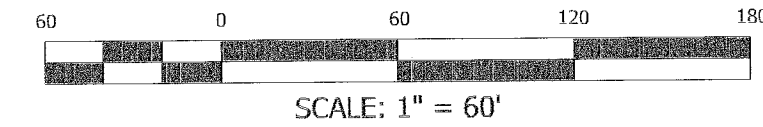
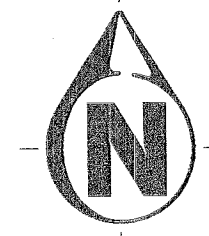


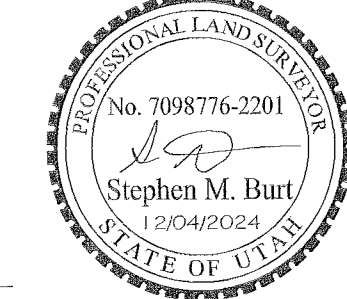
DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH
DECEMBER 2024



SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 70987762201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE REFERENCED A FILED SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH STATE CODE AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREafter TO BE KNOWN AS DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1 AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS SHOWN ON THIS PLAT.



STEPHEN M. BURT, P.L.S. UT #70987762201

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HARRISVILLE CITY, WEBER COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, SAID POINT IS NORTH 89°05'05" WEST 660.59 ALONG THE SECTION LINE AND NORTH 00°50'15" EAST 1081.16 FEET ALONG THE MONUMENT LINE OF SAID STREET AND NORTH 81°01'00" WEST 66.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 5; SAID SECTION CORNER IS SOUTH 89°05'05" EAST 2644.65 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5, SAID BEGINNING POINT IS ALSO NORTH 00°50'15" EAST 1244.63 FEET ALONG SAID MONUMENT LINE AND NORTH 81°01'00" WEST 66.00 FEET FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 1100 NORTH STREET AND WASHINGTON BOULEVARD, SAID STREET MONUMENT IS SOUTH 00°50'15" WEST 2098.69 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1400 NORTH STREET IN HARRISVILLE, UTAH, BASED ON SURVEY #6943 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE; AND RUNNING N01°18'52" EAST 243.12 FEET ALONG SAID FENCE TO THE EAST LINE OF PULHNEST SUBDIVISION (ENTRY #2688409, W.C.R.); THENCE NORTH 89°18'10" WEST 759.00 FEET ALONG THE NORTH LINE OF THAT PROPERTY CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #2044049 IN THE WEBER COUNTY RECORDER'S OFFICE (W.C.R.); THENCE SOUTH 00°50'15" WEST 292.90 FEET ALONG THE WEST LINE OF SAID CONVEYANCE AND THE WEST LINE OF THAT PROPERTY CONVEYED IN A WARRANTY DEED (ENTRY #2216399, W.C.R.) TO THE NORTH LINE OF THAT PROPERTY CONVEYED IN A QUIT CLAIM DEED (ENTRY #1951850, W.C.R.); THENCE NORTH 89°30'44" WEST 474.63 FEET ALONG SAID NORTH LINE TO A FENCE; THENCE NORTH 00°46'05" EAST 272.58 FEET ALONG SAID FENCE; THENCE NORTH 01°18'52" EAST 243.12 FEET ALONG SAID FENCE TO THE EAST LINE OF PULHNEST SUBDIVISION (ENTRY #2688409, W.C.R.); THENCE NORTH 00°53'10" EAST 75.46 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF A PROPOSED PUBLIC ROAD; THENCE SOUTH 79°10'44" EAST 29.45 FEET ALONG SAID PROPOSED RIGHT OF WAY TO A TANGENT, 700.00-FOOT RADIUS CURVE TO THE LEFT, THENCE EASTERLY 132.20 FEET ALONG SAID PROPOSED RIGHT OF WAY AND CURVE THROUGH A CENTRAL ANGLE OF 10°49'16" (CHORD BEARING SOUTH 84°35'22" EAST 132.01 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 45°25'29" EAST 114.11 FEET TO A POINT ON A NON-TANGENT, 4293.53-FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 172.84 FEET THROUGH A CENTRAL ANGLE OF 2°18'24" (CHORD BEARING NORTH 79°07'10" EAST 172.83 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 89°55'22" EAST 438.65 FEET; THENCE NORTH 82°11'33" EAST 387.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 00°50'15" WEST 458.71 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 14.105 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO ROADS, PRIVATE UNITS, LIMITED COMMON SPACE, AND COMMON SPACE, HEREafter TO BE KNOWN AS DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. PARCELS C AND D ARE DEDICATED AS DETENTION POOL STRIP STREETS. PARCEL D IS DEDICATED AS A PUBLIC STREET TO HARRISVILLE CITY. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) SHALL CONVEY THE COMMON AREA AND LIMITED COMMON AREA, AS INDICATED HEREON, TO THE DIXON CREEK TOWNHOMES OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 S. GATEWAY PARK PLACE, #D-100 DRAPER, UTAH 84020. AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS.

