

# 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

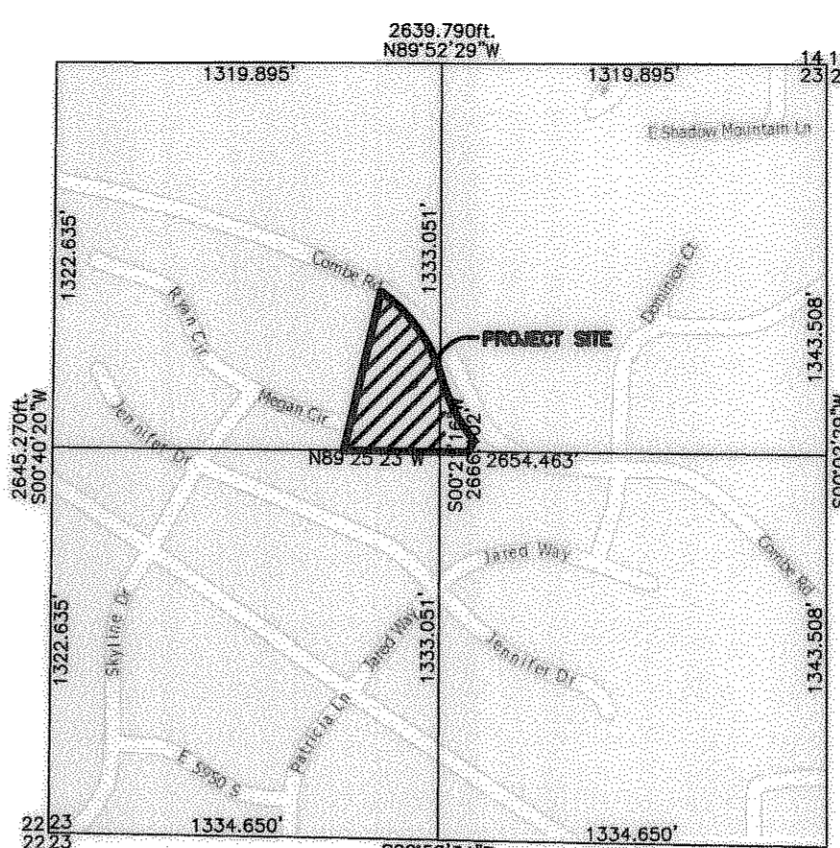
AUGUST, 2013

## 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 UTAH 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 X 24" LONG AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". FRONT CORNERS WERE MARKED WITH A LEAD PLUG 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     |
|-----|---------|------------|------------|---------|-------------|-----------|
| C1  | 538.25' | 357.34'    | 350.81'    | 185.54' | S35°41'22"E | 38°02'18" |
| C2  | 538.25' | 348.22'    | 342.18'    | 180.45' | S36°10'28"E | 37°04'05" |
| C3  | 538.25' | 9.11'      | 9.11'      | 4.56'   | S17°09'19"E | 0°58'13"  |
| C4  | 413.00' | 262.18'    | 257.80'    | 135.68' | S34°51'23"E | 36°22'19" |
| C5  | 413.00' | 7.94'      | 7.94'      | 3.97'   | S17°13'17"E | 1°06'08"  |
| C6  | 413.00' | 254.23'    | 250.24'    | 131.29' | S35°24'27"E | 35°16'12" |
| C7  | 25.00'  | 14.26'     | 14.07'     | 7.33'   | N74°25'38"E | 32°41'11" |
| C8  | 50.00'  | 31.81'     | 31.28'     | 16.47'  | N76°18'40"E | 36°27'14" |
| C9  | 50.00'  | 74.85'     | 68.06'     | 46.44'  | S42°34'26"E | 85°46'35" |
| C10 | 50.00'  | 78.91'     | 70.97'     | 50.37'  | S45°31'37"W | 90°25'31" |
| C11 | 50.00'  | 44.81'     | 43.32'     | 24.03'  | N63°35'13"W | 51°20'48" |
| C12 | 25.00'  | 22.39'     | 21.65'     | 12.01'  | N63°34'18"W | 51°18'57" |
| C13 | 571.25' | 285.86'    | 282.88'    | 145.99' | S31°00'21"E | 28°40'16" |
| C14 | 380.00' | 312.57'    | 303.84'    | 165.74' | S40°14'07"E | 47°07'46" |

## BOUNDARY DESCRIPTION

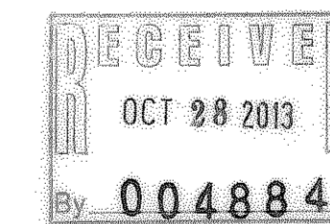
PART OF THE NORTHWEST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, HIGHLAND COVE ESTATES SUBDIVISION, SAID POINT BEING S00°40'20"W 1322.29 FEET AND S89°19'40"E 998.08 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N13°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 UTAH HIGHLANDS SUBDIVISION NO. 3 N89°19'48"W 456.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 143,491 SQUARE FEET OR 3.294 ACRES

