvature; thence Northeasterly 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 North 64°19'35" East 98.63 feet); thence along a line non-tangent to said curve, South 89°23'20" East 46.21 feet; thence North 56°41'11" East 226.50 feet to the Point of Beginning.

Contains 5.63 Acres more or less

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

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 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

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
200	26,963	173.56
201	26,963	122.78
202	26,963	122.91
203	26,963	123.17
204	26,963	123.44
205	26,963	217.84
206	27,776	124.56
207	27,776	128.06
208	59,377	118.01
209	39,017	128.51
210	29,786	122.58
211	29,786	122.58
212	29,786	122.58
213	29,786	122.58
214	29,718	123.75
215	27,497	127.30
216	27,910	127.24
Phase 2		
Average	30,588	132.44
301	49,942	346.42
302	42,710	195.72
303	56,617	238.54
304	95,923	157.05
305	131,823	155.71
306	51,218	165.70
307	30,023	244.33
308	24,143	130.56
309	36,053	128.19
Phase 3		
Average	57,606	195.80
400	145,465	446.30
401	40,696	181.60
402	24,596	129.08
Phase 4		
Average	70,252	252.33
501	152,931	114.53
502	92,425	97.54
Phase 5		
Average	122,678	106.04
Overall	41,189	158.63

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
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 _____, 2022.

Chairman, Weber County Planning Commission

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

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.

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 _____, 2022.
WEBER COUNTY SURVEYOR
RECORD OF SURVEY # _____
WCO 106-1-8.201A(III), WCO 45-1-2(C)



Brandley, David Scott & WF Darla Brandly

Bybee, Joshua Kevan & Cassidy Elease Bybee

Thomassen, Kregg & WF Kami Thomassen

ENGINEER:
Great Basin Engineering, Inc.
Andy Hubbard, PLS
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DEVELOPER:
Ed Green
2150 North Valley View Drive
Layton Utah, 84040
(801) 540-3400

Sheet 1 of 1

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