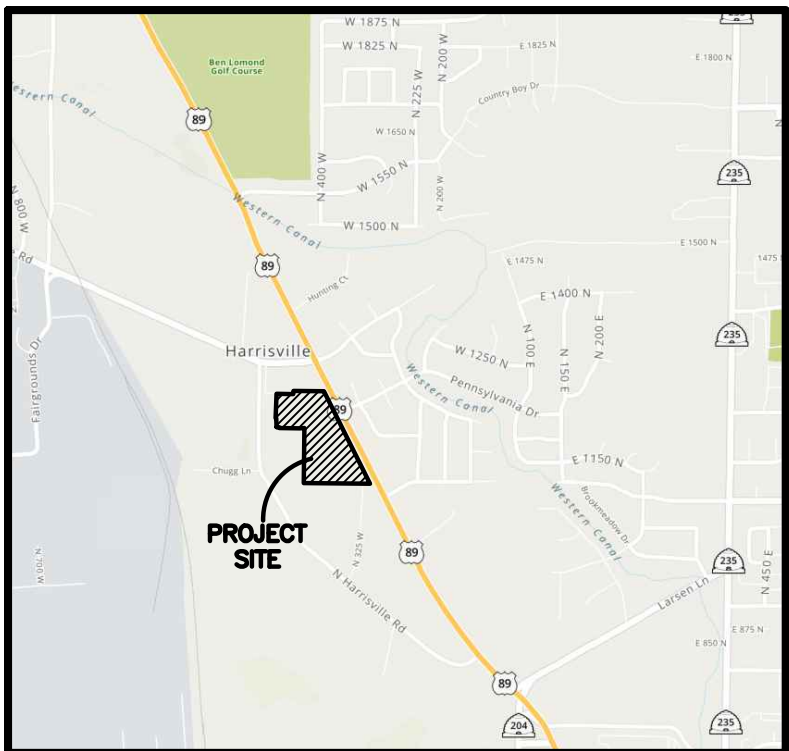


# Ashlar Cove Subdivision

PART OF THE SE 1/4 OF SECTION 6 AND THE SW 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
HARRISVILLE CITY, WEBER COUNTY, UTAH  
AUGUST, 2021



**VICINITY MAP**  
SCALE: NONE

## BOUNDARY DESCRIPTION

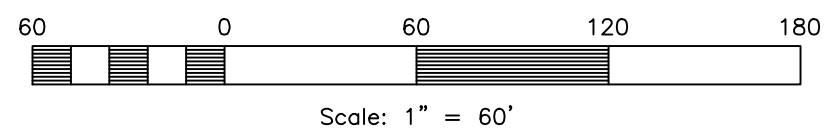
PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) N00°37'57"E 576.39 FEET; (2) S88°50'01"W 50.87 FEET; (3) N89°08'37"W 209.55 FEET; THENCE N04°30'13"E 7.59 FEET; THENCE N85°36'24"W 32.36 FEET; THENCE N02°03'40"W 93.46 FEET; THENCE N77°48'29"W 7.13 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) N02°11'33"E 254.54 FEET; (2) S89°08'48"E 176.41 FEET; (3) N01°57'09"E 33.75 FEET; (4) S89°08'22"E 320.11 FEET TO THE WESTERLY LINE OF HIGHWAY 89; THENCE S28°29'10"E ALONG SAID WESTERLY LINE, 1085.66 FEET TO AN EXISTING FENCE LINE; THENCE N89°22'05"W PORTION OF OF WHICH IS ALONG THE NORTHERLY LINE OF THE KNIGHT SUBDIVISION AND ALONG SAID FENCE LINE 695.56 FEET TO AND EXISTING FENCE LINE AND TO THE POINT OF BEGINNING.

CONTAINING 543,881 SQUARE FEET OR 12.486 ACRES MORE OR LESS.