SIGNED THIS DAY OF _____, 20__.

[Signature] SD57, LLC
 [Signature] MYERS GROUP, LLC
 [Signature] BAILEY V. PROPERTIES, LLC

*SEE SHEET 4 FOR ACKNOWLEDGEMENTS

PLAT NOTES

- THIS PLAT IS BASED ON SURVEY #6943 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE. THE BASIS OF BEARING IS BETWEEN THE FOUND STREET MONUMENTS IN WASHINGTON BOULEVARD AT THE INTERSECTIONS OF 1100 NORTH AND 1400 NORTH STREETS, AS SHOWN.
- ALL OPEN SPACE AND LIMITED COMMON AREAS ARE PUBLIC UTILITY, DRAINAGE, AND MUNICIPAL EASEMENTS INCLUDING PARCEL "A", PARCEL "B" AND THE PRIVATE STREETS.
- PARCELS "C" AND "D" WILL BE DEDICATED TO THE CITY FOR DRAINAGE PONDS TO BE OWNED AND MAINTAINED BY THE CITY.
- 1300 NORTH STREET IS THE ONLY PUBLIC STREET BEING DEDICATED BY THIS PLAT. ALL OTHER STREETS DEPICTED HEREON ARE PRIVATE STREETS.
- THERE IS AN APPARENT EASEMENT FOR DIXON CREEK THAT HAS BEEN ADDRESSED BY RELOCATION UNDER C.L.O.M.R.# _____. THE NEW LOCATION IS SHOWN ON THE PLAT.
- THERE IS A 20.0-FOOT WIDE EASEMENT OVER AND ACROSS THIS PROPERTY IN FAVOR OF ROCKY MOUNTAIN POWER RECORDED AS ENTRY #2807075 IN THE WEBER COUNTY RECORDER'S OFFICE THAT WILL BE VACATED BEFORE THE RECORDING OF THIS PLAT.
- THERE IS A 10.0-FOOT WIDE EASEMENT OVER AND ACROSS THIS PROPERTY IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED AS ENTRY #543956 IN BOOK 956 AT PAGE 266 IN THE WEBER COUNTY RECORDER'S OFFICE THAT WILL BE VACATED BEFORE THE RECORDING OF THIS PLAT.
- PER HARRISVILLE CITY CODE 8-07-010: BASED UPON HIGH GROUND WATER CONDITIONS, THE LOWEST HABITABLE FLOOR LEVEL ON THIS LOT IS RESTRICTED TO AN ELEVATION WHICH IS ONE (1) FOOT BELOW THE CURB AND GUTTER FRONTING THE LOT. THE CURB ELEVATION REFERENCE POINT SHALL BE THE LOWEST TOP BACK OF CURB ELEVATION ON THE LOT FRONTAGE.

