

Anderson Subdivision

Weber County, Utah
A Part of the Northwest Quarter of Section 23,
Township 5 North, Range 1 West, Salt Lake Base & Meridian
August 2018

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 Professional 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 heretofore subdivided said tract into two (2) lots, known heretofore as Anderson Subdivision in Weber County, Utah, and have 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 or under my supervision 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 _____, 2018.

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



SUBDIVISION 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 NORTHEAST CORNER OF COMBE SUBDIVISION NO. 3 RECORDED AS ENTRY NO. 2866286 IN THE WEBER COUNTY RECORDERS OFFICE BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COMBE ROAD LOCATED 946.51 FEET NORTH 88°58'34" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 1292.05 FEET NORTH 00°00' EAST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23;

RUNNING THENCE SOUTH 10°38'55" WEST 101.83 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID COMBE SUBDIVISION; THENCE NORTH 88°25'15" WEST 176.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 BEING A POINT ON THE EAST BOUNDARY OF COMBE SOUTH ESTATES SUBDIVISION NO. 1 2ND AMENDMENT RECORDED AS ENTRY NO. 2658886; THENCE NORTH 07°55'34" WEST 8.94 FEET ALONG SAID EAST BOUNDARY; THENCE NORTH 68°18'05" WEST (NORTH 68°18'03" WEST BY RECORD) 37.50 FEET TO A POINT ON THE BOUNDARY OF LOT 5 OF SAID COMBE SOUTH ESTATES SUBDIVISION NO. 1 2ND AMENDMENT; THENCE ALONG THE BOUNDARY OF SAID LOT 5 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 23°57'44" WEST (SOUTH 23°57'13" WEST BY RECORD) 5.00 FEET; (2) NORTH 85°13'49" WEST (NORTH 85°13'49" WEST BY RECORD) 27.47 FEET; AND (3) SOUTH 70°57'40" WEST (SOUTH 70°57'09" WEST BY RECORD) 62.24 FEET TO THE WEST BOUNDARY OF SAID COMBE SOUTH ESTATES SUBDIVISION NO. 1 2ND AMENDMENT; THENCE ALONG THE BOUNDARY OF SAID COMBE SOUTH ESTATES SUBDIVISION NO. 1 2ND AMENDMENT THE FOLLOWING THREE (3) COURSES: (1) NORTH 22°34'39" WEST (NORTH 22°35'10" WEST BY RECORD) 148.33 FEET; (2) SOUTH 89°19'05" EAST (SOUTH 89°19'40" EAST BY RECORD) 174.66 FEET; AND (3) NORTH 36°50'55" EAST (NORTH 36°50'24" EAST BY RECORD) 47.30 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE EASTERLY TO THE LEFT ALONG THE ARC OF A 413.00 FOOT RADIUS NON "HORD BEARS SOUTH 69°53'44" " BEING MADE BY THIS PLAT.

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 and parcels here by 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.

Lawrence Jeffrey Anderson

Karen K. Anderson

Acknowledgment
NARRATIVE

The purpose of this survey was to amend the lot lines between parcels 07-742-0001, 07-748-0001 & 07-748-0003 by creating a two lot subdivision and to establish and set the property corners as shown and described hereon. This survey was ordered by Gary Lucas for Jeff Anderson. The control used to establish the property corners was Combe Subdivision No. 3 recorded as Entry No. 2866286 in the Weber County Recorder's Office and Combe South Estates Subdivision No. 1 2nd Amendment recorded as Entry No. 2658886 along with 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 Northwest Quarter of said Section which bears North 88°58'34" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____
IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY _____ DEPUTY _____

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 _____, 2018.

Weber County Surveyor

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 _____, 2018.

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

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 _____, 2018.

Weber County Engineer

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

Is a rebar to be set at this property corner?
NO

Need define Combe Road centerline
WCO 106-1-5(a)(6)

Is this triangle really wanted?

Easement needs to be dimensioned so that it is retractable

Doesn't match description

Please clarify what is being done, are found rebars being held, or are record bearings and distances being held? Please explain what is being held and why in narrative.

need to add that no buildings or structures are to be erected within PUEs

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable:

"Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon 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."
WCO 106-7-1

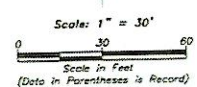
NOTE:
1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

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 45-3-3(b)

SEGMENT	DIRECTION	LENGTH
L1	N07°55'34"W	8.94'
L2	S23°57'44"W	5.00'

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	241.43'	413.00'	33°29'39"	238.01'	S62°53'44"E
C2	118.62'	413.00'	16°27'24"	118.21'	S61°22'37"E
C3	122.81'	413.00'	17°02'15"	122.36'	S78°07'26"E

- LEGEND**
- Subject Property Line
 - Interior Lot Lines
 - Adjoining Property Line
 - Previous Property Line
 - Centerline
 - Public Utility Easement (PUE)
 - Ditch
 - Field Separation Line
 - Fence Line (Wire)
 - Fence Line (Wood or Vinyl)
 - Street Monument
 - Found rebar set by others
 - Set 5/8"x24" Rebar With Cop
 - Section Corner



Developer:
Jeff Anderson
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