## LEGEND

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = CENTERLINE MONUMENT
- = FOUND AS NOTED
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE LINE
- = EXISTING STRUCTURE



## CURVE TABLE

| #   | RADIUS | ARC LENGTH | CHORD LENGTH | TANGENT | CHORD BEARING | DELTA ANGLE |
|-----|--------|------------|--------------|---------|---------------|-------------|
| C1  | 10.00' | 15.72      | 14.15        | 10.01'  | S18°32'44"W   | 90°03'48"   |
| C2  | 10.00' | 15.70      | 14.13        | 9.99'   | S71°27'16"E   | 89°56'12"   |
| C3  | 303.00 | 17.57      | 17.56        | 8.79'   | S85°14'17"W   | 3°19'18"    |
| C4  | 333.00 | 58.48      | 58.41        | 29.32   | S88°36'30"W   | 10°03'45"   |
| C5  | 363.00 | 29.85      | 29.84        | 14.93   | S65°55'57"W   | 4°42'40"    |
| C6  | 10.00  | 13.74      | 12.69        | 8.21    | S28°54'59"W   | 78°44'37"   |
| C7  | 10.00  | 15.78      | 14.18        | 10.03   | N67°57'58"W   | 90°18'13"   |
| C8  | 363.00 | 26.16      | 26.15        | 13.08   | N24°53'37"W   | 4°07'42"    |
| C9  | 30.00  | 17.14      | 16.91        | 8.81    | N10°35'19"W   | 32°44'20"   |
| C10 | 65.00  | 52.75      | 51.32        | 27.93   | N17°28'07"W   | 46°29'56"   |
| C11 | 65.00  | 69.08      | 65.86        | 38.20   | N71°09'27"W   | 60°52'44"   |
| C12 | 65.00  | 24.15      | 24.01        | 12.22   | S67°45'29"W   | 21°17'24"   |
| C13 | 30.00  | 17.09      | 16.86        | 8.78    | S73°25'54"W   | 32°38'13"   |
| C14 | 25.50  | 18.86      | 18.44        | 9.89    | N69°03'22"W   | 42°23'15"   |
| C15 | 59.50  | 26.54      | 26.32        | 13.49   | N60°38'26"W   | 25°53'24"   |
| C16 | 59.50  | 72.85      | 68.38        | 41.78   | S71°30'25"W   | 70°08'54"   |
| C17 | 59.50  | 70.62      | 66.55        | 40.14   | S02°25'46"W   | 68°00'24"   |
| C18 | 59.50  | 82.89      | 76.34        | 49.76   | S71°28'54"E   | 79°48'56"   |
| C19 | 59.50  | 35.62      | 35.09        | 18.58   | N51°27'38"E   | 34°17'59"   |
| C20 | 25.50  | 24.67      | 23.72        | 13.40   | N62°01'50"E   | 55°26'21"   |
| C21 | 20.00  | 22.17      | 21.02        | 12.35   | S58°33'12"E   | 63°23'36"   |
| C22 | 333.00 | 159.16     | 158.24       | 81.45   | S13°08'44"W   | 27°29'20"   |
| C23 | 333.00 | 61.00      | 60.92        | 30.59   | S21°36'31"E   | 10°29'46"   |
| C24 | 333.00 | 98.76      | 98.40        | 49.75   | S07°51'50"E   | 16°59'34"   |
| C25 | 303.00 | 82.82      | 82.56        | 41.67   | S19°01'34"E   | 15°39'40"   |
| C26 | 303.00 | 62.55      | 62.44        | 31.39   | S05°16'54"E   | 11°49'41"   |
| C27 | 363.00 | 70.25      | 70.14        | 35.23   | S04°54'41"E   | 11°05'16"   |
| C28 | 30.00  | 17.09      | 16.86        | 8.78    | S61°57'03"W   | 32°38'13"   |
| C29 | 65.00  | 27.54      | 27.34        | 13.98   | S21°07'49"W   | 24°16'42"   |
| C30 | 65.00  | 71.50      | 67.95        | 39.85   | S22°31'21"E   | 63°01'36"   |
| C31 | 65.00  | 77.11      | 72.67        | 43.82   | S88°01'13"E   | 67°58'09"   |
| C32 | 30.00  | 5.60       | 5.59         | 2.81    | N63°20'29"E   | 10°41'33"   |
| C33 | 30.00  | 11.49      | 11.42        | 5.82    | N72°49'25"E   | 21°56'39"   |
| C34 | 20.00  | 31.42      | 28.28        | 20.00   | S44°22'04"E   | 90°00'02"   |
| C35 | 30.00  | 17.09      | 16.86        | 8.78    | N74°18'49"E   | 32°38'13"   |
| C36 | 65.00  | 108.36     | 96.24        | 71.58   | S74°14'44"E   | 95°31'08"   |
| C37 | 65.00  | 19.64      | 19.57        | 9.90    | S17°49'42"E   | 17°18'55"   |
| C38 | 30.00  | 6.65       | 6.64         | 3.34    | S15°31'22"E   | 12°42'14"   |
| C39 | 363.00 | 163.18     | 161.81       | 82.99   | S08°59'47"E   | 25°45'24"   |
| C40 | 333.00 | 179.28     | 177.12       | 91.87   | S11°42'30"E   | 30°50'50"   |
| C41 | 20.00  | 23.87      | 22.48        | 13.59   | S55°10'38"E   | 68°22'54"   |
| C42 | 303.00 | 133.37     | 132.27       | 67.77   | S08°22'45"E   | 25°12'51"   |
| C43 | 20.00  | 1.58       | 1.58         | 0.79    | S06°29'48"W   | 4°32'14"    |

