COUNTRY COMFORT SUBDIVISION PHASE 2

PART OF THE SW 1/4 OF SECTION 5, T6N, R1W, SLB & M, US SURVEY
HARRISVILLE CITY, WEBER COUNTY, UTAH
JULY, 1999

Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 5 T6N R1W, SLB& M, U.S. SURVEY, DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10-R OF SUMMER FARMS NO 1 SAID POINT BEING S00 13 31"E ALONG THE SECTION LINE 1103 34 FEET, AND S89 46'29"W 349 05 FEET FROM THE CENTER OF SAID SECTION 5, THENCE ALONG THE WESTERLY LINE OF COUNTRY COMFORT SUBDIVISION PHASE 1 THE FOLLOWING FOUR (4) COURSES (1) S63 32'02"W 43 71 FEET, (2) S00 32 04 E 185 62 FEET, (3) S16 06 00"E 62 38 FEET, AND (4) S00 13'31"E 185 23 FEET TO THE NORTHEASTERLY LINE OF YE OLDE FARM NO 2 AS STAKED ON THE GROUND, THENCE N69 35'00"W ALONG SAID LINE 556 65 FEET, THENCE N15 25'36"E 137 46 FEET, THENCE N74 45 11"W 106 00 FEET TO THE EASTERLY LINE OF YE OLDE FARM NO 1 AS STAKED ON THE GROUND, THENCE N02 18'37"E ALONG SAID LINE 61 56 FEET, THENCE S74 45 11"E 110 00 FEET, THENCE N05 47'13"E 114 80 FEET THENCE N69 35'00"W 125 00 FEET TO SAID EASTERLY LINE, THENCE N00 14 49 E ALONG SAID LINE 334 96 FEET TO THE CENTERLINE OF THE HARRISVILLE CANAL, THENCE ALONG SAID CENTERLINE THE FOLLOWING TEN (10) COURSES (1) N41 23 50"E 60 23 FEET, (2) N50 38 25"E 60 92 FEET (3) N42 53 37"E 42 15 FEET (4) N19 46'18"E 45 76 FEET, (5) N30 24 54"E 65 80 FEET, N11 22 36"E 89 80 FEET, (7) N30 42'48"E 44 72 FEET, (8) N42 04'33"E 96 51 FEET, (9) N07 04'56"W 93 96 FEET, AND (10) N01 11'24"W 6 21 FEET TO THE SOUTHWESTERLY LINE OF SUMMER FARMS NO 2, THENCE S20 05 07 E ALONG SAID LINE 1002 72 FEET TO THE POINT OF BEGINNING

CONTAINS 11 24 ACRES

NOTE

ALL LOTS ARE DESIGNATED 'R' LOTS, WHICH RESTRICTS THE HOMES TO NO BASEMENTS, UNLESS DETAILED SOIL TESTING IS PROVIDED, INDICATING GROUND WATER ELEVATIONS WOULD NOT IMPACT BASEMENT CONSTRUCTION

Legend

= CENTER LINE MONUMENT TO BE SET PER CITY REQUIREMENTS UPON COMPLETION OF IMPROVEMENTS

= SECTION CORNER FOUND AS NOTED HEREON

Curve Data

Number	Delta	Radius	Length	Tangent	Chord	Cd Length
C1	27°25'22"	409 86	196 17	100 00	N76 30'50"W	194 30
C2	11 57 02"	955 42	199 28	100 00	N68 46'40"W	198 92
C3	03 37'22"	955 42	60 41	30 22	N64 36'50"W	60 40
C4	08 19 40"	955 42	138 87	69 56	N70 35'21"W	138 75
C5	43 39'35"	174 75	133 16	70 00	N01 44'41"E	129 96
C6	10 06'49"	439 86	77 64	38 92	N85 10'07"W	77 54
C7	12 11 39"	439 86	93 62	46 99	N74 00'53"W	93 44
C8	05 06'54"	439 86	39 27	19 65	N65 21'36"W	39 26
C9	16 20 52"	379 86	108 38	54 56	N82 03'07"W	108 02
C10	11 04'32"	379 86	73 43	36 83	N68 20'25"W	73 32
C11	03 58 22"	925 42	64 17	32 10	N64 47'20"W	64 15
C12	06 49 16"	925 42	110 17	55 15	N70 11 09 W	110 11
C13	01 09 24"	925 42	18 68	9 34	N74 10'29 W	18 68
C14	01 52'42"	985 42	32 30	16 15	N63 44'30"W	32 30
C15	05 48'56"	985 42	100 02	50 05	N71 04'40"W	99 98
C16	00 46 03"	985 42	13 20	6 60	N74 22'09"W	13 20
C17	24 53 48"	144 75	62 90	31 95	N11 07'35"E	62 40
C18	18 45'47"	144 75	47 40	23 92	N10 42'12"W	47 19
C19	13 43 29"	204 75	49 05	24 64	N16 42'44"E	48 93
C20	24 47'24"	204 75	88 59	45 00	N02 32'42"W	87 90
C21	05 08'41"	204 75	18 39	9 20	N17 30 45"W	18 38

