

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

The individual or company names and address of the subdivider of the subdivision. (SEE PREVIOUS REVIEW)

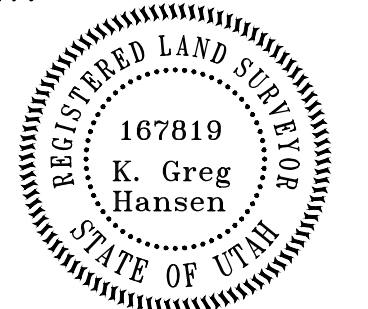
Items that are in blue are new to the county code effective as of 4/1/2017

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 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into Two (2) Lots, know Hereafter as Combe Subdivision No. 3 located in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is 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 _____ day of _____, 2017.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence 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, UINTAH HIGHLANDS SUBDIVISION NO. 5 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JARED WAY LOCATED 987.70 FEET NORTH 88°58'34" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND 1072.22 FEET NORTH 00°00'00" EAST FROM THE SOUTH QUARTER 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 503.86 FOOT RADIUS CURVE, A DISTANCE OF 137.38 FEET, CHORD BEARS SOUTH 89°53'07" WEST 136.96 FEET, HAVING A CENTRAL ANGLE OF 15°37'20" 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°55'38" WEST (NORTH 08°40'55" WEST BY RECORD) 134.29 FEET; AND (2) NORTH 23°37'40" EAST 132.37 FEET (NORTH 23°37'13" 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 147.82 FEET, CHORD BEARS SOUTH 76°23'20" EAST 147.04 FEET, HAVING A CENTRAL ANGLE OF 20°30'27" TO THE NORTHWEST CORNER OF LOT 87 UINTAH HIGHLANDS SUBDIVISION NO. 5; THENCE SOUTH 10°38'51" WEST 222.93 FEET (SOUTH 09°53'34" WEST 222.81 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 0.858 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 plat and name said tract Combe Subdivision No. 3 and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-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 forever, 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 _____ day of _____, 2017.

BRENT HADLEY TRUSTEE OF THE BRENT AND CAROL HADLEY FAMILY TRUST

CAROL HADLEY TRUSTEE OF THE BRENT AND CAROL HADLEY FAMILY TRUST

TRUST ACKNOWLEDGMENT

State of Utah
County of _____
On this _____ day of _____, 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.

