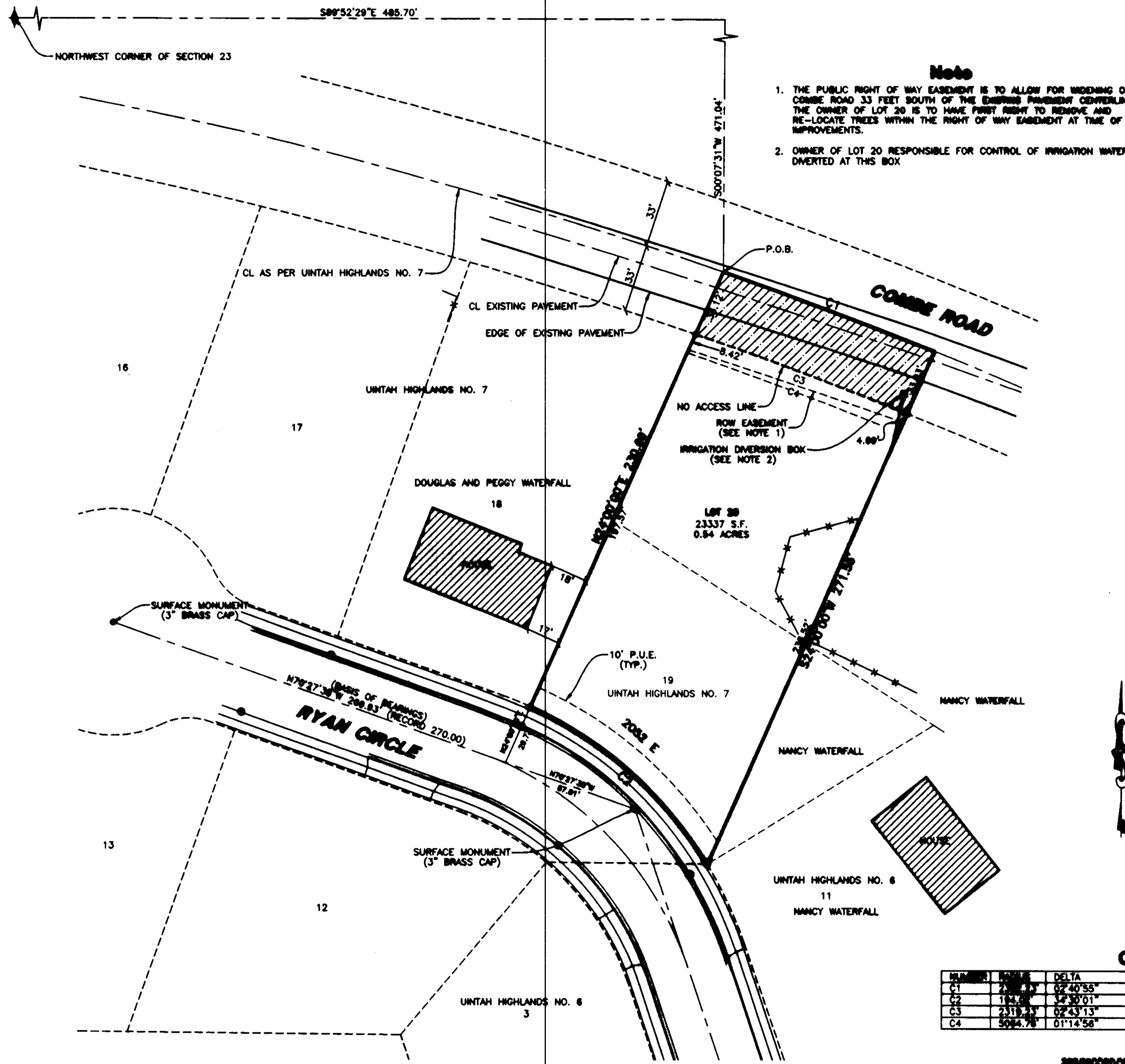


Uintah Highlands No. 8

PART OF THE NORTHWEST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2008



- Note**
1. THE PUBLIC RIGHT OF WAY EASEMENT IS TO ALLOW FOR WIDENING OF COMBE ROAD 33 FEET SOUTH OF THE EXISTING PAVEMENT CENTERLINE. THE OWNER OF LOT 20 IS TO HAVE FIRST RIGHT TO REMOVE AND RE-LOCATE TREES WITHIN THE RIGHT OF WAY EASEMENT AT TIME OF IMPROVEMENTS.
 2. OWNER OF LOT 20 RESPONSIBLE FOR CONTROL OF IRRIGATION WATER DIVERTED AT THIS BOX

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE IN RYAN CIRCLE, UTAH HIGHLANDS SUBDIVISION NO.7 SHOWN HERE ON AS N70°30'W

Narrative

THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCELS 07-426-0009, 07-435-0011 AND 07-435-0012 INTO ONE SINGLE LOT SUBDIVISION AND LOCATE SAME ON THE GROUND. THE WESTERLY BOUNDARY WAS DETERMINED BY UTAH HIGHLANDS SUBDIVISION NO. 7, THE EAST LINE WAS DETERMINED BY DEED DIMENSIONS, THE NORTH LINE WAS DETERMINED BY THE LOCATION OF COMBE ROAD. THE ALIGNMENT OF COMBE ROAD WAS DETERMINED BY LOCATING THE ROAD AS PER UTAH HIGHLANDS NO.7, AND THE ALIGNMENT FOR COREY COMBE SUBDIVISION. COMBE ROAD IS SHOWN WITH CURVES IN THE TWO SUBDIVISIONS. A TANGENT BETWEEN THE TWO CURVES WAS CALCULATED AND USED AS THE ALIGNMENT FOR COMBE ROAD. THE RESULT OF THE CALCULATION IS THE CENTERLINE SHOWN IN THIS SUBDIVISION. ALL LOT CORNERS WERE MARKED WITH REBAR OR WITH LEAD PILE AND TACK IN THE TOP BACK OF CURB AT THE EXTENSION OF THE PROPERTY LINES.

