

Wildflower Estates Phase No. 5

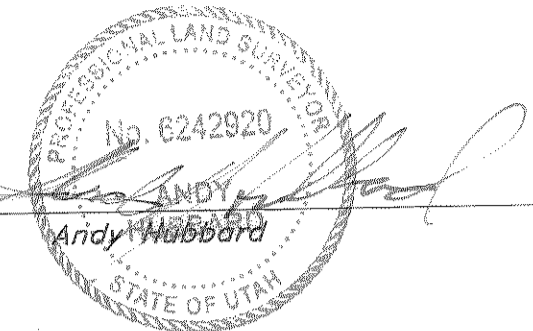
A part of the Southwest 1/4 of Section 32, T7N, R1W, SLB&M, U.S. Survey

Harrisville City, Weber County, Utah

05/2013

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plot of Wildflower Estates Subdivision No. 5, in Harrisville City, Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plot. Signed this 5th day of April, 2013.



6242920
License No.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Parcels and streets as shown on this plot, and name said tract Wildflower Estates Phase No. 5, 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 designated as public utility easements for public utility 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. Signed this _____ day of _____, 2013.

Matt Jensen - Manager
585 West 3700 South
Riverdale, UT 84405

ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2013 personally appeared before me, Rob Dubuc and Matt Jensen who being by me duly sworn did say that they are Members of Wildflower L.L.C., and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members, and Rob Dubuc and Matt Jensen acknowledged to me that said L.L.C. executed the same.

Residing at: _____ A Notary Public commission in Utah

Commission Number: _____

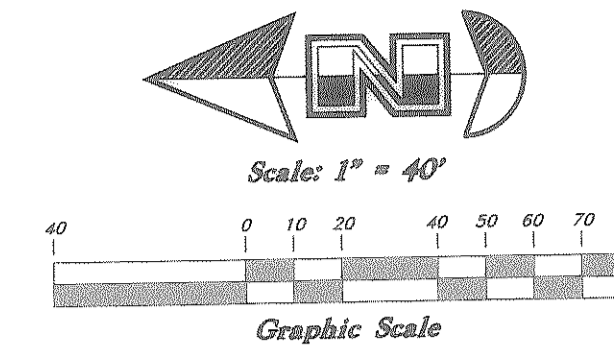
Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southeast corner of Wildflower Estates Phase No. 3, a subdivision in Harrisville City, Weber County, Utah; said point being 986.78 feet South 87°38'26" East and 243.44 feet South 3°52'04" West from the West Quarter corner of said Section, said point is also on the Westerly Boundary line of Wildflower Estates Phase No. 4 in Harrisville City, Weber County, Utah; and running thence three (3) courses along said Westerly Boundary line as follows: South 3°52'04" West 592.43 feet; North 89°29'04" East 14.92 feet and South 0°30'56" East 169.94 feet to an existing fence line; thence eight (8) courses along said existing fence line as follows: (1) South 88°14'26" West 33.37 feet; (2) South 88°33'39" West 52.64 feet; (3) South 89°50'57" West 50.53 feet; (4) South 89°50'01" East 47.17 feet; (5) South 89°01'58" East 42.84 feet; (6) South 89°37'14" West 45.00 feet; (7) South 88°31'23" East 19.52 feet; and (8) South 73°57'30" West 1.88 feet; thence North 0°30'56" West 168.94 feet; South 89°29'04" West 16.47 feet; thence North 3°20'45" East 625.70 feet; thence North 3°20'50" East 2.75 feet to the Southerly Boundary of Wildflower Estates Phase No. 2, a subdivision in Harrisville City, Weber County, Utah; thence three (3) courses along said Southerly boundary of Phase No. 2 and the Southerly boundary of said Phase No. 3 as follows: South 86°23'28" East 119.84 feet; South 3°36'32" West 12.10 feet and South 86°23'28" East 179.33 feet to the point of beginning. Contains 5.280 Acres

DEVELOPER:
Wildflower Development LLC
1500 North 7900 East
Huntsville City, UT 84317

