

Combe Subdivision No. 3

Weber County, Utah
 A Part of the Northwest Quarter of Section 23,
 Township 5 North, Range 1 West, Salt Lake Base & Meridian
 May 2017

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 23, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plan in accordance with Sections 17-23-17 and have verified all measurements, and have placed monuments as represented on this plan, and have hereby subdivided said tract into two (2) lots, known hereafter as Combe Subdivision No. 3 located in Weber County, Utah, and has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said Survey made by me on the ground. I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied with.

Signed this 29th day of July, 2017.

K. Greg Hansen P.L.S.
 Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 86, UTAH HIGHLANDS SUBDIVISION NO. 5 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JARED WAY LOCATED 987.70 FEET NORTH 89°58'34" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND 1022.62 FEET NORTH 00°00'00" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 23; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 505.86 FOOT RADIUS CURVE, A DISTANCE OF 137.38 FEET, CHORD BEARS SOUTH 89°53'07" WEST 136.36 FEET, HAVING A CENTRAL ANGLE OF 15°37'30" TO THE SOUTHWEST CORNER OF 3 COMBE SOUTH ESTATES NO. 1 AMENDED; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES; (1) NORTH 07°55'58" WEST (NORTH 08°40'55" WEST BY RECORD) 134.29 FEET; AND (2) NORTH 23°55'00" EAST 132.55 FEET (NORTH 23°55'15" EAST 132.50 FEET BY RECORD) TO THE SOUTH RIGHT-OF-WAY LINE OF COMBE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE IN A EASTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 413.00 FOOT RADIUS CURVE, A DISTANCE OF 142.82 FEET, CHORD BEARS SOUTH 78°23'20" EAST 147.04 FEET, HAVING A CENTRAL ANGLE OF 20°50'27" TO THE NORTHWEST CORNER OF LOT 87 UTAH HIGHLANDS SUBDIVISION NO. 5; THENCE SOUTH 10°58'11" WEST 222.83 FEET (SOUTH 09°53'14" WEST 222.81 FEET BY RECORD) TO THE POINT OF BEGINNING, CONTAINING 0.838 ACRES AND TWO LOTS.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plan and name said tract Combe Subdivision No. 3 and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-3a-607, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares; however, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the governing Authority in witness we have here unto set our signature this 3 day of July, 2017.

Carol Hadley trustee 12 August 1999
 BRENT HADLEY TRUSTEE OF THE BRENT AND CAROL HADLEY FAMILY TRUST
Carol Hadley trustee 12 August 1999
 CAROL HADLEY TRUSTEE OF THE BRENT AND CAROL HADLEY FAMILY TRUST

TRUST ACKNOWLEDGMENT

State of Utah
 County of Utah

On this 3 day of July, 2017.

Brent and Carol Hadley, Trustees for the Brent and Carol Hadley Family Trust, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners' dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.



[Signature]
 Notary Public

SEE RECORD OF SURVEY 5762

Notary Public

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plan for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in county offices. The approval of this plan by the Weber County Surveyor does not relieve the licensed land surveyor who executed this plan from the responsibilities and/or liabilities associated therewith.

Signed this 3 day of July, 2017.

[Signature]
 Chief Deputy Debra Anderson
 Weber County Surveyor

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the amount of the financial guarantees is sufficient for the installation of these improvements.