SHEET 1 OF 4

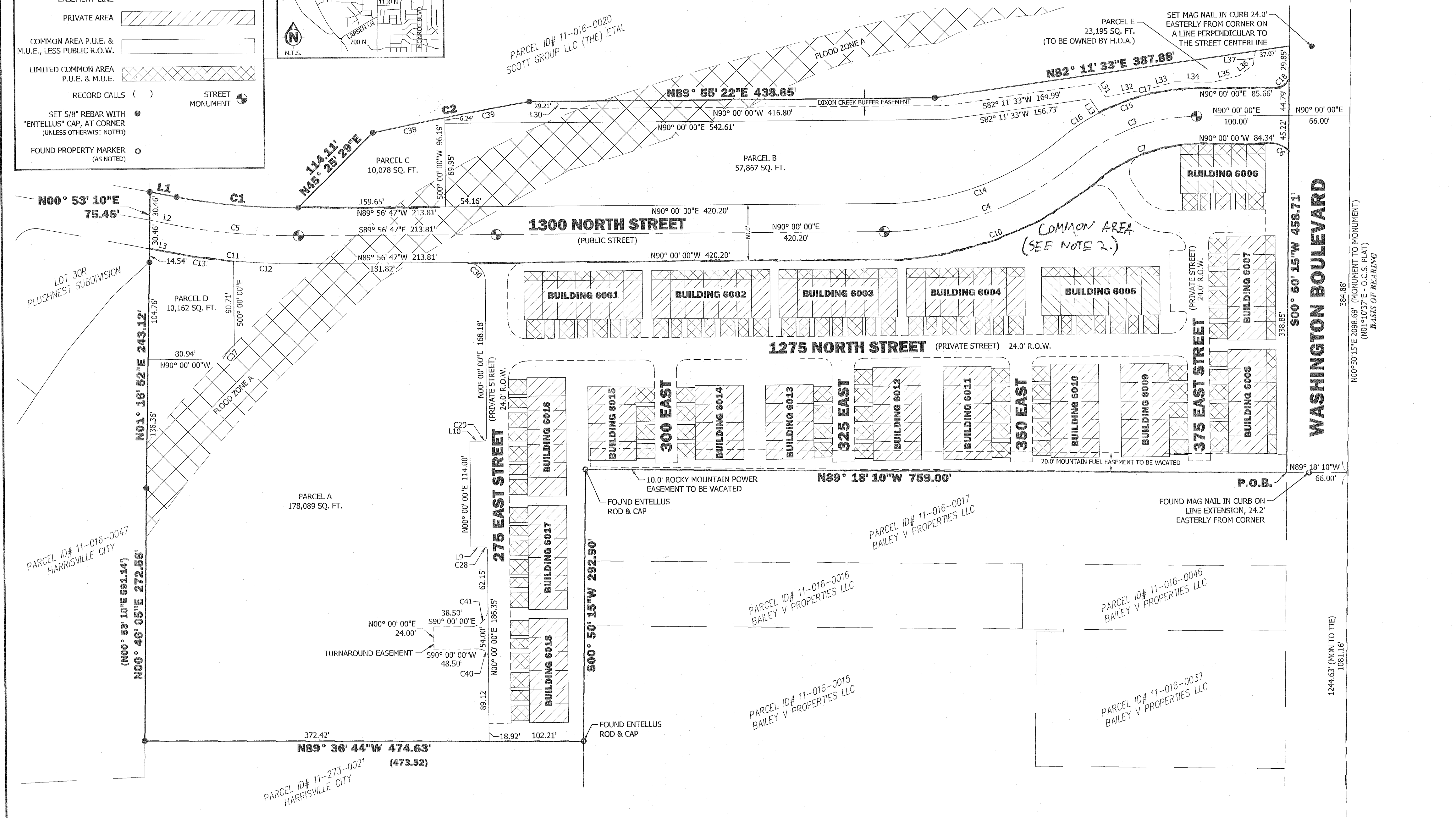
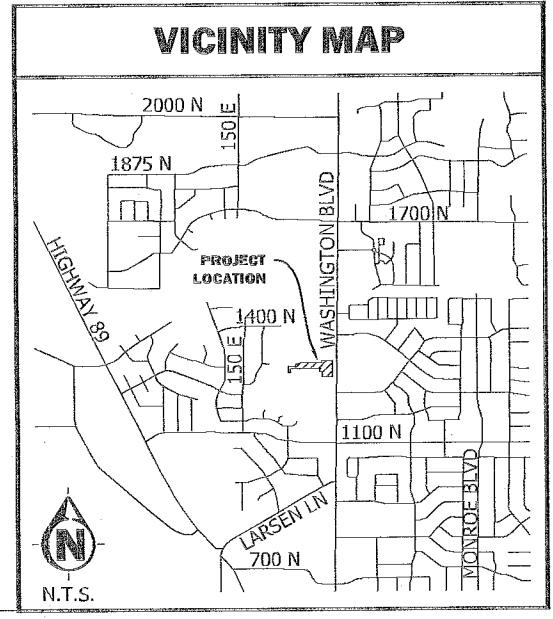
SEE SHEET 4 FOR NARRATIVE LINE & CURVE TABLES

COUNTY RECORDER
 ENTRY NO. 3357852. FEE PAID \$420.00
 FILED FOR RECORD AND RECORDED
 12 FEB 2025 AT 8:42 PM
 IN 98 BOOK 99 OF
 OFFICIAL RECORDS, AT PAGE
 RECORDED FOR: BAILEY V PROPERTIES LLC
 COUNTY RECORDER
 BY: Corrie Mordahl (DEPUTY)

