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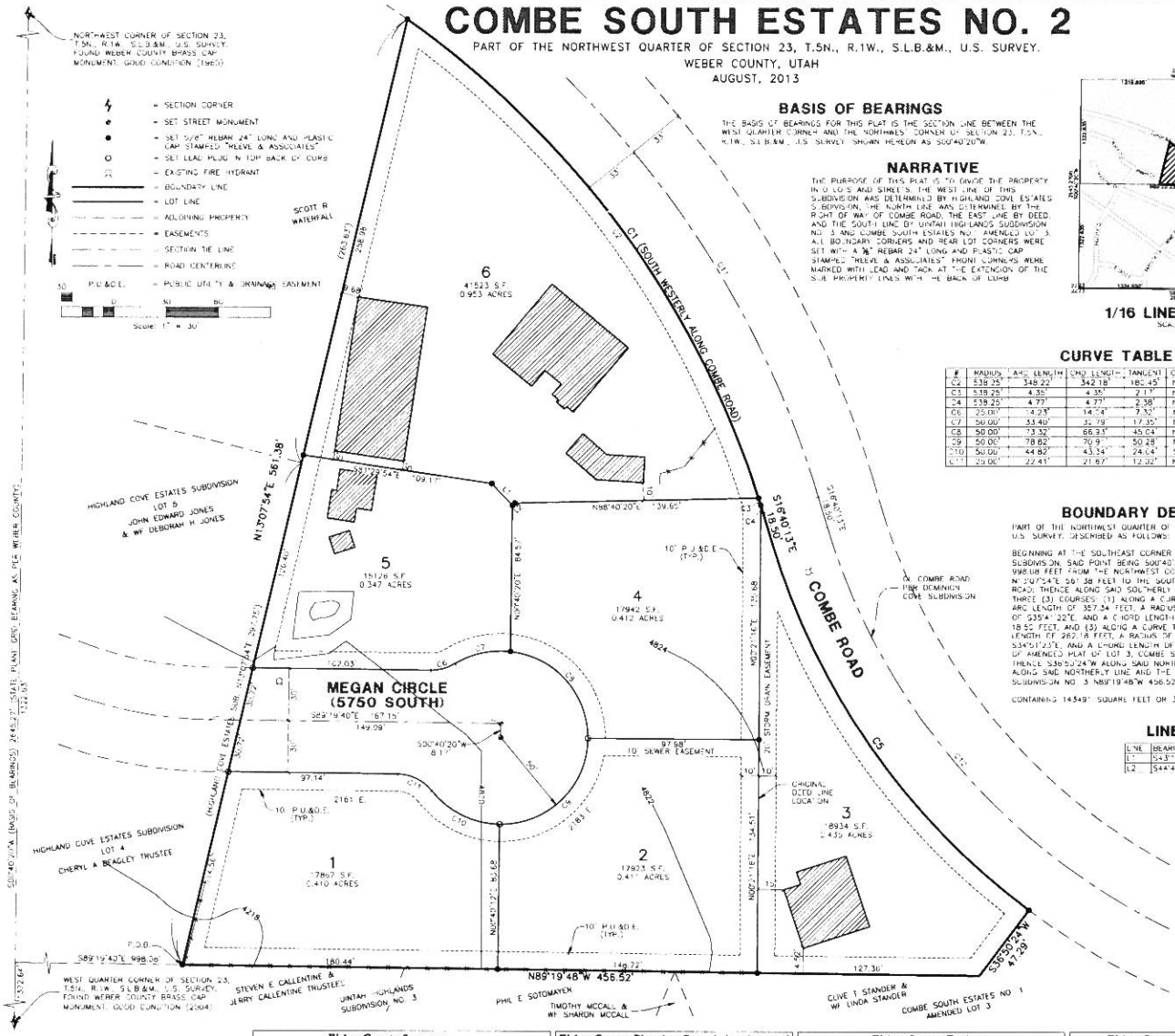
Exhibit A