Notary public

Notary Public

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

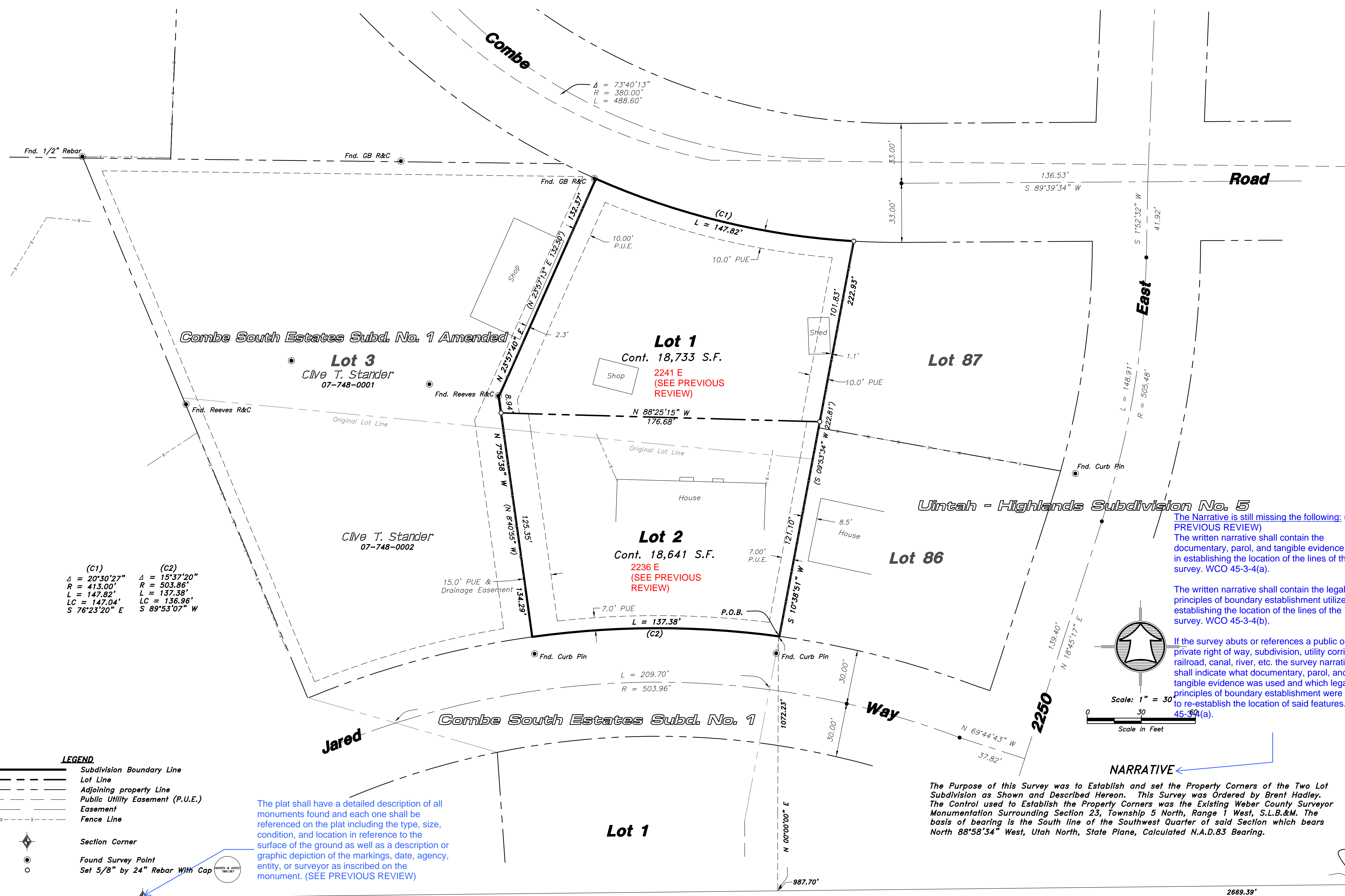
IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR _____

COUNTY RECORDER

BY: _____
DEPUTY



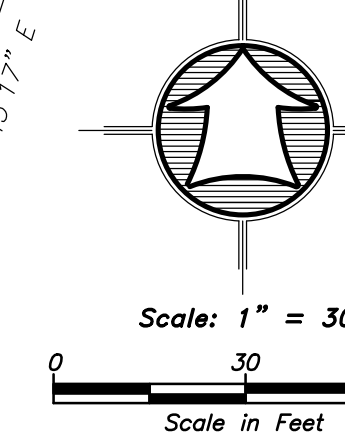
(C1)
Δ = 20°30'27"
R = 413.00'
L = 147.82'
S 76°23'20" E

(C2)
Δ = 15°37'20"
R = 503.86'
L = 137.38'
S 89°53'07" W

The Narrative is still missing the following: (SEE PREVIOUS REVIEW)
The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).



NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Two Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Brent Hadley. The Control used to Establish the Property Corners 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.

Verify the sub is tied to the correct corners (SEE PREVIOUS REVIEW)

South Quarter Corner of Sec. 23, T5N, R1W, SLB&M. Found Weber Co. Brass Cap Mon.

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

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. (SEE PREVIOUS REVIEW)

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 _____, 2017

Chairman, Weber County Planning Commission

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 Guarantee is Sufficient for the Installation of these Improvements. Signed this _____ Day of _____, 2017.

Weber County Engineer

WEBER COUNTY SURVEYOR

I hereby Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the Lines and Monuments on Record in County Offices. 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 _____, 2017.

Weber County Surveyor

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogdan Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272