DEVELOPER
 D.R. HORTON
 CONTACT: KRISSEL TRAVIS
 123151 SO. GATEWAY
 PARK PLACE STE. D-100
 DRAPER, UTAH 84020
 (801) 542-8475
 KPTRAVIS@DRHORTON.COM

LEGEND

- PROPERTY LINE
- UNIT LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- PRIVATE AREA
- COMMON AREA P.U.E. & M.U.E., LESS PUBLIC R.O.W.
- LIMITED COMMON AREA P.U.E. & M.U.E.
- RECORD CALLS ()
- STREET MONUMENT
- SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)



AREA TOTALS

ROADWAY	SQUARE FEET
1300 NORTH STREET (PUBLIC)	75,901 SQ. FT.
PRIVATE ROADWAYS	52,293 SQ. FT.
COMMON AREA	72,059 SQ. FT.

HARRISVILLE CITY MAYOR

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY PRESENTED TO THE HARRISVILLE CITY MAYOR, AS A NON-DISCRETIONARY AND MINISTERIAL ACT FOR THE ACCEPTANCE OF LAND AND PUBLIC IMPROVEMENTS THAT ARE HEREIN PROPOSED FOR DEDICATION TO THE CITY ON

6th DAY OF Feb, 2025
 [Signature] HARRISVILLE CITY MAYOR
 [Signature] CYNTHIA BENSON ATTY

CYNTHIA BENSON
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION NO. 72147
 COMM. EXP. 11/03/2025

Entellus
 1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #2171001
 2024/01/17 JS
 2024/04/12 JS
 2024/06/27 SMB
 2024/13/02 SMB

HARRISVILLE CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, WAS DULY APPROVED BY THE HARRISVILLE CITY PLANNING COMMISSION ON

6th DAY OF February, 2025
 [Signature] CHAIR, HARRISVILLE CITY PLANNING COMMISSION

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 8.07.010 CITY CODE, APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ON THIS 6th DAY OF FEB, 2025
 [Signature] CITY ATTORNEY

HARRISVILLE ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CITY STANDARDS.

SIGNED THIS ON THIS 10th DAY OF February, 2025
 [Signature] CITY ENGINEER

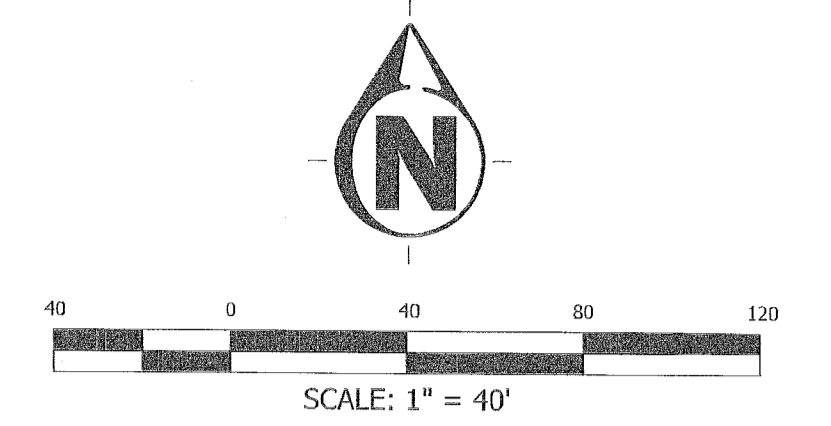
WEBER COUNTY SURVEYOR'S CERTIFICATE

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 LICENSE LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

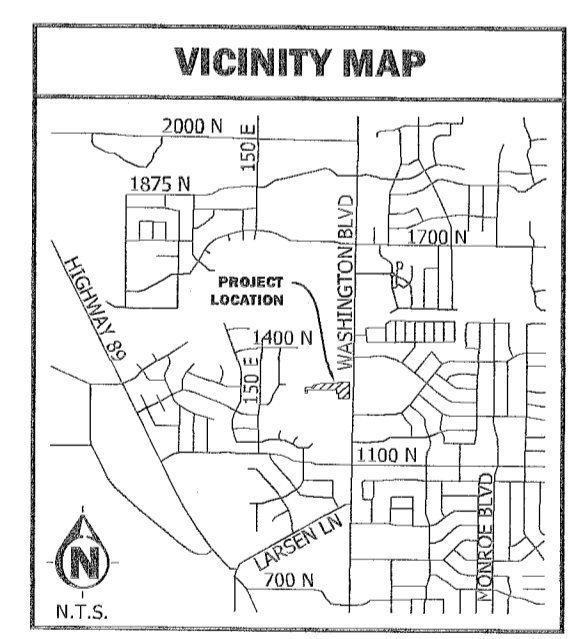
SIGNED THIS ON THIS 12th DAY OF Feb, 2025
 [Signature] WEBER COUNTY SURVEYOR