Narrative

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND THE MOST WESTERLY LINES WERE FIXED BY THE EASTERLY BOUNDARY OF YE OLDE FARM NO 1 THE MOST SOUTHERLY LINE WAS FIXED BY THE NORTHERLY BOUNDARY OF YE OLDE FARM NO 2 THE NORTHWESTERLY BOUNDARY WAS FIXED BY THE CENTERLINE OF HARRISVILLE CANAL THE SOUTHEASTERLY BOUNDARY WAS FIXED BY THE WEST LINE OF COUNTRY COMFORT SUBDIVISION PHASE-1 THE NORTHEASTERLY BOUNDARY WAS FIXED BY THE WEST LINE OF SUMMER FARMS NO 1, AND SUMMER FARMS NO 2 MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON ALL BOUNDARY CORNERS AND REAR LOT CORNERS ARE TO BE MARKED WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES" ALL FRONT LOT CORNERS ARE TO BE MARKED WITH A "NAIL" SET IN THE TOP OF CURB ON THE EXTENSION OF THE LOT SIDELINES

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE CENTER AND THE S 1/4 CORNER OF SECTION 5, T6N R1W, SLB & M U.S SURVEY, SHOWN HEREON AS S00 13'31"E

002952

SURVEYOR'S CERTIFICATE

I JOHN P REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF COUNTRY COMFORT SUBDIVISION PHASE 2 IN HARRISVILLE CITY, 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 RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HARRISVILLE CITY, WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED

SIGNED THIS 26 DAY OF JULY

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED PROFESSIONAL LAND SURVEYOR 22 146666 2201 JOHN P REEVE STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT COUNTRY COMFORT SUBDIVISION PHASE 2, AND HEREBY DEDICATE, GRANT AND CONVEY 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 DEDICATE TO HARRISVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY HARRISVILLE CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS 1 DAY OF Sept 1999

Boyd Fife
Laurie M. Fife DBA Hill Top Farms

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } ss

ON THE 1 DAY OF Sept, 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BOYD FIFE (AND) LAUREL M FIFE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME SIGNED IT FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED

7-20-2002
COMMISSION EXPIRES

Dana Mills
NOTARY PUBLIC

Notary Public
DANA MILLS
365 W Independence Blvd
Harrisville UT 84404
My Commission Expires
July 20 2002
State of Utah

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } ss

ON THE 1 DAY OF SEPT, 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC BOYD FIFE AND LAUREL M FIFE BEING BY ME DULY SWORN ACKNOWLEDGED TO ME THEY ARE AND OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED

7-20-2002
COMMISSION EXPIRES

Dana Mills
NOTARY PUBLIC

Notary Public
DANA MILLS
365 W Independence Blvd
Harrisville UT 84404
My Commission Expires
July 20 2002
State of Utah

952

JOB NO	2779-01	SURVEYOR	R WILLIFORD
DATE	JUNE 3 1998	DRAFTER	B FLOYD
SCALE	1 =100	CHECKED	

WEBER COUNTY RECORDER

ENTRY NO. 1161916 FEE PAID $42.00
FILED FOR RECORD AND RECORDED,
14 SEP 99 AT 2 05 PM
IN BOOK 50 OF THE OFFICIAL RECORDS PAGE 46

RECORDED FOR
CARLTON LAND TITLE

DOUG CROFTS
WEBER COUNTY RECORDER
BY DEPUTY

HARRISVILLE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HARRISVILLE CITY PLANNING COMMISSION ON THE DAY OF Sept, 19 99

CHAIRMAN HARRISVILLE CITY PLANNING COMMISSION

HARRISVILLE CITY ENGINEER

APPROVED BY THE HARRISVILLE CITY ENGINEER ON THE 31st DAY OF AUGUST 1999

HARRISVILLE CITY ENGINEER

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 COUNCIL MEMBERS OF HARRISVILLE CITY, WEBER COUNTY UTAH THIS DAY OF , 19

TITLE

CHAIRMAN HARRISVILLE CITY COUNCIL

ATTEST

HARRISVILLE CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH DATED THIS 1 DAY OF Sept, 1999

SIGNATURE

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning
3670 QUINCY AVE SUITE #1 OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666

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