



# HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100  
www.cityofharrisville.com

PLANNING  
COMMISSION:

Angie Francom  
Nathan Averill  
Chad Holbrook  
Isaac Thomas

**Harrisville City Planning Commission**  
**Harrisville City Offices**  
**363 W Independence Blvd – Harrisville**  
**Wednesday, May 14, 2025**

**AGENDA**

[Zoom Meeting Link](#)

**Meeting ID: 874 4153 6329**

**Passcode: 478451**

**6:00 WORK SESSION**

1. **DISCUSSION** of Ordinance 562: Housing Affordability.

**7:00 MEETING**

1. **CALL TO ORDER**
2. **CONSENT APPROVAL** – of Planning Commission meeting minutes from April 9, 2025.
3. **DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Subdivision Plat approval for Ben Lomond Views Phase 2B located at approximately 1800 North Highway 89.
4. **DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary/Final Site Plan approval for Ben Lomond Views Phase 2A Parks “A” and “B”.
5. **DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Subdivision Plat approval for Dixon Creek Phase 2 located at approximately 1300 N Washington Blvd.
6. **PUBLIC COMMENTS** – (3 minute maximum)
7. **COMMISSION/STAFF FOLLOW-UP**
8. **ADJOURN**

**Certificate of Posting and Notice**

I, Cynthia Benson, certify that I am the Deputy Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City’s website [www.cityofharrisville.com](http://www.cityofharrisville.com), and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Offices at 801-782-4100, x1004, at least three (3) business days prior to any meeting.



**Harrisville City Planning Commission**  
Harrisville City Offices  
363 W Independence Blvd – Harrisville  
Wednesday, April 9, 2025 – 7:00 PM

<b>Commissioners:</b>	Angie Francom	<b>Staff:</b>	Jennie Knight (City Administrator)
	Nathan Averill		Cynthia Benson (Deputy Recorder)
	Chad Holbrook		Justin Shinsel (Public Works Director)
	Isaac Thomas		Sarah Wichern (City Planner)

**Visitors:** Brandon Green, Randy Smith.

## **6:00 WORK SESSION**

### **1. DISCUSSION – Ordinance 562: Housing Affordability**

Chair Francom opened the work session. Sarah Wichern, City Planner, began the discussion by saying in the last committee review meeting the committee began looking at how to define affordability. Since then, she has read through House Bill 37 and found sections on residential, high density, and items pertaining to a developed community. In Ordinance 562, we are focusing on single-family homes such as cottage homes. There is nothing focusing on townhomes or apartments. This was intentional. Currently, the city has a mixed-use overlay zoning which allows for the utilization of townhomes and apartments. She asked the commission their intent with the ordinance in order to obtain further direction on how staff could mold the ordinance to work with the city's goals. Justin Shinsel, Public Works Director, added the overlay would most likely be utilized on parcels over three (3) acres. Otherwise, the price point would not be attainable.

Chair Francom stated her goal is to have the ordinance provide flexibility. We do not want anyone to feel stuck with upsizing or downsizing their current homes. They do not want landowners or developers to feel they have no options. She feels the HAOZ gives the city the flexibility we need to incorporate more single-family homes and patio homes into the community. She added lower densities, patio homes, and smaller single-family homes cater to more demographics.

Commissioner Thomas echoed Chair Francom's comments and added many Utah neighborhoods are designed with just one demographic in mind. That kind of focus can cause housing prices to rise more than they naturally should, almost like artificial inflation. The current approach seems to be to find ways to help a broader range of people find homes that fit their stage in life and budget.

Commissioner Holbrook said his focus is more about how development looks, feels, and functions. He thinks about where the children will play or how people will use the space day-to-day. Higher density is sometimes necessary, but we also need to ensure there is enough open space and places for people to play, walk, and relax. If we want families to stay and embrace multi-generational housing, we need to make this a place where people enjoy being together.

Ms. Wichern said this is what the committee members are finding as well. However, the more parks we have the more expensive it is. She posed the option of having a significant park with pathways for connectivity with one main park then smaller ones. The commissioners supported the connectivity. Further discussion occurred on what that connectivity could potentially be

whether it is a trail, sidewalk, or something else.

Mr. Shinsel stated that with lower-sized parcels it is unfeasible to create open spaces. He will ask for detention basins and such to create open space, but this ordinance deals with smaller parcels. By placing pathways to the city parks, it creates the connectivity mentioned in prior comments. Everyone in the surrounding communities uses Harrisville parks. This is something the city wishes to maintain.

