

Anderson Subdivision

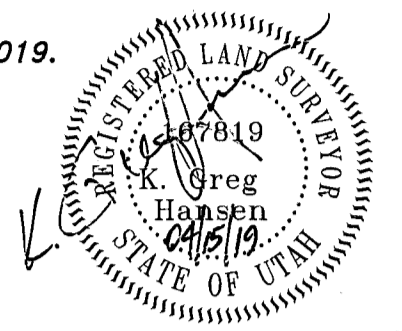
Weber County, Utah
 A Part of the Northwest Quarter of Section 23,
 Township 5 North, Range 1 West, Salt Lake Base & Meridian
 October 2018

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 hereby subdivided said tract into two (2) lots, known hereafter as Anderson Subdivision 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 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 15th day of April, 2019.

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°00'00" 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°17'32" WEST (NORTH 68°18'03" WEST BY RECORD) 37.49 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°14'20" WEST BY RECORD) 77.47 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 TANGENT CURVE, A DISTANCE OF 241.43 FEET, CHORD BEARS SOUTH 69°53'44" EAST 238.01 FEET, HAVING A CENTRAL ANGLE OF 33°29'39" ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.124 ACRES.

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 as shown on this plat and name said tract Anderson Subdivision and hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof 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 drain 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. In witness we have here unto set our signature this

15 day of April, 2019.
 Lawrence Jeffrey Anderson
 Karen K. Anderson

NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- No buildings are to be erected within P.U.E.'s.

ACKNOWLEDGMENT

State of Utah

County of Weber

On this 15th day of April, 2019, Lawrence Jeffrey Anderson and Karen K. Anderson, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, 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.

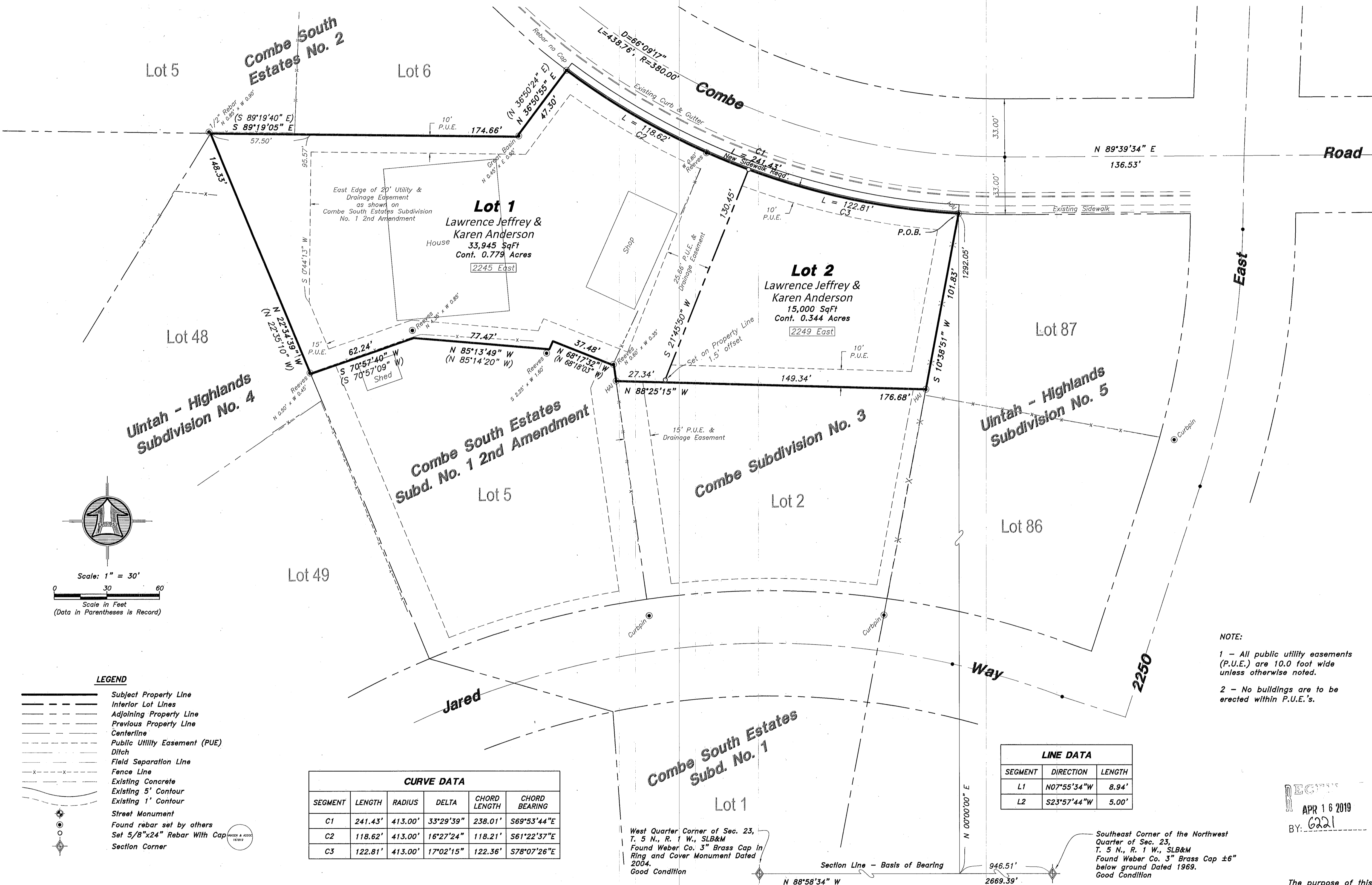
Notary Public
 Jason D. Anderson
 Commission #066404
 Commission Expires
 January 23, 2020
 State of Utah

