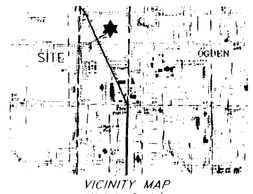
51-89

002549

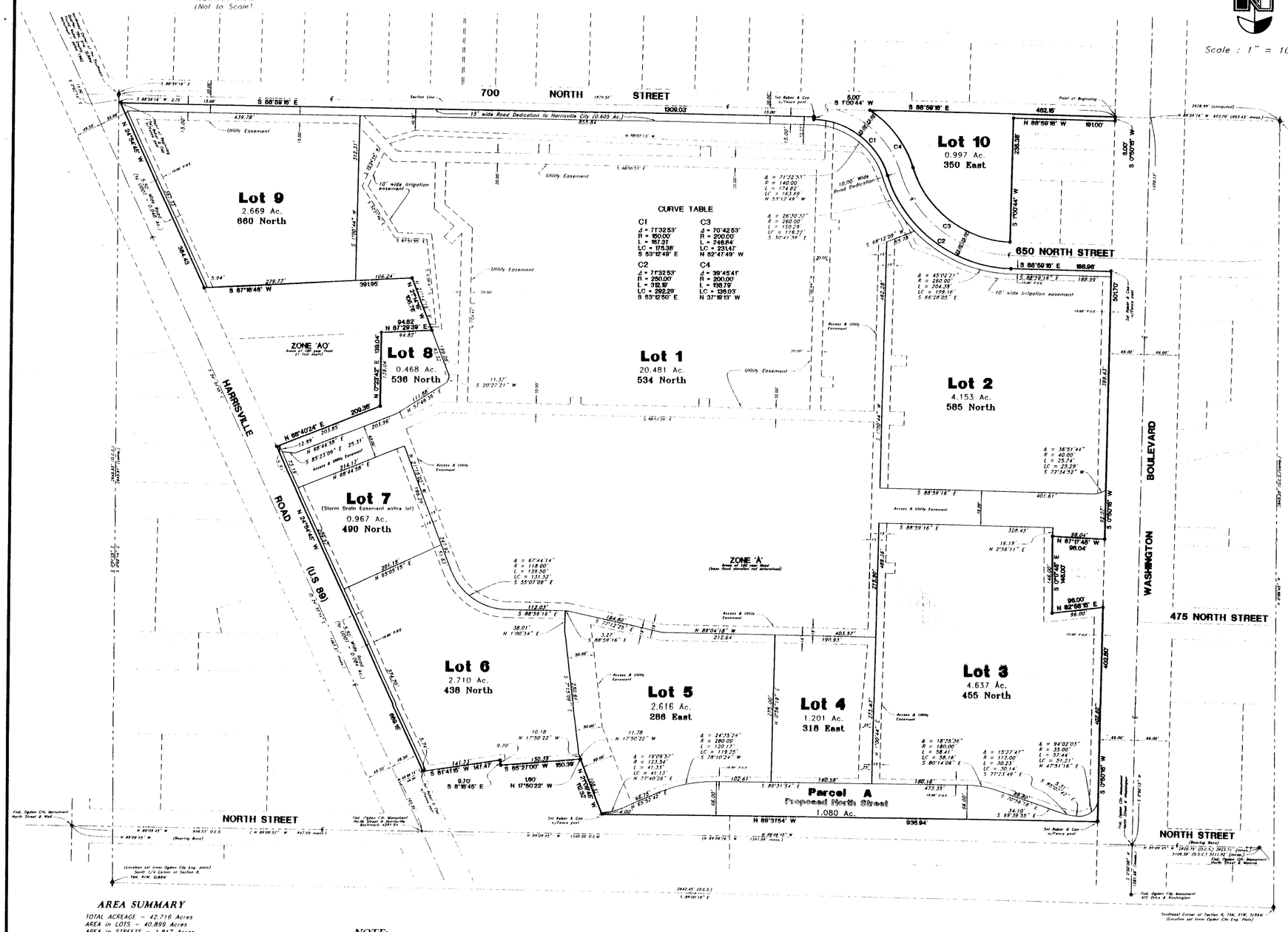
Harrisville Retail Subdivision

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)

Scale : 1" = 100'



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 490208 0001A. dated June 15 1982.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West — Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394 4515 Salt Lake City (801)521 1777 Fax (801)392 7544

NOTE:

1 – Any structures proposed to be located within the flood plain will require a FEMA flood elevation certificate.

2 – All subdivided properly 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 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 ___ day of _____, 2000.

Signature

HARRISVILLE CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Harrisville City Planning Commission on the 23 day of March, 2000.

Chair, Planning Commission

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.

Signature

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 day of March, 2000.

Title: MAYOR

Attest: _____, Chair, Harrisville City Council

002549

NARRATIVE

Michael Crowson of Pacific Land Design requested a survey be prepared to establish the property lines for Harrisville Retail Subdivision.

A monument line along the centerline of North Street bearing North 89°09'45" 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 Plats prepared by Ogden City to reference City Monumentation.

Property was monumented as shown.

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, 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 designated scale 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 31st day of January, 2000.

