

# Combe Subdivision No. 3

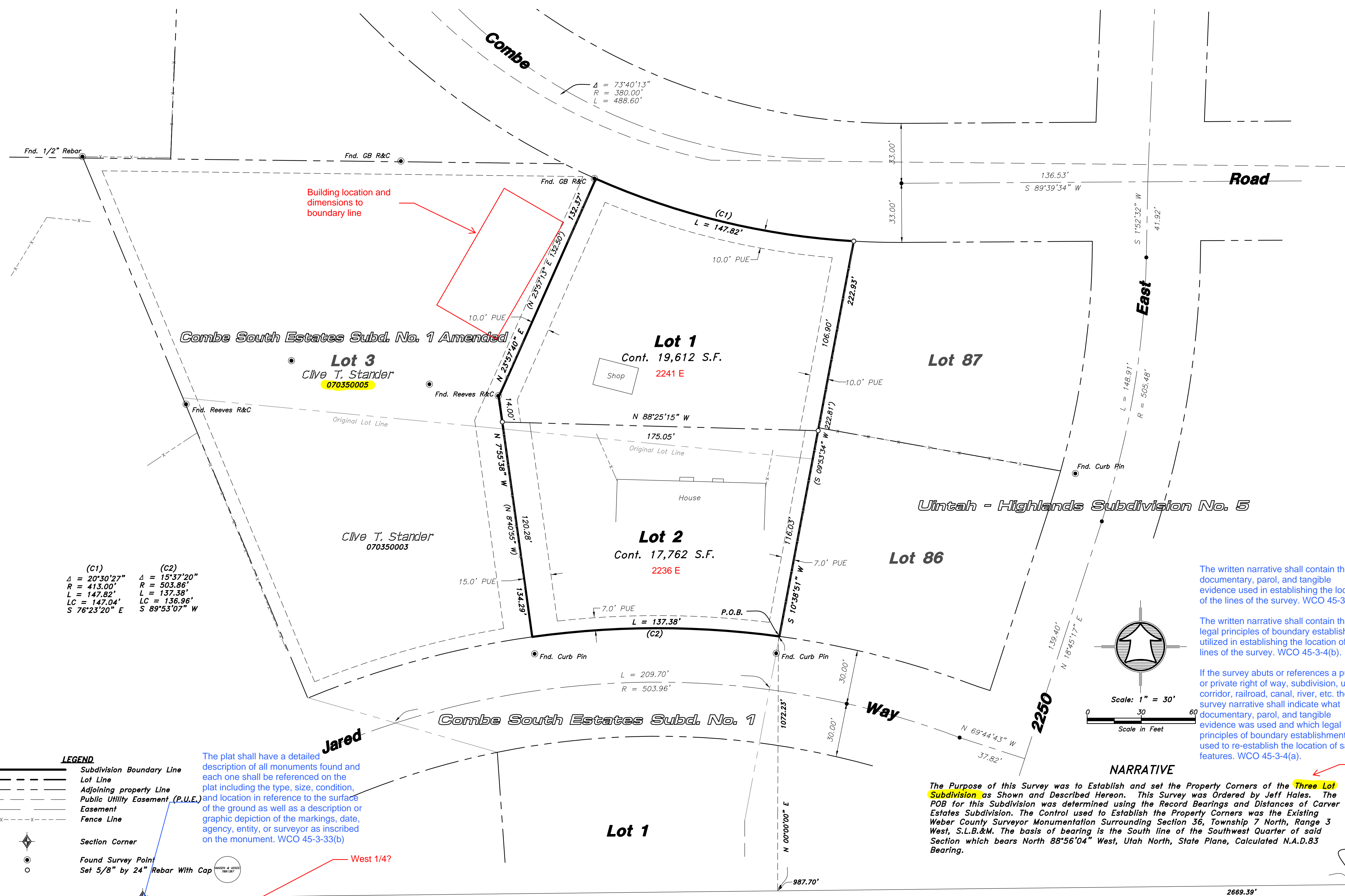
Weber County, Utah

A Part of the Northwest Quarter of Section 23,  
Township 5 North, Range 1 West, Salt Lake Base & Meridian  
September 2016

The individual or company names and address of the subdivider of the subdivision. WCO 106-1-5(a)(4)

The existing location, widths, and other dimensions of all existing or platted buildings within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a) (6)

Items that are in blue are new to the county code effective 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 \_\_\_\_\_, 2016.

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 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 WESTERLY 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 UTAH 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 \_\_\_\_\_, 2016.

BRENT HADLEY TRUSTEE OF THE BRENT AND CAROL HADLEY FAMILY TRUST

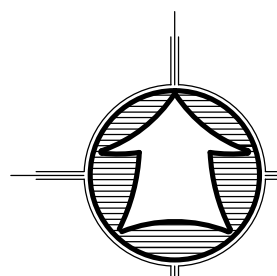
CAROL HADLEY TRUSTEE OF THE BRENT AND CAROL HADLEY FAMILY TRUST

### TRUST ACKNOWLEDGMENT

State of Utah  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Trustee for the Brent and Carol 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



### NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Three Lot Subdivision, as Shown and Described Hereon. This Survey was Ordered by Jeff Hales. The POB for this Subdivision was determined using the Record Bearings and Distances of Carver Estates Subdivision. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 36, Township 7 North, Range 3 West, S.L.B.&M. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 88°56'04" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Two lot?

Center 1/4?

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. WCO 45-3-33(b)

### 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 \_\_\_\_\_, 2016

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 \_\_\_\_\_, 2016.

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 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

Chairman, Weber County Commission

### 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 \_\_\_\_\_, 2016.

Weber County Surveyor

### 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 Affect Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

Weber County Attorney

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