COMBE SOUTH ESTATES NO. 2

PART OF THE NORTHWEST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY.
WEBER COUNTY, UTAH
AUGUST, 2013

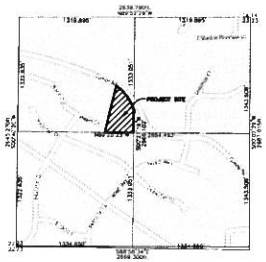


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S00°40'20"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO LOTS AND STREETS. THE WEST LINE OF THIS SUBDIVISION WAS DETERMINED BY HIGHLAND COVE ESTATES SUBDIVISION, THE NORTH LINE WAS DETERMINED BY THE RIGHT OF WAY OF COMBE ROAD, THE EAST LINE BY DEED, AND THE SOUTH LINE BY UINTAH HIGHLANDS SUBDIVISION NO. 3 AND COMBE SOUTH ESTATES NO. 1 AMENDED LOT 3. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR, 24" LONG AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". FRONT CORNERS WERE MARKED WITH LEAD AND TACK AT THE EXTENSION OF THE SIDE PROPERTY LINES WITH THE BACK OF CURB.



1/16 LINE LOCATION

SCALE: NONE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C2	538.25'	348.22'	342.18'	180.45'	N36°10'28"W	37°04'05"
C3	538.25'	4.35'	4.35'	2.17'	N17°24'33"W	0°27'45"
C4	538.25'	4.77'	4.77'	2.38'	N16°55'27"W	0°30'28"
C5	25.00'	14.25'	14.04'	7.32'	N74°21'10"E	32°37'53"
C7	50.00'	33.40'	32.79'	17.35'	N77°11'19"E	38°18'44"
C8	50.00'	73.32'	66.93'	45.04'	N41°39'40"W	84°01'18"
C9	50.00'	78.82'	70.9	50.28'	N45°30'06"E	90°19'13"
C10	50.00'	44.82'	43.34'	24.04'	S63°33'57"E	51°21'40"
C11	25.00'	22.41'	21.67'	12.02'	N63°38'03"W	51°21'35"

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, HIGHLAND COVE ESTATES SUBDIVISION, SAID POINT BEING S00°40'20"W 1322.63 FEET AND S89°19'43"E 998.08 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23, THENCE N1°07'54"E 561.38 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COMBE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 357.34 FEET, A RADIUS OF 538.25 FEET, A CHORD BEARING OF S35°41'22"E, AND A CHORD LENGTH OF 350.81 FEET, (2) S16°40'13"E 18.50 FEET, AND (3) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 262.18 FEET, A RADIUS OF 413.00 FEET, A CHORD BEARING OF S34°51'23"E, AND A CHORD LENGTH OF 257.80 FEET TO THE NORTHERLY LINE OF AMENDED PLAT OF LOT 3, COMBE SOUTH ESTATES NO. 1 SUBDIVISION; THENCE S36°50'24"W ALONG SAID NORTHERLY LINE 47.29 FEET; THENCE ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF UINTAH HIGHLANDS SUBDIVISION NO. 3 N89°19'48"W 456.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 14549 SQUARE FEET OR 3.29 ACRES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°19'40"E	17.22'
L2	S44°40'20"W	2.00'

Surveyor's Certificate

I, ROBERT D. KUNZ, 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 THAT 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 THAT THIS PLAT OF COMBE SOUTH ESTATES NO. 2 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY 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 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 _____, 20____

150228-2201
UTAH LICENSE NUMBER

ROBERT D. KUNZ

REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH

Owners Dedication And Certification

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 COMBE SOUTH ESTATES NO. 2, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, SEWER EASEMENTS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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.

SIGNED THIS _____ DAY OF _____, 20____

THE COREY D. COMBE REVOCABLE TRUST
DATED JUNE 12, 1996

THE LENORA J. COMBE REVOCABLE TRUST
DATED JUNE 12, 1996

Acknowledgment

LENORA J. COMBE, TRUSTEE

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, COREY D. COMBE, TRUSTEE, (AND) LENORA J. COMBE, TRUSTEE, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE TRUSTEES OF SAID TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUSTEES FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Reeve & Associates, Inc.
4158 S. HARRISON BLVD., SUITE 110, OGDEN, UTAH 84403
TEL (801) 621-3100 FAX (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 08-13-13
Name: COMBE SOUTH ESTATES NO. 2
Number: 3911-06
Revision:
Scale: 1"=30'
Checked:

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 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 _____, 20____

Weber County Planning Commission Approval

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 20____

SIGNATURE

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 _____, 20____

ATTEST _____

CHAIRMAN, WEBER COUNTY COMMISSION

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 _____, 20____

Weber County Recorder

Entry No. _____ Fee Paid _____
_____ Filed For Record
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
_____
Recorded For:

Weber County Recorder

_____ Deputy