

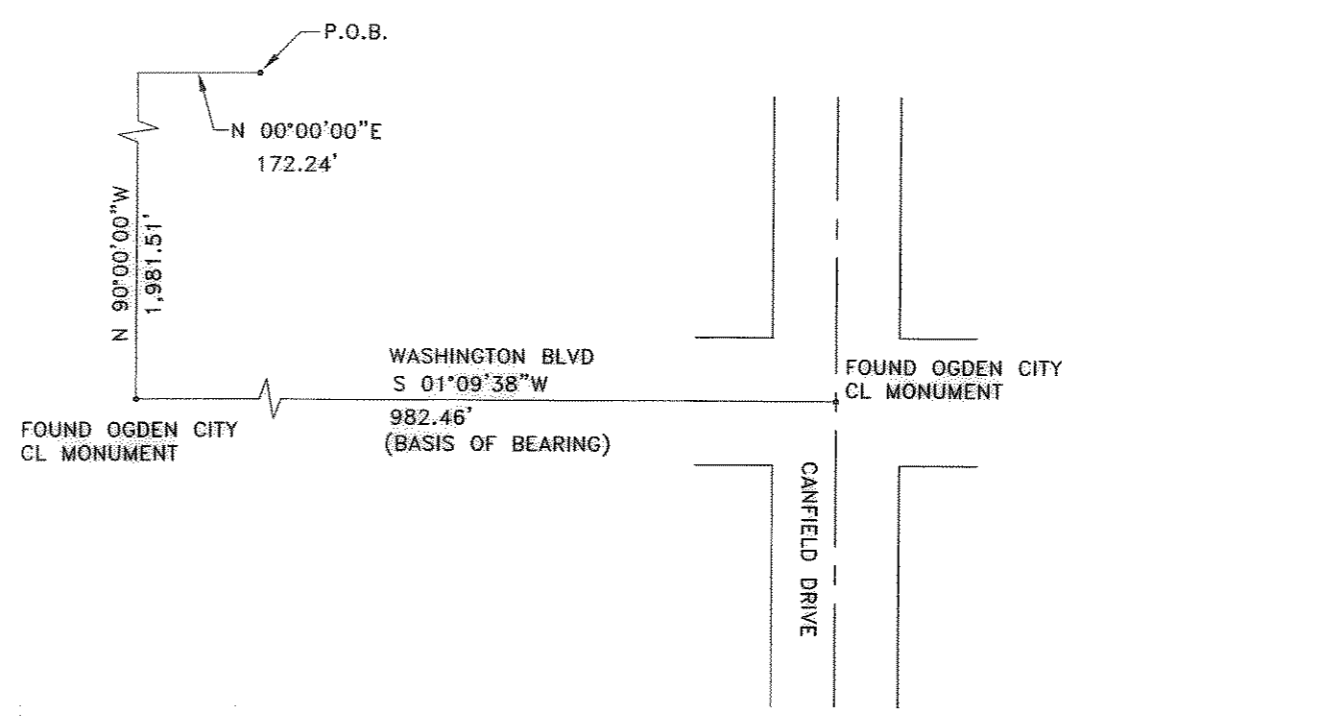
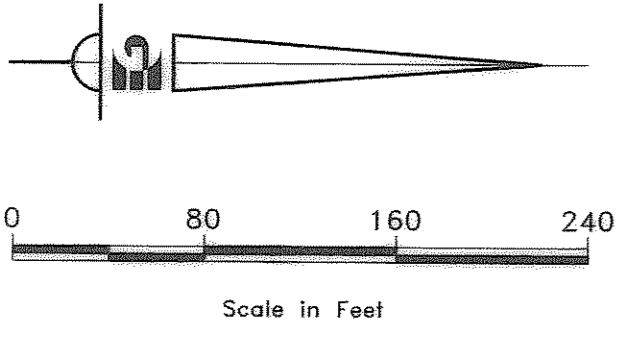
**LOWEST HABITABLE FLOOR ELEVATION TABLE**