Ms. Wichern mentioned in the ordinance there is a section on open space requirements. City staff are working on how to ensure these requirements are reflected in the design standards. Currently the design standard for a lot is 4,000 sq feet minimum with a 40-foot frontage and 100-foot depth. There will be setbacks for the rear and side yard as well. She ran through visual development options in reference to the setback requirements for lots with garages and multiple stories of the homes to help the commissioners see what the committee has discussed.

Ms. Wichern stated her concerns with applying HB 37 requirements to the whole development. The median income for Weber County is \$470-\$480,000. This would be the limit these homes could be set. She is concerned about whether developers will be able to meet this requirement. She feels the city might unintentionally miss a different middle by applying the requirements of HB 37 to the whole development. If we push for the numbers, we may lose the value and appeal we are desiring for Harrisville.

Jennie Knight, City Administrator, displayed a repealed Harrisville City code to show the difference between what is being proposed with Ordinance 562 and what has been approved in the past. She stated when there is no standard, such as in this repealed code, the developer has trouble meeting the city needs. She gave examples of a current mixed-use under negotiations. She added without a clear target in the code, the developer feels like the city's expectations are a moving target. They bring forward a plan, staff gives their feedback, and the negotiation process drags on. Ordinance 562 needs to have enough structure for developers to create a viable product.

Ms. Wichern said by giving flexibility with the minimum lot sizes and housing sizes, this helps the developer with the geometry of the property. Developing smaller parcels is inefficient for the city and the developer. Ms. Knight added, from historic lessons, we do not want spot zoning. The city is trying to meet the developers' needs and have a benchmark.

Randy Smith congratulated the staff and commission for looking into such a tough subject. He believes having standards is good. He discussed placing recommendations versus minimums in the ordinance to avoid the developer from going through a variance process to obtain their desired product. Chair Francom clarified Mr. Smith's comments by saying keep the minimums during the development agreement and not necessarily within the ordinance. Mr. Smith agreed.

Mr. Smith continued his comments by reviewing the housing strategies in HB 37 and how they will benefit the city. Discussion occurred on the strides the ordinance will accomplish with the moderate incoming housing report and with future city development. The commissioners reviewed recommendations, the process, various examples of how to proceed with options from HB 37, how to manage oddly shaped properties, and frontage of approach way standards.

Discussion on the wording for approach ways to be changed to *"a percentage of the lot width can be utilized for approach"*. Chair Francom clarified the verbiage needs to be clear and concise. Ms.

Knight said in the past we have used bonus density. Other possible verbiage given was “*recommendations need to be followed unless there is a compelling reason*” or “*reasonable considerations*”. Ms. Wichern to review and give feedback to commission at later discussions.

Mr. Smith added to focus on price and not the rails. Examples were given of how to control costs and how to develop wants vs considerations. Discussion on the market trends of home development in Utah. Ms. Knight added by reducing the front driveway, this action will increase the green space or open feel the commission is desiring.

Commissioners expressed they feel the discussion is on the right track to obtaining a desirable ordinance. They discussed impact fees for parks and what kind of parks the city is looking for in future planning. They also discussed connectivity, trail language or appearance, single car garages, options for the developers to explore with smaller lot sizes, and density caps.

The work session ended at 7:00 PM.

## **7:00 MEETING**

### **1. CALL TO ORDER**

Chair Francom opened the meeting, excused Commissioner Averill, and welcomed those in attendance.

### **2. CONSENT APPROVAL** – of Planning Commission meeting minutes from March 12, 2025.

**MOTION: Commissioner Holbrook motioned to approve Planning Commission meeting minutes from March 12, 2025, as written. Commissioner Thomas seconded the motion.**

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

**The motion passed with all voting in the affirmative.**

### **3. DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Subdivision Plat approval for Ben Lomond Views Phase 2D located at approximately 1800 North Highway 89.

Ms. Wichern reviewed the engineer’s memo dated April 3, 2025, for the commission pointing out the updated plat includes 135 single-family residential units which is an increase of 13 units compared to the previously approved phase. The main changes in the proposed subdivision are changing the duplexes to single family units and decreasing the frontage width of many of these single-family units from 47.5’ to 42’. The city engineer’s recommendations to be resolved are add lot addresses, submit updated plat to Weber County Surveyors office and receive approval; and submit an updated landscape plan for this phase per the requirements of the MDA. The city engineer also recommends adding a pathway between the units on 200 West and 125 West to break up the row of homes and to provide more connectivity; obtain final approval of the subdivision improvement drawings from the City’s Administrative Land Use Authority; and obtain all will

serve/final approval letters from outside agencies. The city engineer noted some of these letters may have been obtained with the old approval, but the updated plans need to be sent, and new approvals completed.

