

COMBE SOUTH ESTATES NO. 2, 1ST AMENDMENT

AMENDING LOTS 6 AND 7

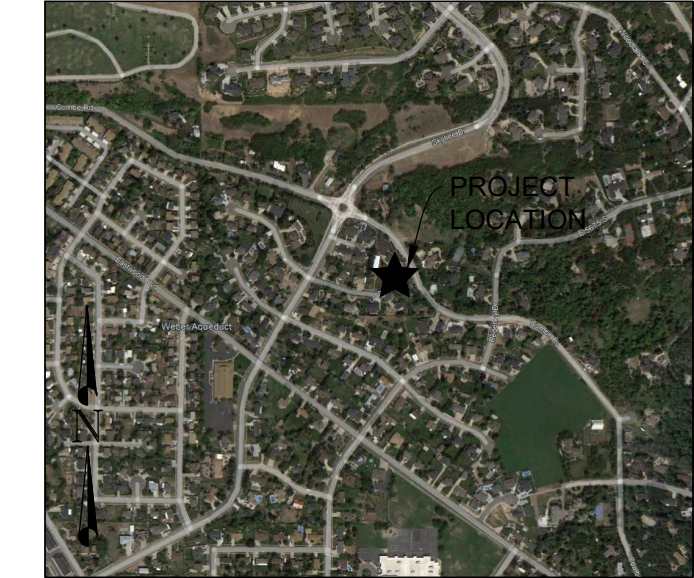
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2021

BOUNDARY DESCRIPTION

ALL OF LOTS 6 AND 7 COMBE SOUTH ESTATES NO. 2 LOCATED IN 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 SAID LOT 6 COMBE SOUTH ESTATES NO. 2 BEING LOCATED SOUTH 00°40'20" WEST 1322.29 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND SOUTH 89°19'40" EAST 998.08 FEET AND SOUTH 89°19'48" EAST 329.16 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE ALONG THE WEST LINE OF SAID LOT 6 NORTH 00°21'16" EAST 134.51 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 NORTH 89°45'25" WEST 97.76 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MEGAN CIRCLE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 74.87 FEET, HAVING A CENTRAL ANGLE OF 85°47'59"; CHORD BEARS NORTH 42°34'31" WEST 68.07 FEET TO THE WEST LINE OF SAID LOT 7; THENCE ALONG THE BOUNDARY OF SAID LOT 7 THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°34'11" EAST 84.65 FEET; (2) NORTH 44°40'20" EAST 2.00 FEET; (3) NORTH 88°40'20" EAST 139.66 FEET TO THE WEST RIGHT-OF-WAY LINE OF COMBE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 538.25 FOOT RADIUS CURVE TO THE RIGHT 9.11 FEET, HAVING A CENTRAL ANGLE OF 00°58'10"; CHORD BEARS SOUTH 17°09'19" EAST 9.11 FEET; (2) SOUTH 16°40'13" EAST 18.50 FEET; (3) ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE LEFT 262.18 FEET, HAVING A CENTRAL ANGLE OF 36°22'21"; CHORD BEARS SOUTH 34°51'23" EAST 257.80 FEET TO THE BOUNDARY LINE OF SAID COMBE SOUTH ESTATES NO. 2; THENCE ALONG THE BOUNDARY LINE OF SAID COMBE SOUTH ESTATES NO. 2 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°50'24" WEST 47.29 FEET; (2) NORTH 89°19'48" WEST 127.36 FEET TO THE POINT OF BEGINNING, CONTAINING 36,945 SQUARE FEET.

VICINITY MAP

NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS COMBE SOUTH ESTATES NO. 2, 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS ____ DAY OF _____, 2021.

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

COMBE SOUTH ESTATES NO. 2, 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2021.

BY: KATHRYN J OLIVER

BY: SCOTT L LINSAY, TRUSTEE, SCOTT L LINSAY LIVING TRUST, DATED JANUARY 29, 2020

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this ____ day of _____, 2021, before me _____, A Notary Public, personally appeared KATHRYN J OLIVER, Prowed on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this ____ day of _____, 2021, personally appeared before me SCOTT L LINSAY, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE OF THE SCOTT L LINSAY LIVING TRUST, DATED JANUARY 29, 2020, and that said document was signed by him/her in behalf of said trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said SCOTT L LINSAY acknowledged to me that said trust executed the same.

STAMP NOTARY PUBLIC

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0441E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY XXXXX. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF XXXXX STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE XXXXX SUBDIVISION.

Deeds will need to be recorded to transfer ownership when plat is recorded.

Title report on frontier appears to only for lot 7 (10) so if additional easements or encumbrances are on a title report of lot 6 (11) they need to be show on this plat as well.

Why minor differences from original plat?

Not easily visible, will be hard to see once printed and scanned. Please darken a little.

Is the plat dedicating this or is it referencing an existing easement? Please put the entry # if it is an existing easement. If the plat is dedicating this it needs to be dimensioned (offsets) and mentioned in the owners dedication.

What is this dimensioning?

Are these lines scalable? not broken

FIG 0208 - COMBE SOUTH ESTATES SURVEY (D:\COMBE SOUTH ESTATES NO 2 1ST AMENDMENT.DWG)

NORTHWEST QUARTER CORNER SECTION 23, T5N, R1W, S.L.B.&M., (FOUND WEBER COUNTY BRASS CAP MONUMENT, GOOD CONDITION 1960)

WEST QUARTER CORNER SECTION 23, T5N, R1W, S.L.B.&M., (FOUND WEBER COUNTY BRASS CAP MONUMENT, GOOD CONDITION 2004)

COREY COMBE 077490006

COREY COMBE 077490005

KARLEEN GABRIELSEN 077490001

LOT 10 CONT. 21,674 SQ.FT. 2184 EAST

RYAN COMBE 077490002

LOT 11 CONT. 15,271 SQ.FT. 2243 EAST

PHIL SOTOMAYOR 072300009

LAWRENCE ANDERSON 077970001

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 _____, 2021.
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 EFFECT.
SIGNED THIS ____ DAY OF _____, 2021.
COUNTY ATTORNEY

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 _____, 2021.
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 _____, 2021.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS ____ DAY OF _____, 2021.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS ____ DAY OF _____, 2021.
DIRECTOR WEBER-MORGAN HEALTH DEPT.

 DEVELOPER: NAME ADDRESS (OGDEN, UT 84401) 801-XXX-XXXX	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____