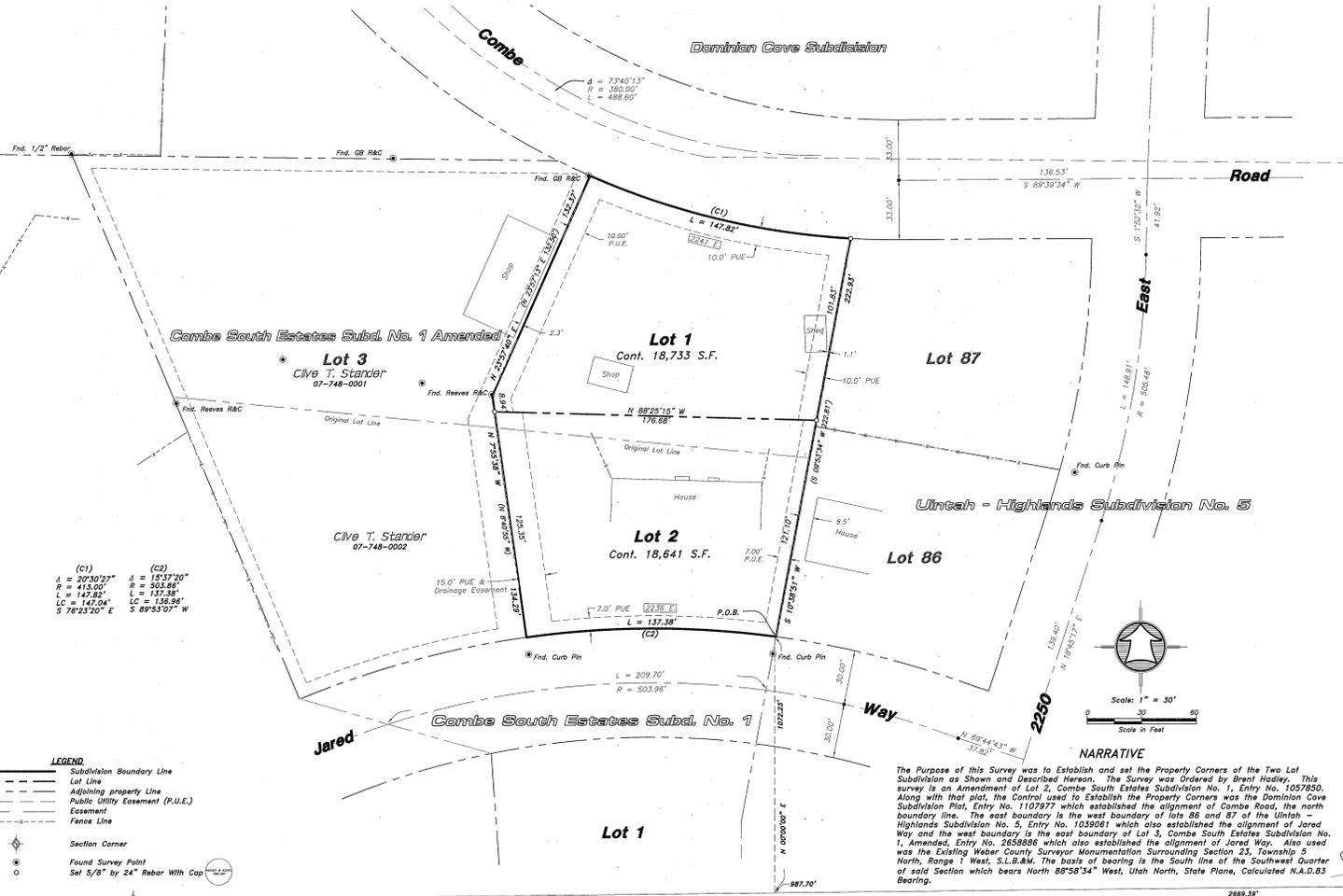
Signed this 3 day of July, 2017.

[Signature]
 Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plan was fully approved by the Weber County Planning Commission. Signed this 3 day of July, 2017.

[Signature]
 Chairman, Weber County Planning Commission



- LEGEND**
- Subdivision Boundary Line
 - Lot Line
 - Adjoining property Line
 - Public Utility Easement (P.U.E.)
 - Easement
 - Fence Line

- Section Corner
- Found Survey Point
- Set 5/8" by 24" Rebar With Cap



HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.hais.com
 Ogden (435) 723-3491 (801) 398-4905 (435) 752-8272

NARRATIVE

The Purpose of this Survey was to establish and set the Property Corners of the Two Lot Subdivision as Shown and Described Hereon. The Survey was Ordered by Brent Hadley. This survey is an Amendment to Lot 2, Combe South Estates Subdivision No. 1, Entry No. 1057850. Along with that plot, the Control used to Establish the Property Corners was the Dominion Cove Subdivision Plot, Entry No. 1103977 which established the alignment of Combe Road, the north boundary line. The east boundary is the west boundary of lots 86 and 87 of the Utah - Highlands Subdivision No. 5, Entry No. 1035061 which also established the alignment of Jared Way and the west boundary of Lot 3, Combe South Estates Subdivision No. 1, Amended, Entry No. 265888 which also established the alignment of Jared Way. Also used was the Existing Weber County Surveyor Monumentation Surrounding Section 23, Township 5 North, Range 1 West, S.L.B.&M. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 88°58'34" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.