Ms. Knight stated the commission is very familiar with the phase and this phase has received final approval before. However, with the recent changes, she felt it best to bring the phase before the commission for review and to obtain approval of the changes before continuing with further reviews of this phase.

Brandon Green, Flagship Homes, commented on where the suggested pathway would fall along suggested roads. He informed the commission that the recommendations from the city engineer have already been completed.

Justin Shinsel pointed out a concern with the irrigation ditch easement to the south of the phase. This easement to be reviewed to make certain the piping is not impeded by the changes of this phase with location added to the final plat.

Discussion occurred on the pathway placement and appearance, overall density of phase, future plans for flood plain area, and possible design of the homes intended for this phase. Ms. Knight reminded Mr. Green the density sheet for this phase needs to be submitted along with a new landscaping plan for the park which is now included in this phase. She explained that the density sheet submittal is a requirement for each phase to identify and maintain the overall density for the subdivision properly according to the MDA.

**MOTION: Commissioner Holbrook motioned to grant Preliminary Subdivision Plat approval for Ben Lomond Views Phase 2D located at approximately 1800 North Highway 89 subject to City Engineer's Memo dated April 3, 2025, including the irrigation access easement, density calculation sheet for the phase, the landscaping and site plan for the park, and any other staff or agency requirements. Chair Francom seconded the motion.**

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

**The motion passed with all voting in the affirmative.**

**4. DISCUSSION/ACTION/RECOMMEND – to recommend adoption of Ordinance 562: Housing Affordability.**

Ms. Wichern continued the discussion from the work session by beginning with a review of work session findings and public comments from the public hearing held last month. During public comments the residents pointed out concerns on the quality of the development, the affordability of it, and integration with current housing bill initiatives specifically HB 37. Staff recommend using the definition of housing affordability from HB 37 which defines affordability as 120% of the area median income for the county. Staff have also discussed design standards which would create affordable housing options and contribute to the quality of life for Harrisville. Possible other discussion items can be directives for minimum acreage, recommendations on possible density standards deviations, curb cut restrictions to limit lot frontages, trail recommendations for connectivity to existing infrastructure, and the type of homes to consider as part of the ordinance.

Chair Francom added adjusting the minimum lot area as discussed during work session.

Commissioner Holbrook mentioned for the phrase “as well as others” be removed and replaced with first time homebuyers for the sake of consistency within the ordinance. Commission and staff discussed this for clarity. Ms. Wichern said the intention the first 30 days is to concentrate on the demographic mentioned. After 30 days, the ordinance will benefit any interested party desiring to purchase the property.

Ms. Shinsel added with deed restrictions there are no rentals. The home must be purchased by someone willing to live in the home. Commission and staff agreed.

Ms. Wichern asked if the commission would like to possibly limit the percentage of homes to reach 120%. Ms. Knight reviewed HB 37 for verbiage on the matter. The bill requires 25% of the single-family homes qualify as affordable housing with at least 25% per acre being no larger than 1600 square feet. These requirements begin at line 487 of the bill. Ms. Wichern believes these to be options to include to ensure this requirement is being met. Ms. Knight said by acting on this ordinance we are making progress towards our moderate-income housing strategies. Mr. Shinsel clarified that by stating 25% is restricted while 25% is market value and so on will allow the city to entice the developers to build an affordable development and viable product.

**MOTION: Commissioner Thomas motioned to table adoption of Ordinance 562: Housing Affordability based on commissioner discussion. Chair Francom seconded the motion.**

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

**The motion passed with all voting in the affirmative.**

#### **5. PUBLIC COMMENTS – (3 minute maximum)**

No Public Comments

#### **6. COMMISSION/STAFF FOLLOW-UP**

Ms. Knight informed the commission that Commissioner Nathan Averill resigned from the Planning Commission this week citing personal reasons. Mayor Tait is seeking applications for appointments. She also mentioned Pineview Water Systems is willing to service Harrisville City as long as appropriate infrastructure is in place. The city will no longer have pockets of unserviceable secondary water areas south of Larsen Lane with the potential of including West Harrisville Road. This is historic for the city.

Commissioner Thomas asked if the commission plans to go back to a five (5) member body. Ms. Knight replied in the affirmative with the plan right now to obtain four (4). However, by ordinance the commission can be a total of seven (7) members.

Ms. Wichern stated how enjoyable it is to work on city projects and expressed her excitement to be a part of the team.