LOT	MIN FFE	MIN TBC ELEV	LOT	MIN FFE	MIN TBC ELEV
1-SR	4308.1	4309.6	17-SR	4306.8	4309.3
2-SR	4307.8	4309.3	18-SR	4305.8	4308.3
3-SR	4308.0	4309.5	19-SR	4304.2	4307.2
4-SR	4308.2	4310.2	20-SR	4303.6	4306.6
5-SR	4307.5	4309.5	21-SR	4303.1	4306.1
6-SR	4307.5	4309.5	22-SR	4302.7	4305.7
7-SR	4307.8	4310.8	23-SR	4301.5	4304.5
8-SR	4307.3	4309.8	24-SR	4299.7	4302.2
9-SR	4306.5	4309.5	25-SR	4298.8	4299.8
10-SR	4307.0	4309.5	26-SR	4296.5	4299.0
11-SR	4307.3	4308.3	27-SR	4296.1	4299.1
12-SR	4306.5	4309.5	28-SR	4300.0	4300.0
13-SR	4306.5	4309.5	29-SR	4301.7	4302.2
14-SR	4306.5	4309.5	30-SR	4303.1	4304.6
15-SR	4306.5	4309.5	31-SR	4304.3	4305.8
16-SR	4306.3	4309.3			

NOTE: GROUND WATER ELEVATIONS ARE CALCULATED APPROXIMATIONS. VERIFY GROUND WATER ELEVATION BEFORE CONSTRUCTION. HOLD THE MORE STRINGENT ELEVATION. THE BOTTOM FLOOR FFE SHALL BE 14" ABOVE THE GROUND WATER ELEVATION ON ANY GIVEN LOT.

# RECORD OF SURVEY THOROUGHbred MEADOWS 1ST ADMENDMENT

A RESIDENTIAL CLUSTER SUBDIVISION LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 8, T6N. R1W, SLB&M, U.S. SURVEY  
HARRISVILLE CITY, WEBER COUNTY, UTAH  
NOVEMBER 2013



**OVERALL BOUNDARY DESCRIPTION**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF HARRISVILLE, COUNTY OF WEBER, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND CANFIELD DRIVE; THENCE SOUTH 01°09'38" WEST 982.46 FEET TO AN OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1100 NORTH; THENCE NORTH 90°00'00" WEST 1981.51 FEET; THENCE NORTH 00°00'00" EAST 172.24 FEET TO THE SOUTHERLY LINE OF THE BROOK MEADOW SUBDIVISION PHASE 2 RECORDED DECEMBER 3, 1998 AS ENTRY NO. 1594699 IN BOOK 48, AT PAGE 74 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER IN SAID COUNTY ALSO, BEING THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING 2 COURSES:

- SOUTH 88°47'42" EAST 83.29 FEET; THENCE
- SOUTH 42°47'36" EAST 640.10 FEET; THENCE DEPARTING, SAID SUBDIVISION LINE AND ALONG THE NORTHERLY AND WESTERLY LINE OF THE CINNAMON PARK SUBDIVISION PHASE 3 RECORDED JUNE 16, 1998 AS ENTRY NO. 1552834 IN BOOK 47 AT PAGE 28 IN THE OFFICE OF THE RECORDER IN SAID COUNTY, AND THE WESTERLY LINE OF THE CINNAMON PARK SUBDIVISION NO. 2 RECORDED OCTOBER 7, 1976 AS ENTRY NO. 677508 IN BOOK 19, AT PAGE 89 IN THE OFFICE OF THE RECORDER IN SAID COUNTY, THE FOLLOWING 3 COURSES:
- NORTH 47°22'30" EAST 12.42 FEET; THENCE
- SOUTH 42°37'30" EAST 235.42 FEET; THENCE
- SOUTH 26°54'00" EAST 163.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 250 EAST; THENCE DEPARTING SAID SUBDIVISION LINE
- SOUTHWESTERLY 134.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°19'12", CHORD BEARS SOUTH 67°13'26" WEST 134.24 FEET; THENCE
- SOUTH 76°53'12" WEST 154.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET; THENCE
- WESTERLY 36.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'38", CHORD BEARS SOUTH 74°17'53" WEST 36.13 FEET; THENCE
- SOUTH 71°42'34" WEST 148.61 FEET THENCE
- SOUTH 01°16'58" WEST 617.96 FEET TO A LINE PERPENDICULAR TO LARSEN LANE; THENCE
- SOUTH 61°30'09" WEST 346.20 FEET ALONG A LINE PARALLEL TO LARSEN LANE TO AN EXISTING FENCE; THENCE ALONG SAID FENCE LINE THE FOLLOWING 5 COURSES:
- NORTH 01°11'44" EAST 740.73 FEET THENCE
- NORTH 01°04'56" EAST 134.89 FEET THENCE
- NORTH 00°54'43" EAST 161.33 FEET THENCE
- NORTH 01°44'24" EAST 359.29 FEET THENCE
- NORTH 01°08'49" EAST 331.97 FEET TO THE TRUE POINT OF BEGINNING; DEPARTING SAID FENCE LINE