166484

Mark E. Babbitt

MARK E. BABBITT — No. 166484 — STATE OF UTAH

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 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 withinsuch easements.

Signed this ___ day of _____, 2000.

WalMart Real Estate Business Trust

Boyer Harrisville, L.C.

Melvin Rogers Family, LC

Melvin L. Rogers, Co-Manager

Ellen B. Rogers, Co-Manager

ACKNOWLEDGMENT

State of Arkansas
County of Benton } ss

On the 31st day of February 2000 personally appeared before me, Robert M. Bedard who being by me duly sworn did say that he is Asst. Vice President of Walmart Real Estate Business Trust 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.

Residing At: Benton County

Tonya Colfelt
A Notary Public commissioned in Arkansas

Commission Expires: 12-14-2009

Tonya Colfelt
Print Name

NOTARY SEAL
Tonya Colfelt, Notary Public
Benton County, State of Arkansas
My Commission Expires 12/1/2009

State of Utah
County of Salt Lake } ss

On the 1 day of February, 2000 personally appeared before me, Steven B. Butler who being by me duly sworn did say that he is a Manager of Boyer Harrisville, L.C. 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.

Residing At: Salt Lake County

DeNiese D. Balli
A Notary Public commissioned in Utah

Commission Expires: 4-28-01

DeNiese D. Balli
Print Name

DeNIESE D. BALLI
NOTARY PUBLIC • STATE OF UTAH
127 S. 500 E. STE. 100
SALT LAKE CITY, UTAH 84102
COMM. EXP. APR. 28, 2001

State of _____
County of _____ } ss

On the ___ day of _____, 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.

Residing At: Layton Ut.

Thomas A. Welch
A Notary Public commissioned in Utah

Commission Expires: _____

Thomas A. Welch
Print Name

Notary Public
THOMAS A WELCH
1035 E 1700 S
CLINTON, UT 84015
My Commission Expires
APRIL 26, 2003
STATE OF UTAH

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 at a point of 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 0°02'14" East along the Quarter Section line and 2.75 feet South 88°59'16" East from the Northwest Corner of said Southeast Quarter Section; and running thence South 88°59'16" East 1309.03 feet parallel to and 15.00 feet perpendicularly distant South from the North line of said Southeast Quarter Section; thence South 1°00'44" West 5.00 feet; thence Southeasterly along the arc of a 150.00 foot radius curve to the right 187.31 feet (Central Angle is 71°32'53" and Long Chord bears South 53°12'49" East 175.38 feet) to a point of reverse curvature; thence Southeasterly along the arc of a 250.00 foot radius curve to the left 312.19 feet (Central Angle is 71°32'53" and Long Chord bears South 53°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 0°50'15" West 501.70 feet along said West line; thence North 87°17'45" West 98.04 feet; thence South 0°17'45" East 146.00 feet; thence North 82°58'15" East 98.00 feet to said West line of Washington Boulevard; thence South 0°50'15" West 402.60 feet along said West line; thence North 89°31'54" West 935.84 feet; thence North 21°09'45" West 112.32 feet; thence South 85°27' West 150.39 feet; thence North 8°18'45" West 9.70 feet; thence South 81°41'15" West 147.47 feet to the East right of way line of Harrisville Road; thence North 24°54'45" West 669.15 feet along said East right of way line; thence North 68°40'24" East 209.36 feet along a fence; thence North 0°23'42" East 139.04 feet to a fence; thence three (3) courses along a fence as follows: North 87°29'39" East 94.82 feet; North 21°14'19" West 105.76 feet and South 87°18'48" West 391.95 feet to said Easterly line of Harrisville Road; thence North 24°54'45" West 384.43 feet along said Easterly line to the point of beginning.

Contains 1,817,269 Square Feet
Or 41.719 Acres

LOT 10 DESCRIPTION

A part of the Southeast Quarter Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West right-of-way line of Washington Boulevard which is 1879.56 feet South 88°59'16" East along the North line of said Southeast Quarter from the Northwest corner of said Southeast Quarter of Section 8; and running thence South 0°50'15" West 8.00 feet along said West right-of-way line; thence North 88°59'16" West 191.00 feet; thence South 1°00'44" West 235.38 feet to a non-tangent curve and the North right-of-way line of 650 North Street; thence two (2) courses along said North right-of-way line as follows: Northwesterly 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 52°47'49" West 231.47 feet) and Northwesterly along the arc of a 200.00 foot radius curve to the left a distance of 138.79 feet (Central Angle equals 39°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°59'16" East 462.15 feet along said North line to the point of beginning.

Contains 43,447 Square Feet
Or 0.997 Acre

RECEIVED
JAN 1 2000
Weber County Surveyor

WEBER COUNTY RECORDER

ENTRY NO. 1689165 FEE PAID $ 29.00
FILED FOR RECORD AND RECORDED 06 APRIL 2000 AT 12:01 PM
IN BOOK 61 OF OFFICIAL RECORDS, PAGE 87 RECORDED FOR HARRISVILLE CITY
DAVE GRETZ
WEBER COUNTY RECORDER
BY: Carrie Warner
DEPUTY

002549

K:\99h222\99h222c2.dwg Fri, Jan 21 14:26:13 2000 BM

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER OTHAN