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PROPERTY BOUNDARY ON THE GROUND FOR FUTURE DEVELOPMENT. THE HIGHWAY DEED RECORDED AT BOOK 419 PAGE 588 DOES NOT FIT THE EXISTING ROAD. THE ROAD RIGHT OF WAY LINE WAS PLACED BASED ON ADJACENT SURVEYS AND EXISTING IMPROVEMENTS. THE NORTH LINE WAS PLACED ALONG A RECORD OF SURVEY NUMBER 3397, WHICH MATCHES OCCUPATION VERY WELL. THE SOUTH LINE WAS PLACED ALONG THE NORTH LINE OF THE KNIGHT SUBDIVISION AND THE LORIN W. CROWTHER SUBDIVISION AND THEIR EXTENSION WEST. THE WEST LINES WERE PLACED ALONG EXISTING LONG STANDING FENCE LINES USING BOUNDARY BY ACQUIESCENCE. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE FOUND MONUMENTS AT THE WEST QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N00°23'21"E

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 \_\_\_\_\_, 2021.

WEBER COUNTY SURVEYOR

## HARRISVILLE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HARRISVILLE CITY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, HARRISVILLE CITY PLANNING COMMISSION

## HARRISVILLE CITY ENGINEER

APPROVED BY THE HARRISVILLE CITY ENGINEER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HARRISVILLE CITY ENGINEER

## HARRISVILLE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THE 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.

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

CHAIRMAN, HARRISVILLE CITY COUNCIL

ATTEST TITLE

## HARRISVILLE CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HARRISVILLE CITY ATTORNEY

## Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
At \_\_\_\_\_ Filed For Record \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder

Deputy.

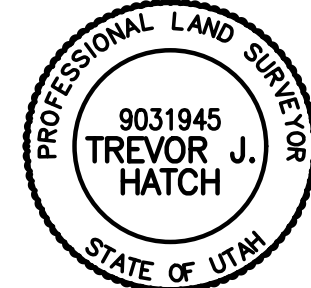
## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **ASHLAR COVE SUBDIVISION** IN **HARRISVILLE, 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 SAID 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 ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

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

9031945

UTAH LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT **ASHLAR COVE SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE AND CONVEY PARCELS A AND B AND DETENTION BASIN TO HARRISVILLE CITY, AND DO HEREBY DEDICATE AN EASEMENT ON AND OVER THE AREAS SHOWN HEREON AS LEVI-TAYLOR IRRIGATION AND TRAIL ACCESS EASEMENT TO THE LEVI-TAYLOR DITCH USERS, FOR IRRIGATION AND DITCH USE AND MAINTENANCE AND WITH AN EASEMENT ALSO DEDICATED OVER SAID AREAS TO HARRISVILLE CITY FOR A PUBLIC TRAIL, TO BE MAINTAINED BY HARRISVILLE CITY.

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

HERITAGE LAND DEVELOPMENT, LLC  
A UTAH LIMITED COMPANY

BY: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ 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.

COMMISSION EXPIRES

NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC



5160 S 1500 W, RIVERDALE, UTAH 84045  
TEL: (801) 261-3100 FAX: (801) 621-2666 www.reeve-assoc.com

## Project Info.

Surveyor: **T. HATCH**  
Designer: **E. ROCHE**  
Begin Date: **5-24-21**  
Name: **ASHLAR COVE SUBD.**  
Revised: **7-26-21 E.R.**  
Number: **4016-10**  
Scale: **1"=60'**

## DEVELOPER

SIERRA HOMES  
170 NORTH 2450 WEST  
TREMONTION, UTAH, 84337