98.99

DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 HARRISVILLE CITY, WEBER COUNTY, UTAH
 DECEMBER 2024



LEGEND	
PROPERTY LINE	—————
UNIT LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	—————
PRIVATE AREA	
COMMON AREA P.U.E. & M.U.E., LESS PUBLIC R.O.W.	
LIMITED COMMON AREA P.U.E. & M.U.E.	
RECORD CALLS ()	○
STREET MONUMENT	⊙
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○



BUILDING 6001	
UNIT	ADDRESS
101	276 EAST 1275 NORTH
102	278 EAST 1275 NORTH
103	282 EAST 1275 NORTH
104	284 EAST 1275 NORTH
105	288 EAST 1275 NORTH
106	290 EAST 1275 NORTH
107	294 EAST 1275 NORTH

BUILDING 6002	
UNIT	ADDRESS
108	298 EAST 1275 NORTH
109	302 EAST 1275 NORTH
110	306 EAST 1275 NORTH
111	308 EAST 1275 NORTH
112	312 EAST 1275 NORTH
113	314 EAST 1275 NORTH
114	316 EAST 1275 NORTH

BUILDING 6003	
UNIT	ADDRESS
115	318 EAST 1275 NORTH
116	320 EAST 1275 NORTH
117	322 EAST 1275 NORTH
118	324 EAST 1275 NORTH
119	326 EAST 1275 NORTH
120	328 EAST 1275 NORTH
121	330 EAST 1275 NORTH

BUILDING 6012	
UNIT	ADDRESS
168	1270 NORTH 325 EAST
169	1264 NORTH 325 EAST
170	1258 NORTH 325 EAST
171	1252 NORTH 325 EAST
172	1246 NORTH 325 EAST

BUILDING 6013	
UNIT	ADDRESS
173	1263 NORTH 325 EAST
174	1257 NORTH 325 EAST
175	1251 NORTH 325 EAST
176	1247 NORTH 325 EAST