Boundary Description

PART OF LOT 19, UTAH HIGHLANDS SUBDIVISION NO. 7, AND A PART OF THE NW QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN ADJACENT TO SAID LOT 19, THE ENTIRE PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF UTAH HIGHLANDS SUBDIVISION NO. 7, A POINT IN THE CENTER OF COMBE ROAD, WHICH LIES S89°32'29"E, 485.70 FEET AND S00°07'31"W, 471.04 FEET FROM THE NW CORNER OF SAID SECTION 23 THENCE 110.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 3288.23 FEET, WHOSE CHORD BEARS S89°30'27"E, 110.10 FEET; THENCE S89°00'00"W, 271.86 FEET TO RYAN CIRCLE, THENCE ALONG THE CENTERLINE OF RYAN CIRCLE 118.83 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 194.02 FEET, WHOSE CHORD BEARS N49°08'01"W, 118.07 FEET TO THE SE CORNER OF LOT 19, UTAH HIGHLANDS SUBDIVISION NO. 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT AND EXTENSION THEREOF N24°00'00"E, 230.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 26970.78 SQUARE FEET, 0.82 ACRES

Legend

- ◆ = SECTION CORNER
 - = FOUND STREET MONUMENT
 - = SET 5/8" REBAR 24" LONG WITH PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = FOUND NAIL IN CURB
 - ▨ = AREA DEDICATED FOR ROAD
 - = BOUNDARY LINE
 - = LOT LINE
 - - - = ADJOINING PROPERTY
 - * * * = EXISTING FENCELINE
 - - - = SECTION LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
- Scale: 1" = 30'

Curve Table

NUMBER	ANGLE	DELTA	LENGTH	CHORD	CHORD BEARING
C1	24.00	02°40'55"	110.11	110.10	S89°30'27"E
C2	184.00	12°30'01"	118.83	118.07	N49°08'01"E
C3	2310.00	02°43'13"	110.11	110.07	S89°33'27"E
C4	5064.78	01°14'56"	110.40	55.20	S71°29'25"E

RECEIVED
MAY 01 2008
WEBER CO SURVEYOR

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 88, CHAPTER 23, 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 UTAH HIGHLANDS NO. 8 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE SURVEYED DATA AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LOTS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDS 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 RESPECTING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 26th DAY OF April 2008

18888
UTAH LICENSE NUMBER ROBERT D. KUNZ

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 UTAH HIGHLANDS NO. 8, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE 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, PUBLIC RIGHT-OF-WAY EASEMENT, 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 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 1 DAY OF May 2008

RAY R. PERRY
DEBORAH C. PERRY

Acknowledgment
STATE OF UTAH }
COUNTY OF WEBER }
ON THE 24th DAY OF May 2008, PERSONALLY APPEARED
DEBORAH C. PERRY, the undersigned HUSBAND, (and)
RAY R. PERRY, the undersigned WIFE, of the above owner's husband and wife, who being duly sworn, depose and say that they are the owners of the above described property, voluntarily, and in full, clear, lawful, and for the purposes therein mentioned.

11-24-2011
COMMISSION EXPRES
ROBERT PUBLIC

Acknowledgment
STATE OF UTAH }
COUNTY OF WEBER }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED ROBERT PUBLIC, (and)
_____ (and) _____, of the above owner's husband and wife, who being duly sworn, depose and say that they are the owners of the above described property, voluntarily, and in full, clear, lawful, and for the purposes therein mentioned.

COMMISSION EXPRES
ROBERT PUBLIC

Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 12-14-07
Name: UTAH HIGHLANDS NO. 8
Number: 8888-01
Revision:
Scale: 1"=30'
Checked:

Reeve & Associates, Inc.
410 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3400 FAX: (801) 621-3200 www.reeve-associates.com

Webster County Planning Commission Approval
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS 28 DAY OF April 2008

for Chairman, WEBER COUNTY PLANNING COMMISSION

Webster 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.

Signature: _____
SIGNATURE

Webster County Commission Acceptance
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 15th DAY OF April 2008.

ATTEST:
Chairman, WEBER COUNTY COMMISSION

Webster 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 OBLIGATIONS ASSOCIATED THEREWITH.
SIGNED THIS 26th DAY OF April 2008.

Signature: _____
SIGNATURE

Webster 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____.

Signature: _____
SIGNATURE

Webster-Morgan Health Department
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____.

Signature: _____
WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder
Entry No. _____ Fee Paid
And Recorded. _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For:
Webster County Recorder
Deputy: