

Harrisville Retail Subdivision

A part of the Southeast 1/4 of Section 8, T6N, R1W, SLB&M, U.S. Survey
Harrisville City, Weber County, Utah



VICINITY MAP (Not to Scale)

NARRATIVE

Michael Cronson of Pacific Land Design requested a survey be prepared to establish the property lines for Harrisville Retail Subdivision. A monument in the South Street bearing North 89°04'41" West from Ogden City Monuments at Monroe Avenue to Washington Boulevard to Wall Avenue was used as the basis of bearings. Several other Ogden City monuments were found that closely match the Ogden City Engineering Plans prepared by Ogden City to reference City Monumentation. Property was monumented as shown.

SURVEYOR'S CERTIFICATE

I, Mark E. Bobbin, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Harrisville Retail Subdivision in Weber County, Utah has been correctly shown in the designated areas and in a true and correct representation of the following description of lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

Dated this 23rd day of January, 2000.

Mark E. Bobbin
Weber County, Utah
No. 165484

Scale: 1" = 100'

OWNER'S CERTIFICATE & DEDICATION

We, the undersigned owners of the herein described tract of land, do hereby say and dedicate the same into lots and streets as shown on this plat, and name said tract Harrisville Retail Subdivision and do hereby dedicate, grant and convey to Utah Department of Transportation (UDOT) or to Harrisville City, 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 right and easement over, upon and under the lands designated on the plat as public utility, irrigation systems, storm water detention ponds 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 Harrisville City, Utah, with no buildings or structures being erected within such easements.

Walter Real Estate Business Trust
Melvin L. Rogers
Bayer Harrisville, L.L.C.
Steven A. Ball
Melvin Rogers Family, L.C.
Ellen B. Rogers

ACKNOWLEDGMENT

State of Utah County of Weber On the 23rd day of February, 2000 Three persons appeared before me, Robert M. Bedard, who being by me duly sworn did say that he is a Notary Public in and for the State of Utah and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and acknowledged to me that said Corporation executed the same.

State of Utah County of Salt Lake On the 1st day of February, 2000 personally appeared before me, Steven A. Ball, who being by me duly sworn did say that he is a Notary Public in and for the State of Utah and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and acknowledged to me that said Corporation executed the same.

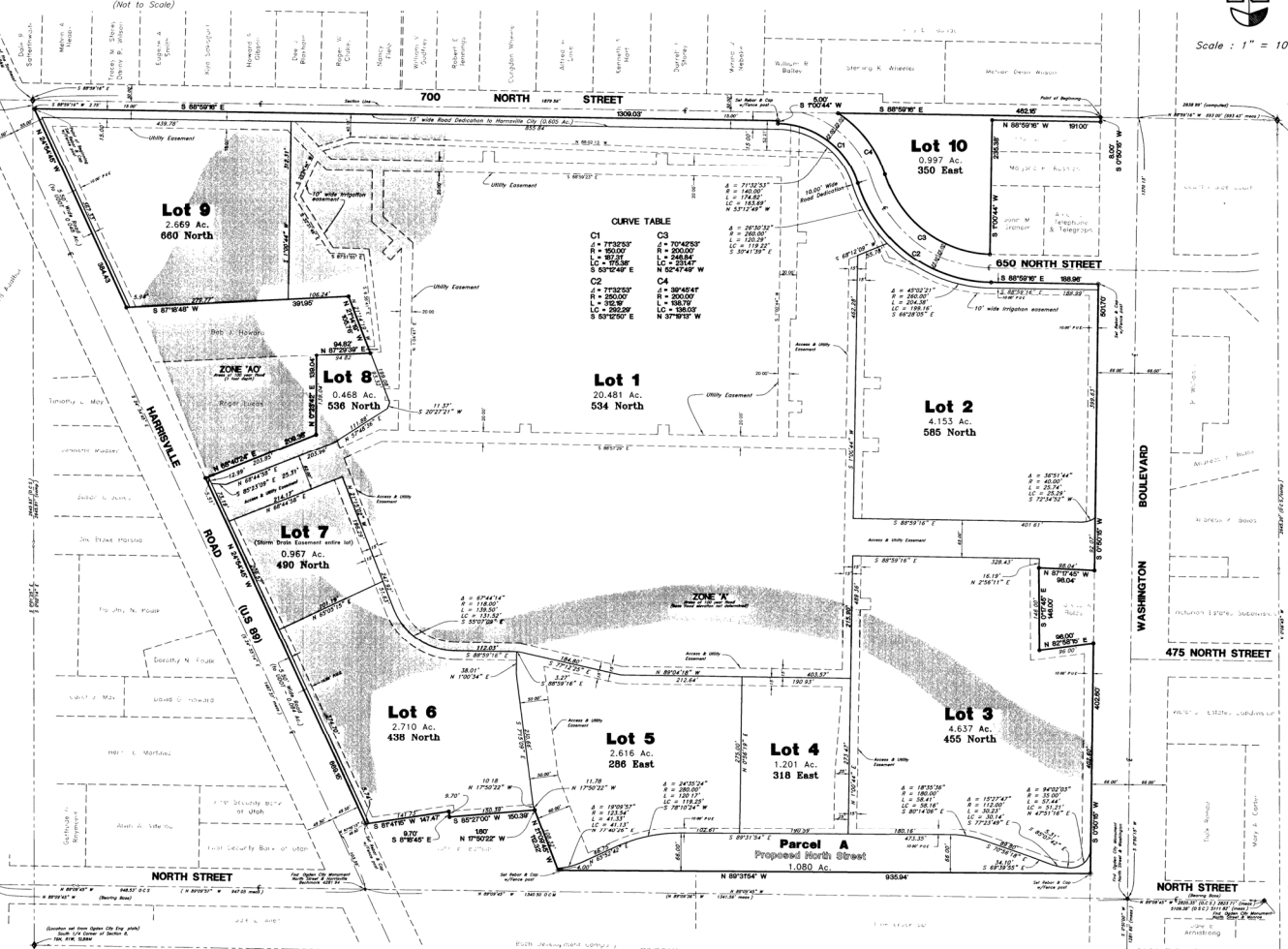
State of Utah County of Wasatch On the 23rd day of February, 1999 personally appeared before me, Melvin L. Rogers and Ellen B. Rogers who being by me duly sworn did say that they are co-managers of Melvin Rogers Family, LC and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and acknowledged to me that said Corporation executed the same.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning of a point on the intersection of the East right-of-way line of Harrisville Road and the South line of 700 North Street which is 15.00 feet South 07°02'14" East along the Quarter Section line and 2.23 feet South 88°59'16" East from the Northeast Corner of said Southeast Quarter Section; and running thence South 88°59'16" East 1,308.03 feet parallel to and 15.00 feet perpendicularly distant South from the North line of said Southeast Quarter Section; thence South 17°00'44" West 5.00 feet; thence Southeast along the arc of a 150.00 foot radius curve to the right 182.31 feet (Central angle is 71°52'53" and Long Chord bears South 57°12'49" East 175.38 feet) to a point of reverse curvature; thence Southeast along the arc of a 200.00 foot radius curve to the left 152.18 feet (Central angle is 71°52'53" and Long Chord bears South 57°12'50" East 292.30 feet) to a point of tangency; thence South 88°59'16" East 188.96 feet to the West right-of-way line of Washington Boulevard; thence South 09°05'15" West 501.70 feet along said West line; thence North 87°17'45" West 58.04 feet; thence South 07°17'45" East 146.00 feet; thence North 82°58'15" East 96.00 feet to said West line of Washington Boulevard; thence South 07°05'15" West 424.60 feet along said West line; thence North 89°19'54" West 355.54 feet; thence North 21°04'25" West 112.32 feet; thence South 82°53' West 150.38 feet; thence North 81°26'45" West 9.70 feet; thence South 81°41'15" West 142.47 feet to the East right-of-way line of Harrisville Road; thence North 24°34'45" West 688.15 feet along said East right-of-way line; thence North 68°24" East 209.16 feet to a fence; thence North 02°12'41" East 139.04 feet to a fence; thence West 131.33 feet along a fence as follows: North 87°29'58" East 94.82 feet; North 21°14'18" West 105.76 feet and South 87°18'46" West 391.85 feet to said Easterly line of Harrisville Road; thence North 24°54'52" West 326.43 feet along said Easterly line to the point of beginning.