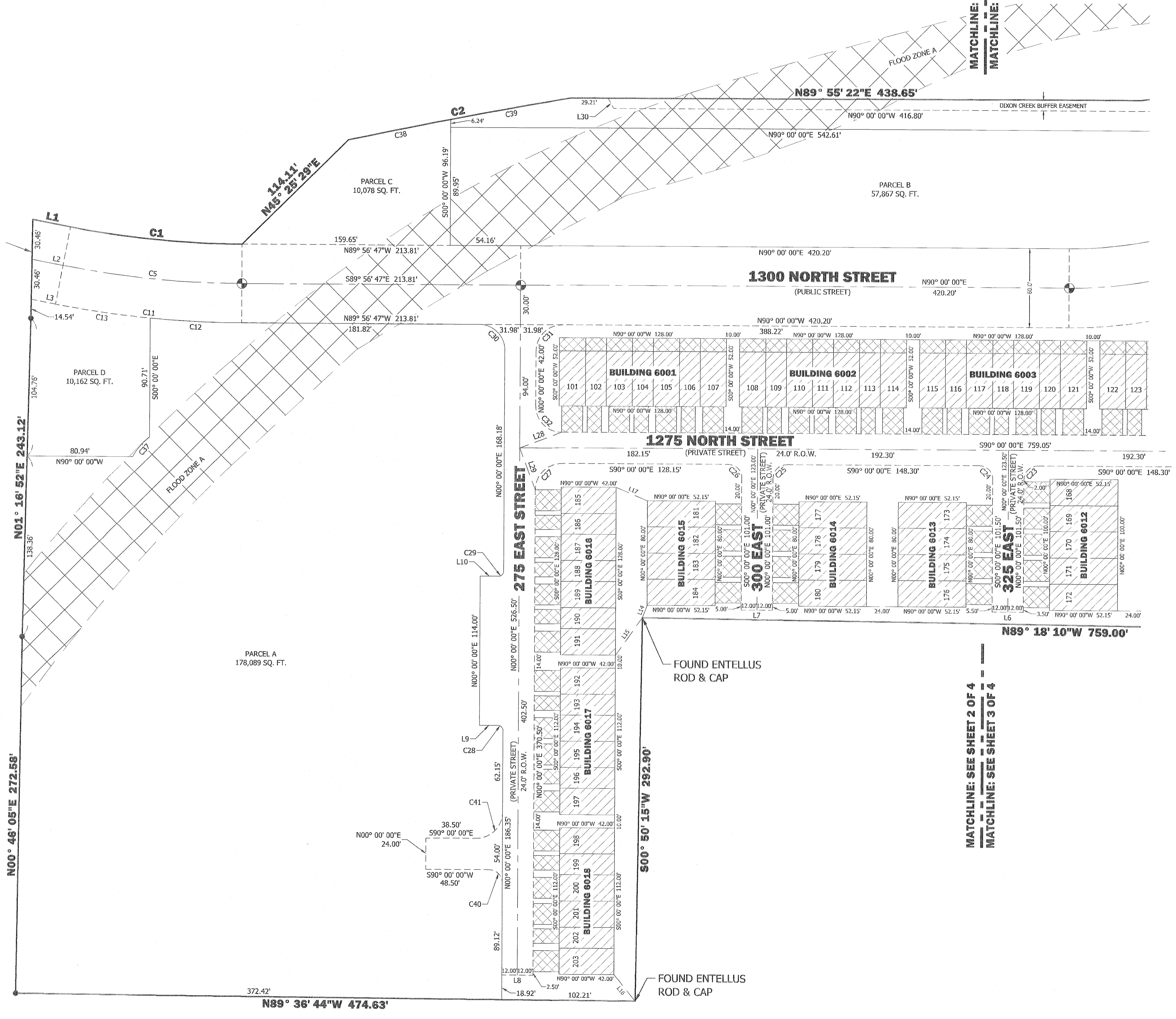
BUILDING 6014	
UNIT	ADDRESS
177	1268 NORTH 300 EAST
178	1262 NORTH 300 EAST
179	1256 NORTH 300 EAST
180	1252 NORTH 300 EAST

BUILDING 6015	
UNIT	ADDRESS
181	1267 NORTH 300 EAST
182	1261 NORTH 300 EAST
183	1255 NORTH 300 EAST
184	1249 NORTH 300 EAST

BUILDING 6016	
UNIT	ADDRESS
185	1272 NORTH 275 EAST
186	1266 NORTH 275 EAST
187	1262 NORTH 275 EAST
188	1260 NORTH 275 EAST
189	1258 NORTH 275 EAST
190	1256 NORTH 275 EAST
191	1254 NORTH 275 EAST

BUILDING 6017	
UNIT	ADDRESS
192	1250 NORTH 275 EAST
193	1248 NORTH 275 EAST
194	1246 NORTH 275 EAST
195	1244 NORTH 275 EAST
196	1242 NORTH 275 EAST
197	1240 NORTH 275 EAST

BUILDING 6018	
UNIT	ADDRESS
198	1236 NORTH 275 EAST
199	1230 NORTH 275 EAST
200	1226 NORTH 275 EAST
201	1222 NORTH 275 EAST
202	1218 NORTH 275 EAST
203	1216 NORTH 275 EAST



MATCHLINE: SEE SHEET 2 OF 4
 MATCHLINE: SEE SHEET 3 OF 4

MATCHLINE: SEE SHEET 2 OF 4
 MATCHLINE: SEE SHEET 3 OF 4

FOUND ENTELLUS ROD & CAP

FOUND ENTELLUS ROD & CAP

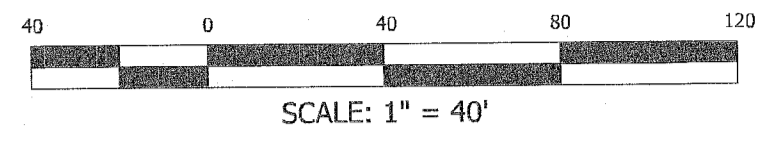
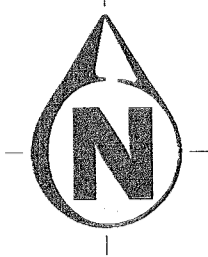
SHEET 2 OF 4