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

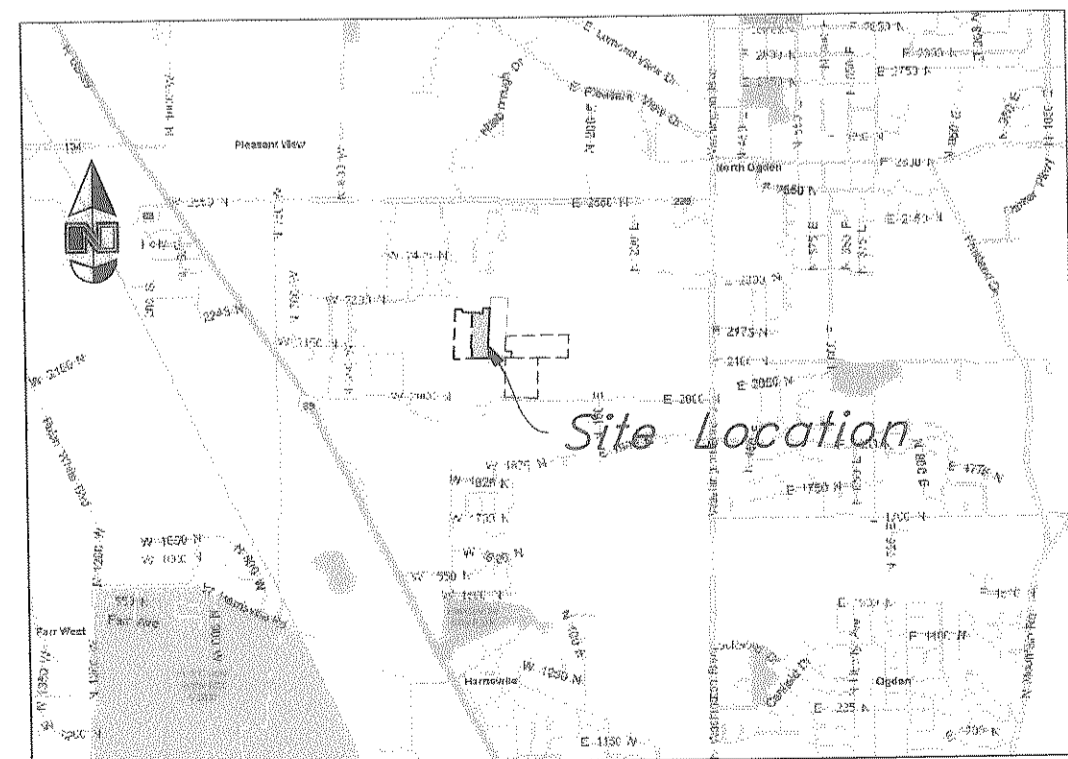
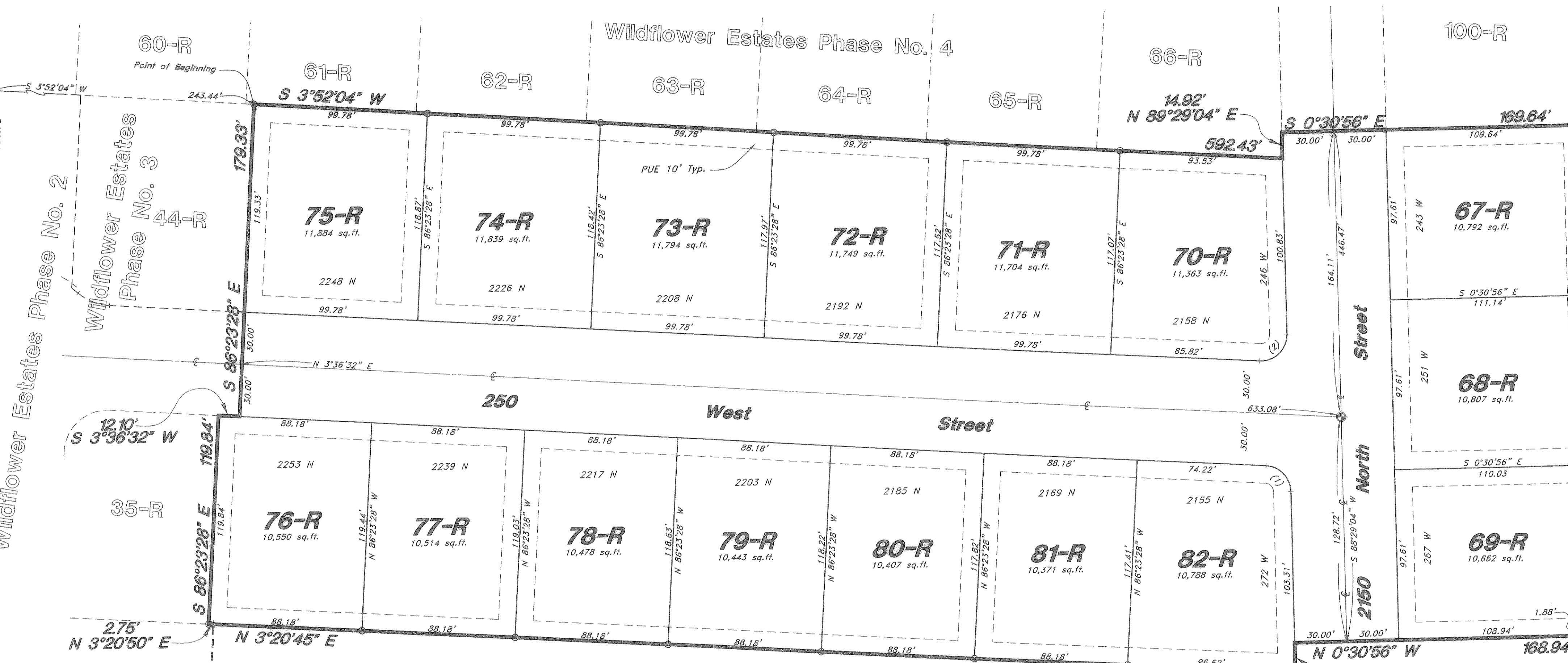