LOT 10 DESCRIPTION

A part of the Southeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning of a point on the West right-of-way line of Washington Boulevard which is 1879.58 feet South 88°59'16" East along the Quarter Section line and 2.23 feet South 88°59'16" East from the Northeast Corner of said Southeast Quarter Section; and running thence South 07°05'15" West 238.38 feet to a point of tangency and the North right-of-way line of the (2) courses along said North right-of-way line as follows: Northwest along the arc of a 200.00 foot radius curve to the right a distance of 246.84 feet (Central angle equals 70°42'53" and Long Chord bears North 82°47'49" West 231.47 feet) to the North right-of-way line of the (1) course along the arc of a 200.00 foot radius curve to the left a distance of 158.74 feet (Central angle equals 59°45'41" and Long Chord bears North 37°19'13" West 136.03 feet to the North line of said Southeast Quarter of Section 8; thence South 88°58'16" East 462.15 feet along said North line to the point of beginning.



CURVE TABLE

C1	A = 77°00'00"	R = 300.00'	L = 113.10'
C2	A = 77°00'00"	R = 300.00'	L = 113.10'
C3	A = 74°20'00"	R = 200.00'	L = 71.23'
C4	A = 88°45'41"	R = 200.00'	L = 71.23'

AREA SUMMARY
TOTAL ACREAGE = 42.716 Acres
AREA IN LOTS = 40.899 Acres
AREA IN STREETS = 1.817 Acres

FLOOD PLAIN:
Flood plain is as shown on drawing as per Flood Insurance Rate Map (FIRM) for the city of Harrisville, Weber County, Utah. Community Panel Number: 400008 00014, dated June 13, 1982.

NOTE:
1 - Any structures proposed to be located within the flood plain must comply with FEMA flood elevation certifications.
2 - All subdivided property located South of 650/700 North Street within zoning designation CP-2.
3 - "Development Phasing Schedule" - Lots 1, 7 and 8. Together with access ways and interior roads will be completed coincident with Phase 1 of the development. The balance of the development will be completed as and when users are secured.

HARRISVILLE 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 25th day of February, 2000.

HARRISVILLE CITY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Harrisville City Planning Commission on the 23rd day of February, 2000.

HARRISVILLE CITY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with City standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this 23rd day of Feb., 2000.

HARRISVILLE CITY COUNCIL 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, have been properly approved and accepted by the City Council of Harrisville City, Utah this 23rd day of February, 2000.

GREAT BASIN ENGINEERING NORTH
4774 South 1200 West - Suite 102
Riverton, Utah 84403
P.O. Box 2407, Ogden, Utah 84403

WEBER COUNTY RECORDER
I have recorded this plat in accordance with the provisions of the Utah Subdivision Act. Recorded this 23rd day of February, 2000. At Ogden, Utah. My Commission Expires 03/31/2004.