COUNTY RECORDER
 ENTRY NO. 20240627 598 FEE PAID
 FILED FOR RECORD AND RECORDED
 IN 98 BOOK 100 OF
 OFFICIAL RECORDS, AT PAGE _____
 RECORDED FOR: _____
 COUNTY RECORDER
 BY: _____ (DEPUTY)

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #2171001
 2024/01/17 JS
 2024/04/12 JS
 2024/06/27 SMH
 2024/13/02 SMH

98-100

DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 HARRISVILLE CITY, WEBER COUNTY, UTAH
 DECEMBER 2024



LEGEND	
PROPERTY LINE	—————
UNIT LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	—————
PRIVATE AREA	
COMMON AREA P.U.E. & M.U.E., LESS PUBLIC R.O.W.	
LIMITED COMMON AREA P.U.E. & M.U.E.	
RECORD CALLS ()	○
STREET MONUMENT	⊙
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

BUILDING 6004

UNIT	ADDRESS
122	334 EAST 1275 NORTH
123	338 EAST 1275 NORTH
124	340 EAST 1275 NORTH
125	342 EAST 1275 NORTH
126	344 EAST 1275 NORTH
127	346 EAST 1275 NORTH
128	348 EAST 1275 NORTH

BUILDING 6005

UNIT	ADDRESS
129	350 EAST 1275 NORTH
130	352 EAST 1275 NORTH
131	354 EAST 1275 NORTH
132	356 EAST 1275 NORTH
133	358 EAST 1275 NORTH
134	360 EAST 1275 NORTH
135	362 EAST 1275 NORTH

BUILDING 6006

UNIT	ADDRESS
136	1310 NORTH 375 EAST
137	1308 NORTH 375 EAST
138	1306 NORTH 375 EAST
139	1304 NORTH 375 EAST
140	1302 NORTH 375 EAST

BUILDING 6007

UNIT	ADDRESS
141	1300 NORTH 375 EAST
142	1298 NORTH 375 EAST
143	1296 NORTH 375 EAST
144	1294 NORTH 375 EAST
145	1292 NORTH 375 EAST
146	1290 NORTH 375 EAST

BUILDING 6008

UNIT	ADDRESS
147	1288 NORTH 375 EAST
148	1286 NORTH 375 EAST
149	1284 NORTH 375 EAST
150	1282 NORTH 375 EAST
151	1280 NORTH 375 EAST
152	1278 NORTH 375 EAST

