



# 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



Scale: 1" = 100'

### NARRATIVE

Michael Dawson of Pacific Land Design requested a survey to be prepared to establish the property lines for Harrisville Retail Subdivision.  
A monument line along the centerline of North Street bearing North 89°04'45" West from Ogden City Monuments at Monroe Avenue in 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 as 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 drawn to the described course and is 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.  
Signed this 21<sup>st</sup> day of January, 2000.

168484



### OWNER'S CERTIFICATE & DEDICATION

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 this plat, and agree said tract Harrisville Retail Subdivision and do hereby 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, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on this plat of 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 without such easements.

Signed this 21<sup>st</sup> day of January, 2000.  
Bayer Harrisville, L.C.  
Melvin Rogers Family, L.C.  
Thomas A. Welch  
Thomas A. Welch  
Thomas A. Welch

### ACKNOWLEDGMENT

State of Utah County of Cedar  
On the 15<sup>th</sup> day of February, 2000, I, Robert M. Bedard, Notary Public, personally appeared before me, Robert M. Bedard, who being by me duly sworn did say that he is Robert M. Bedard, Notary Public, 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.

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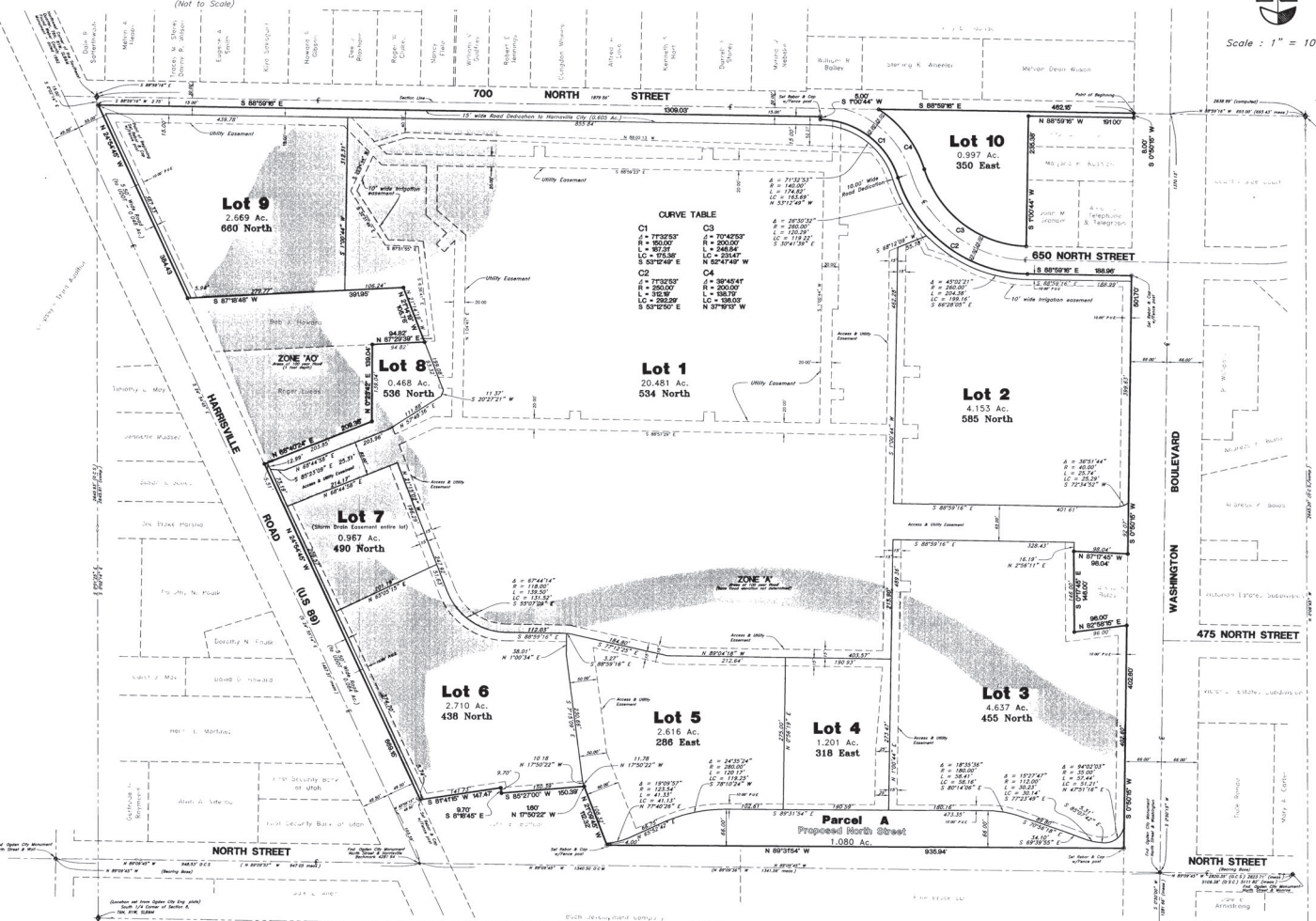
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**AREA SUMMARY**  
TOTAL ACREAGE = 42.716 Acres  
AREA IN LOTS = 40.899 Acres  
AREA IN STREETS = 1.817 Acres

**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: 900008 0001A, dated June 15, 1982.

**GREAT BASIN ENGINEERING NORTH**  
4774 South 1200 West - Suite 102  
Riverton, Utah 84403  
P.O. Box 2807, Ogden, Utah 84409  
Phone: (801) 220-0111 Fax: (801) 220-0122 Fax: (801) 220-7944

**NOTE:**  
1 - Any structures proposed to be located within the flood plain will require a FEMA flood elevation certificate.  
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 internal roads will be completed coincident with Phase 1 of the development. The balance of the development will be completed at 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 25<sup>th</sup> 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 25<sup>th</sup> 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 23<sup>rd</sup> 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, thereon are hereby approved and accepted by the City Council of Harrisville City, Utah this 23<sup>rd</sup> day of Feb., 2000.

**WEBER COUNTY RECORDER**  
I hereby 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 City Council of Harrisville City, Utah this 23<sup>rd</sup> day of Feb., 2000.