## **7. ADJOURN**

**MOTION:** Chair Francom motioned to adjourn the meeting. Commissioner Thomas seconded.

<b>Angie Francom</b>	<b>Yes</b>
<b>Chad Holbrook</b>	<b>Yes</b>
<b>Isaac Thomas</b>	<b>Yes</b>

**The motion passed with all voting in the affirmative.**

**Meeting adjourned at 7:45 PM.**

**Angie Francom**  
Chair

**Cynthia Benson**  
Deputy Recorder

# MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.  
City Engineer

RE: **BEN LOMOND SUBDIVISION PHASE 2B**  
**Preliminary Plat Review**

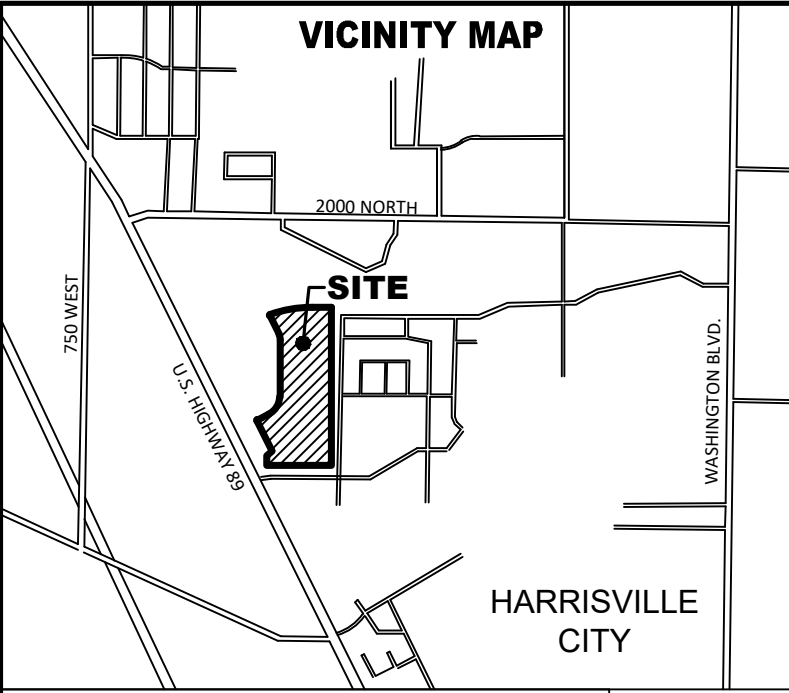
Date: May 8, 2025

Our office has completed a review of the preliminary subdivision plat for the referenced subdivision. This preliminary plat is for the next phase of the development on the old golf course and includes the southeast area of the development. The plat includes 21 townhome units and 136 single-family residential units. We recommend preliminary approval of the plat at this time with the following comments to be resolved with the City's Administrative Land Use Authority prior to final approval:

1. Add the lot addresses to the plat and make the final corrections per our red-line comments.
2. Submit the plat to the Weber County Surveyor's office for review and receive approval.
3. Submit a landscape plan for this phase per the requirements of the MDA.
4. Obtain final approval of the subdivision improvement drawings from the City's Administrative Land Use Authority.
5. Obtain all will serve/final approval letters from outside agencies (Bona Vista, Pineview Water, RMP, Enbridge, North View Fire).

Please let us know if you have any questions.