CONTAINING: 657,816 SQ FT, 15.1014 ACRES MORE OR LESS.

**OWNERS DEDICATION**

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 PLAN AND NAME SAID TRACT:

**THOROUGHbred MEADOWS 1ST ADMENDMENT**

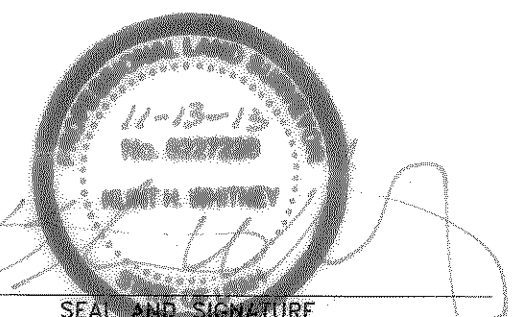
AND HEREBY DEDICATE, GRANT AND CONVEY TO HARRISVILLE CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED IN THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS, AND ALSO DEDICATE TO HARRISVILLE CITY THOSE CERTAIN STRIPS AS 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. IN ADDITION WE ALSO DEDICATE, GRANT AND CONVEY TO HARRISVILLE CITY, WEBER COUNTY, UTAH THE DETENTION BASIN LOCATED ON PARCEL "A", AND ALSO DEDICATE, GRANT AND CONVEY TO WESTERN CANAL COMPANY PARCEL "B" WHICH CONTAINS A PORTION OF THE CANAL AND AN ACCESS ROAD THERETO.

SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ERIC THOMAS  
THOROUGHbred MEADOWS, L.L.C.

**SURVEYOR'S CERTIFICATE**

I, KLINT WHITNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREON DESCRIBED TRACT OF REAL PROPERTY. THIS SUBDIVISION PLAN COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF HARRISVILLE CITY.



**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES, THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

SIGNATURE

**OWNER/DEVELOPER**  
ERIC THOMAS  
1384 NORTH WASHINGTON BLVD.  
OGDEN, UTAH 84414  
(801) 782-5902

**HARRISVILLE CITY APPROVAL AND ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS PLAN AND THE DEDICATION OF THIS TRACT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENT GUARANTEES WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF HARRISVILLE CITY, UTAH

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAYOR

ATTEST: \_\_\_\_\_  
CITY RECORDER

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF WEBER } SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, ERIC THOMAS, MANAGER OF THOROUGHbred MEADOWS, L.L.C., THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THE "OWNERS DEDICATION" WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS, AND SAID ERIC THOMAS ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC

**NARRATIVE**

THIS SUBDIVISION PLAN WAS REQUESTED BY THOROUGHbred MEADOWS, L.L.C., FOR THE PURPOSE OF REMOVING NO ACCESS PARCELS C AND D AND CREATING NO ACCESS LINES IN THERE STEAD PER THE INSTRUCTIONS OF HARRISVILLE CITY AND ADDING SR RESTRICTIONS TO THE PREVIOUSLY PLATTED LOTS OF THOROUGHbred MEADOWS SUBDIVISION LOCATED IN THE CITY OF HARRISVILLE, WEBER COUNTY, STATE OF UTAH. A PROPOSED SUBDIVISION PLAN RECORDED NOVEMBER 26, 2007, PERFORMED BY MCEL ENGINEERING AND SURVEYING RECORDED WAS USED TO ESTABLISH THE BOUNDARIES OF THIS SUBDIVISION. THE WEST BOUNDARY FOLLOWS AN EXISTING FENCE LINE. EXISTING SECTION CORNER MONUMENTS WERE RECOVERED BY CALCULATION AND INVESTIGATION IN THEIR RECORD LOCATIONS AND CONFORMED WITH SAID SURVEY. FURTHER, THE BASIS OF BEARINGS FOR THIS IS SOUTH 01°09'38" WEST BETWEEN THE OGDEN CITY STREET MONUMENT AT WASHINGTON & CANFIELD DRIVE AND THE OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WASHINGTON & 1100 NORTH.

