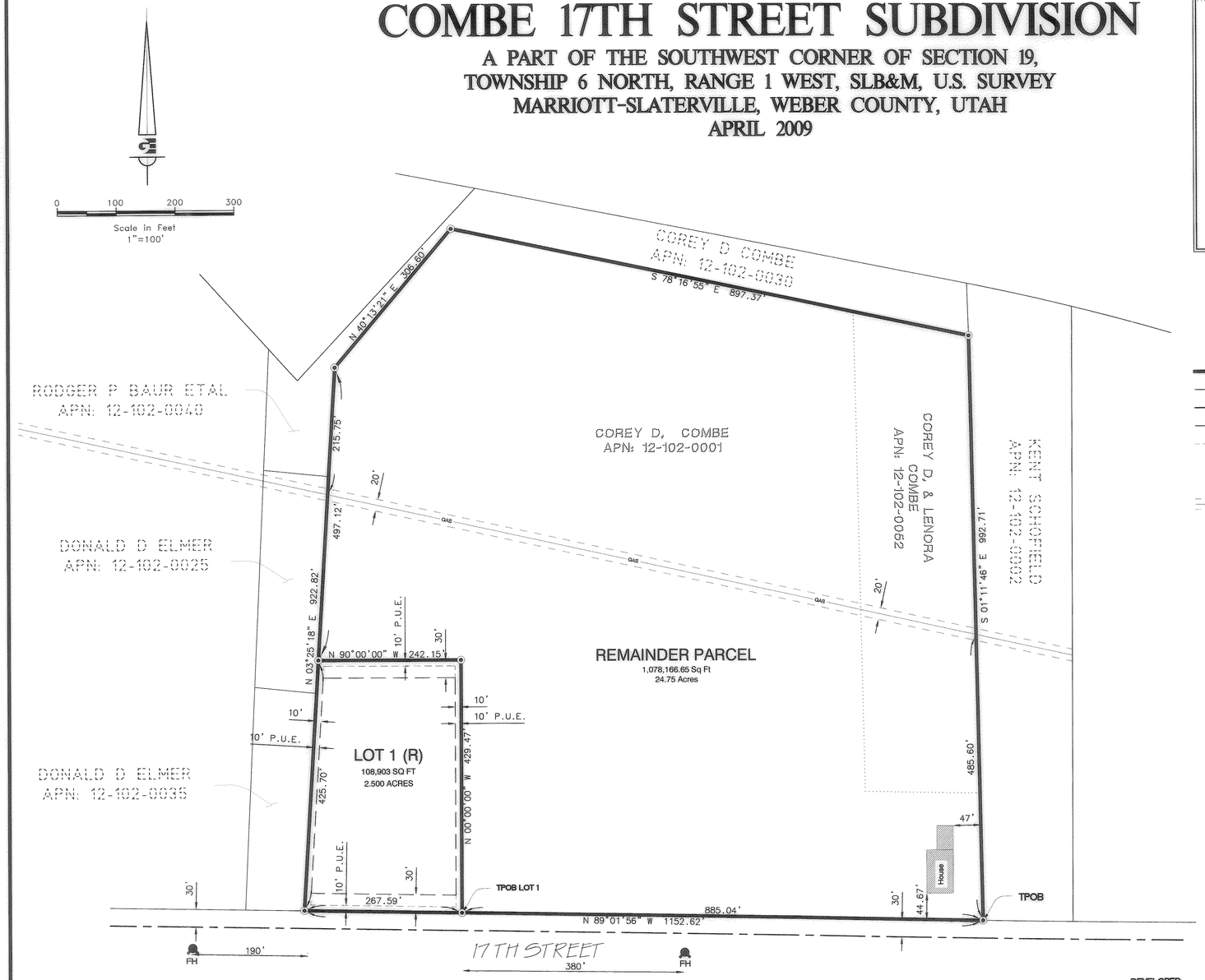
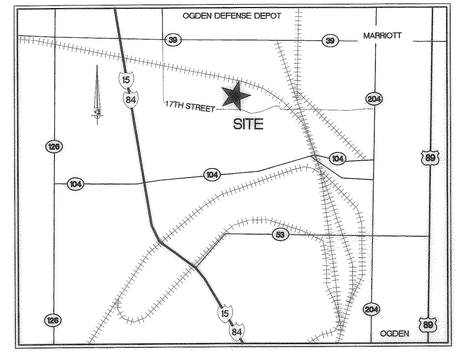
COMBE 17TH STREET SUBDIVISION

A PART OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SLB&M, U.S. SURVEY MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH

APRIL 2009

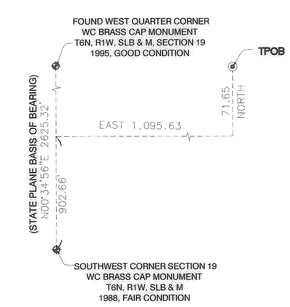




VICINITY MAP
NOT TO SCALE

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF ROAD
- SETBACK LINES
- 10' PUBLIC UTILITY EASEMENT
- SET #5 REBAR AND CAP STAMPED GARNER ENGINEERING.
- GAS — 20.00' GAS LINE EASEMENT
- (R)
  - a) NO BASEMENTS ALLOWED
  - b) SEWER GRINDER PUMPS ARE TO BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER WHERE GRAVITY SEWER IS NOT AVAILABLE



SURVEYOR'S CERTIFICATE

I, JAMES J. COUTS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 7084124 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 DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF;

COMBE 17TH STREET SUBDIVISION

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 RECORDERS OFFICE; 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 19TH DAY OF MAY, 2009

PROFESSIONAL LAND SURVEYOR No. 7084124 JAMES J. COUTS 5/19/09 STATE OF UTAH

JAMES J. COUTS, PLS #7084124

BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, COUNTY OF WEBER, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A THE SOUTHWEST CORNER OF SAID SECTION, NORTH 00°34'56" EAST 909.66 FEET; THENCE EAST 1,095.63 FEET; THENCE NORTH 71.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE

NORTH 89°01'56" WEST 1152.62 FEET;	ALONG THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET TO A POINT ON SAID RIGHT OF WAY AND THE WESTERLY PROPERTY LINE OF DONALD D. ELMER; THENCE,
NORTH 03°25'18" EAST 922.82 FEET;	THENCE,
NORTH 40°13'21" EAST 306.60 FEET;	THENCE,
SOUTH 78°16'55" EAST 897.37 FEET;	TO THE SOUTHWEST CORNER OF COREY COMBE PARCEL # 12-102-0030 AND THE WESTERLY PROPERTY LINE OF KENT SCHOFIELD PARCEL # 12-102-0002; THENCE,
SOUTH 01°11'48" EAST 992.72 FEET;	ALONG SAID PARCEL TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1,187,063 SQ FT , 27.25 ACRES, MORE OR LESS.

004301
RECEIVED
MAY 19 2009
WEBER CO SURVEYOR

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF COREY COMBE FOR THE PURPOSE OF CREATING COMBE 17TH STREET SUBDIVISION AND LOT 1. THE RECORD OF SURVEY PREPARED BY GARDNER ENGINEERING (FEBRUARY 22, 2001 ENTRY NO.002670), AND FILED IN THE WEBER COUNTY RECORDER'S OFFICE, WAS USED, VERIFIED, AND HELD TO ESTABLISH THE SUBJECT AND ADJACENT LOTS SHOWN ON THIS PLAT. THE SHOWN STREET MONUMENT TIES ARE ALSO BASED ON THE RECORDED SURVEY REFERENCED ABOVE, AND THEREFOR ANY FUTURE RETRACEMENT OF THIS PLAT WOULD REQUIRE A RETRACEMENT OF THE ORIGINAL RECORD OF SURVEY AS WELL.

DEVELOPER:
COREY COMBE
2181 EAST COMBE RD
OGDEN, UTAH 84403

OWNER'S SUBDIVISION DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN HEREON AND NAME SAID TRACT

COMBE 17TH STREET SUBDIVISION

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED 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 GOVERNING AUTHORITY WITH NO BUILDING OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____DAY OF _____ 2009.

COREY D. COMBE

LENORA COMBE

MARRIOTT-SLATERVILLE CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MARRIOTT-SLATERVILLE COMMISSION ON THE _____ DAY OF _____, 2009

CHAIRMAN, MARRIOTT-SLATERVILLE COMMISSION

MARRIOTT-SLATERVILLE CITY SURVEYOR

I HEREBY CERTIFY THAT THE MARRIOTT-SLATERVILLE SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN CITY OFFICES. THE APPROVAL OF THIS PLAT BY THE MARRIOTT-SLATERVILLE SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____DAY OF _____, 2009

SIGNATURE

MARRIOTT-SLATERVILLE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2009

SIGNATURE

MARRIOTT-SLATERVILLE CITY ENGINEER

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

SIGNED THIS _____ DAY OF _____, 2009

SIGNATURE

MARRIOTT-SLATERVILLE CITY 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 MARRIOTT-SLATERVILLE, UTAH

THIS _____ DAY OF _____2009

CHAIRMAN, MARRIOTT-SLATERVILLE COMMISSION

TITLE: _____

ATTEST: _____

ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF WEBER)

ON THIS ___ DAY OF_____, 2009, PERSONALLY

PERSONALLY APPEARED BEFORE ME, JUDY SHUPE, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

STAMP

Prepared By:

Gardner Engineering
5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801)476-0202

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT _____ IN _____ BOOK OF OFFICIAL RECORDS, PAGE ___. RECORDED FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

R:\Lenora_Corey\17th STREET\Survey\CAD Drawings\Lenora\Final Plat.dwg, FINAL PLAT, 5/18/2009 8:19:53 AM