BUILDING 6009

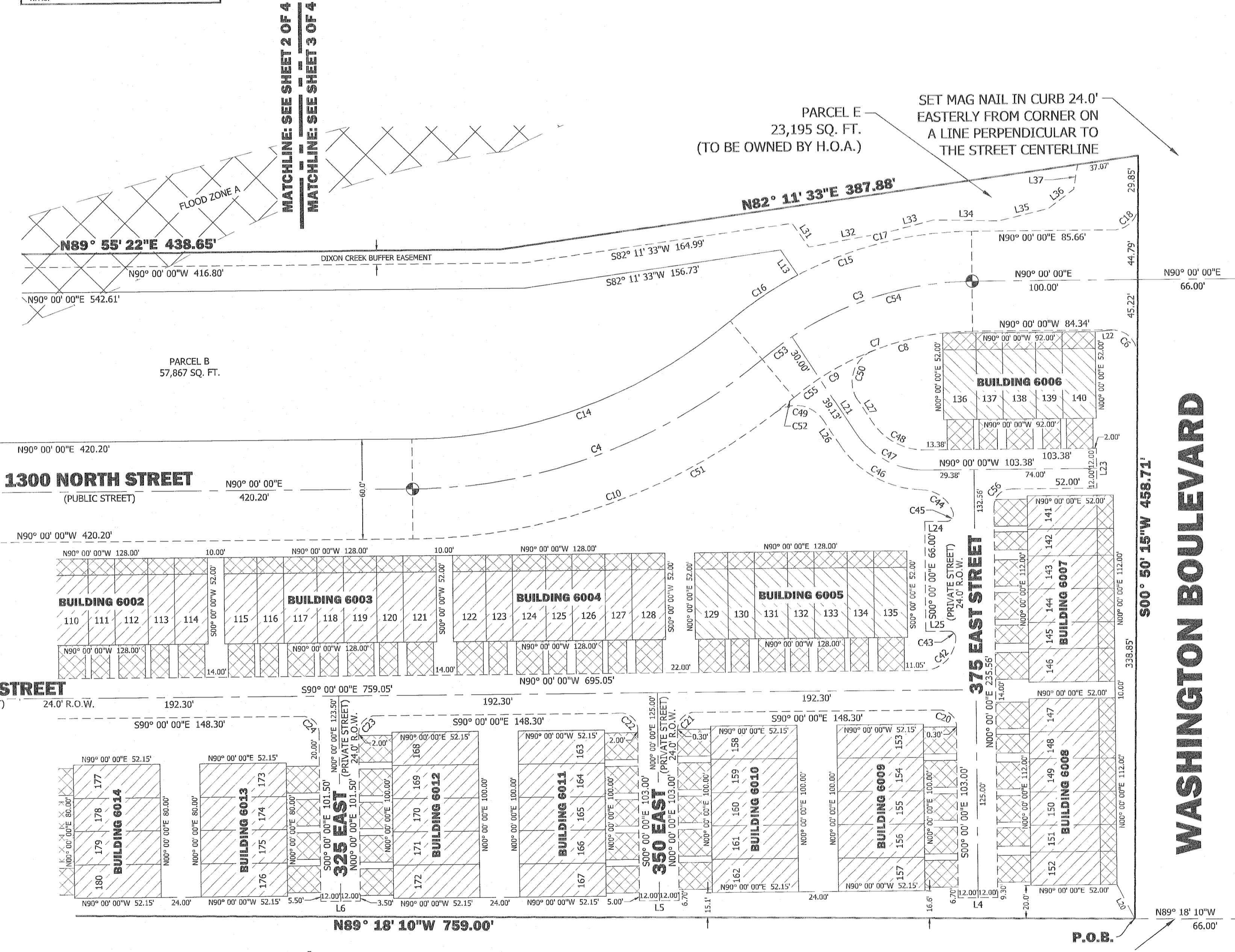
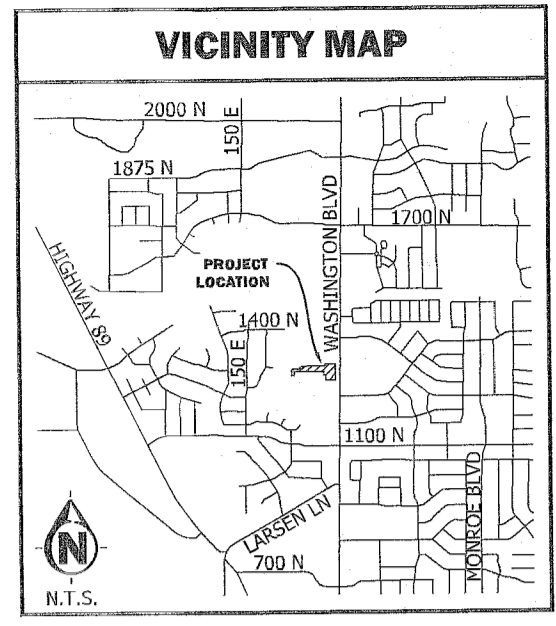
UNIT	ADDRESS
153	1273 NORTH 375 EAST
154	1267 NORTH 375 EAST
155	1261 NORTH 375 EAST
156	1255 NORTH 375 EAST
157	1249 NORTH 375 EAST

BUILDING 6010

UNIT	ADDRESS
158	1272 NORTH 350 EAST
159	1266 NORTH 350 EAST
160	1260 NORTH 350 EAST
161	1254 NORTH 350 EAST
162	1248 NORTH 350 EAST

BUILDING 6011

UNIT	ADDRESS
163	1271 NORTH 350 EAST
164	1265 NORTH 350 EAST
165	1259 NORTH 350 EAST
166	1253 NORTH 350 EAST
167	1251 NORTH 350 EAST



MATCHLINE: SEE SHEET 2 OF 4
 MATCHLINE: SEE SHEET 3 OF 4

MATCHLINE: SEE SHEET 2 OF 4
 MATCHLINE: SEE SHEET 3 OF 4

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #2171001
 2024/01/17 JJS
 2024/04/12 JJS
 2024/06/27 SWS
 2024/13/02 SWS

SHEET 3 OF 4

COUNTY RECORDER

ENTRY NO. 2024052 FEE PAID _____
 FILED FOR RECORD AND RECORDED _____ AT _____
 IN _____ BOOK _____ OF _____
 OFFICIAL RECORDS, AT PAGE _____
 RECORDED FOR: _____
 COUNTY RECORDER _____
 BY: _____ (DEPUTY)

98-101