Legend
▲ Set Nail & Washer
● Set Rebar & Cap #5 X 24"
w/ Fencepost
● Set Hub & Tack
○ Monument to be set
○ Radial Line (Rad.)
○ Non-Radial Line (N/R)

NARRATIVE:
This survey and subdivision plat were requested by Wildflower L.L.C. for the purpose of subdividing sixteen (16) residential lots. A Brass Cap Monument was found at the Center of Section 32, T7N, R1W, SLB&M. A line bearing N 35°22'46" E between the monument found marking the Center of Section and the South Tower of Mount Ogden was used as the Basis of Bearings as depicted on this drawing. Lot Corners were set as depicted on this plat.

Center of Section 32, T7N, R1W, SLB&M, U.S. Survey (Found Weber County 3" Brass Cap Monument set in concrete flush with ground surface on May 29th 1974 in good condition)

PROPERTY LINE CURVE DATA
(1) Δ = 85°52'33" R = 15.00' L = 22.48' LC = 20.44' N 46°32'48" E
(2) Δ = 94°07'27" R = 15.00' L = 24.94' LC = 21.96' N 43°27'12" W



- NOTES:**
- 10' Wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, unless otherwise shown.
 - Restricted Lots: Lots denoted with "R" are Restricted Lots. Due to high ground water conditions, the lowest habitable floor level on this lot is restricted to an elevation which is 0.5 feet above 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.
 - #5 rebar and surveyor's cap set at back lot corners. Copper rivet to be set in the curb at lot line extension.
 - Lots 76-R through 82-R are varied from lot frontage requirements of the R-1-10 Zone in accordance with Harrisville city ordinance 10.20.030.
 - No slab on grade construction is allowed. A crawlspace is required with a Minimum continuous footing width of 24", unless a geo-technical study is provided for each lot. (See Harrisville City Ordinance 10.22.060.7.b.iii for more information)
 - South boundary line established by a boundary line agreement - E# 2640348

HARRISVILLE CITY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Harrisville City Attorney on the _____ day of _____, 2013.

Harrisville City Attorney

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 _____ day of _____, 2013.

Signature

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this _____ day of _____, 2013.

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 _____ day of _____, 2013.

Title

Attest

Chair, Harrisville City Council

HARRISVILLE CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Harrisville City Planning Commission on the _____ day of _____, 2013.

Chair,

Planning Commission

RECORD OF SURVEY