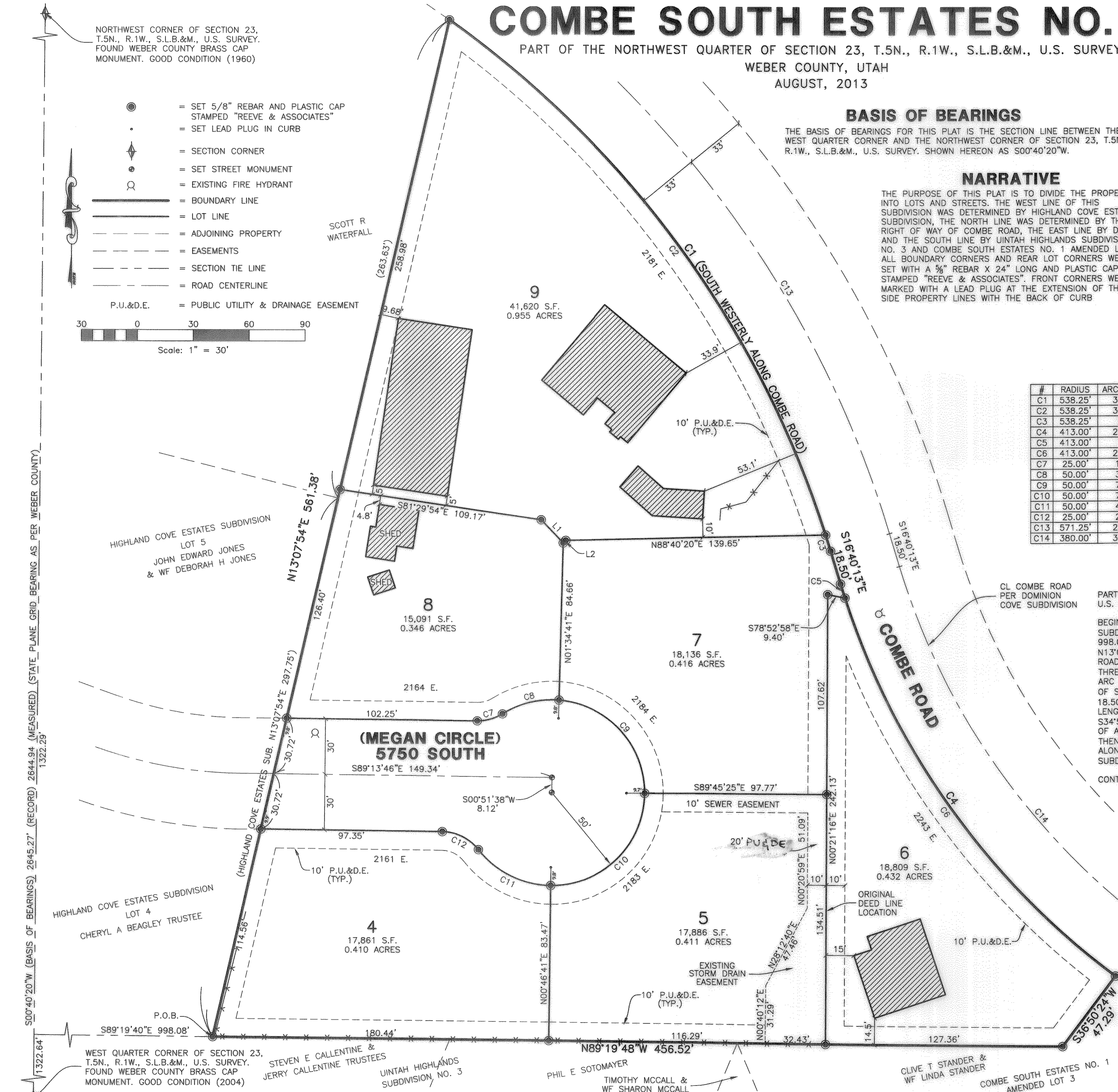
## LINE TABLE

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



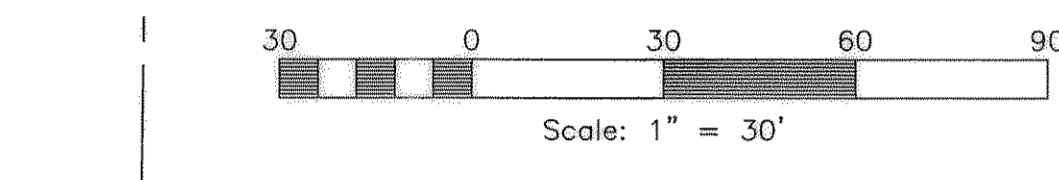
## DEVELOPER

COREY COMBE  
2181 EAST COMBE ROAD  
OGDEN, UT 84403  
801-458-5374



NORTHWEST CORNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT. GOOD CONDITION (1960)

- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET LEAD PLUG IN CURB
- ◆ = SECTION CORNER
- ◇ = SET STREET MONUMENT
- ⊕ = EXISTING FIRE HYDRANT
- = BOUNDARY LINE
- - - = LOT LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE
- - - = ROAD CENTERLINE
- - - = P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT



S00°40'20"W (BASIS OF BEARINGS) 2645.27' (RECORDED) 2644.94' (MEASURED) (STATE PLANE GRID BEARING AS PER WEBER COUNTY) 1322.29'

**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\_\_\_\_.

**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\_\_\_\_.

**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\_\_\_\_.

**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 \_\_\_\_\_, 20\_\_\_\_.

**Weber County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy, \_\_\_\_\_

**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 24<sup>th</sup> DAY OF October, 2013.  
150228-2201 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 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 ERRECTED 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  
KATHRYN J. OLIVER

**Acknowledgment**  
STATE OF UTAH ) ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KATHRYN J. OLIVER OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Acknowledgment**  
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

**Project Info.**  
Surveyor: R. KUNZ  
Designer: \_\_\_\_\_  
Begin Date: 08-13-13  
Name: COMBE SOUTH ESTATES NO. 2  
Number: 3911-06  
Revision: 10-23-13  
Scale: 1"=30'  
Checked: \_\_\_\_\_

**Reeve & Associates, Inc.**  
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