**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY (ROW) LINE
- PROPERTY LINE
- NO ACCESS LINE (SEE RECORDED AGREEMENT)
- PUE
- EXISTING PARCEL LINE
- EXISTING BARBED WIRE FENCE
- EXISTING FENCE
- PROPOSED 6" CHAINLINK FENCE
- SET #5 BY 24" REBAR WITH CAP

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S. 01°16'58" E	49.96'
L2	S. 01°16'58" E	49.53'

- NOTES:**
- NO ON-STREET PARKING IS ALLOWED IN THIS SUBDIVISION.
  - 10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.
  - LOT 9 ON WHICH THE TEMPORARY TURNAROUND IS CONSTRUCTED SHALL BE RESTRICTED AS FOLLOWS:
    - A: PLATTED AS AN "SR" RESTRICTED LOT.
    - B: THIS LOT CANNOT BE SOLD OR BUILDING PERMITS ISSUED UNTIL THE ROAD IS EXTENDED BEYOND THE SUBDIVISION BOUNDARY COMPLETE WITH CURB, GUTTER AND SIDEWALK.
  - SEVERAL GEOTECHNICAL STUDIES HAVE BEEN CONDUCTED FOR THIS DEVELOPMENT. THE LATEST REPORT CONTAINS SPECIFIC GUIDELINES FOR SUBSURFACE DRAIN CONSTRUCTION AS WELL AS OTHER GENERAL CONDITIONS. A COPY OF THE LATEST REPORT BY AGEC APPLIED GEOTECH IS AVAILABLE AT THE HARRISVILLE CITY OFFICES (PROJECT NO. 1121044 DATED JANUARY 10, 2013) FOR REVIEW. ADDITIONAL INFORMATION IS ALSO AVAILABLE ON BASEMENT CONSTRUCTION IN A LETTER DATED FEBRUARY 21, 2013 FROM AGEC APPLIED GEOTECH.
    - #5 REBAR AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG.) TO BE SET AT ALL SUBDIVISION AND LOT CORNERS.
    - COPPER WIRE TO BE SET IN CURB AT THE EXTENSION OF ALL FRONT PROPERTY CORNERS.
    - LOCATION OF STREET SURVEY MONUMENT TO BE SET UPON COMPLETION OF ROAD IMPROVEMENTS.
- SR - (SPECIFIC RESTRICTED LOT) - A DETAILED GROUND WATER STUDY HAS BEEN PREPARED AND APPROVED FOR THIS SUBDIVISION. DUE TO THE GROUND WATER CONDITIONS AT THIS SITE, THE LOWEST HABITABLE FLOOR ELEVATION FOR STRUCTURES LOCATED ON SPECIFIC RESTRICTED LOTS, "SR LOTS", ARE LIMITED TO THE FLOOR ELEVATIONS SHOWN ON THIS PLAN IN THE TABLE ENTITLED: LOWEST HABITABLE FLOOR ELEVATION.

**HARRISVILLE CITY ASSURANCE STATEMENT**

ASSURANCE IN THE FORM OF A \_\_\_\_\_ ISSUED FROM \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN DEPOSITED WITH THE CITY TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DATE \_\_\_\_\_, 20\_\_\_\_ OWNER \_\_\_\_\_

**HARRISVILLE CITY ATTORNEY**

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF THOROUGHbred MEADOWS 1ST ADMENDMENT AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

DATE \_\_\_\_\_, 20\_\_\_\_ CITY ATTORNEY \_\_\_\_\_

**HARRISVILLE CITY ENGINEER**

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR.

DATE \_\_\_\_\_, 20\_\_\_\_ CITY ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_, 20\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

Prepared By: \_\_\_\_\_

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST, OGDEN UTAH 84405 801-476-0202

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