NARRATIVE

The purpose of this survey was to amend the lot lines between parcels 07-748-0001, 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. There were multiple Reeves rebar found which do not fit the recorded Combe South Estates Subdivision No. 1 2nd Amendment and therefore the recorded Subdivision was held instead of the found rebar. 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.

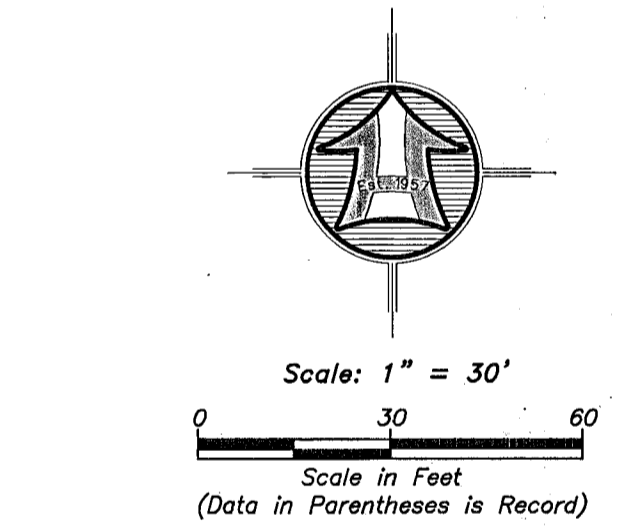
WEBER COUNTY RECORDER

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



CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	241.43'	413.00'	33°29'39"	238.01'	S69°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

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



- ### LEGEND
- Subject Property Line
 - Interior Lot Lines
 - Adjoining Property Line
 - Previous Property Line
 - Centerline
 - Public Utility Easement (PUE)
 - Ditch
 - Field Separation Line
 - Fence Line
 - Existing Concrete
 - Existing 5' Contour
 - Existing 1' Contour
 - Street Monument
 - Found rebar set by others
 - Set 5/8"x24" Rebar With Cap
 - Section Corner

Developer:
 Jeff Anderson
 2245 East Combe Road
 Weber County, Utah 84404
 (385) 244-6791

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.hais.com
 Brigham City Ogden Logan
 (435) 723-3491 (801) 399-4905 (435) 762-8272
 Celebrating 60 Years of Business

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 _____, 2019.

 Weber County Engineer

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 _____, 2019.

 Chairman, Weber County Planning Commission

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 _____, 2019.

 Weber County Surveyor