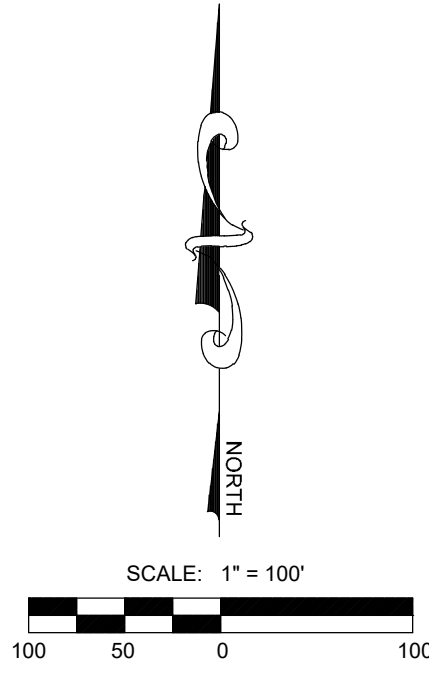
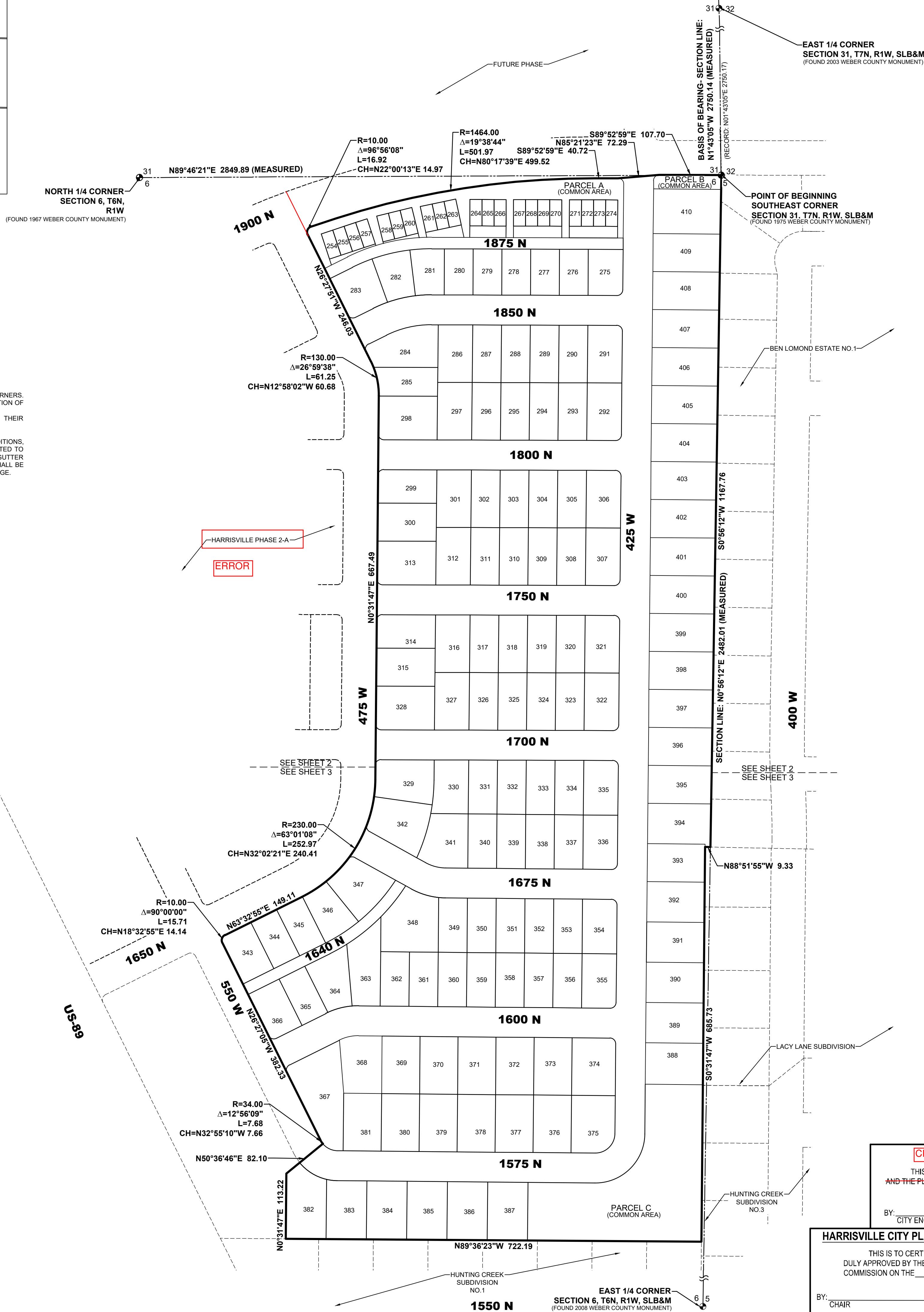
LEGEND

	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	FUTURE LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS
	LIMITED COMMON AREA
	PRIVATE AREA
	COMMON AREAS (EXCLUDES LOTS 275-410 AND PUBLIC ROADS)

- NOTES:
- #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS, LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES AS REQUIRED BY STATE CODE.
  - ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.
  - PARCELS A-C ARE COMMON AREAS TO BE DEDICATED TO HOA.
  - "R" (RESTRICTED LOT) BASED UPON HIGH GROUND WATER CONDITIONS, THE LOWEST HABITABLE FLOOR LEVEL ON THIS LOT IS RESTRICTED TO AN ELEVATION WHICH IS ONE (1) FOOT BELOW 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.

ADD PRIVATE STREET NOTE  
SIMILAR TO PHASE 2-A

add tabulations chart similar  
to phase 2-A  
TABULATIONS  
TOTAL ACREAGE XX  
ACRES  
SINGLE FAMILY LOTS XX  
TOWNHOMES XX  
.....



SETBACK TABLES AND DETAILS			
TOWNHOMES			
LOTS 254-274			
	ALLEY LOADED WITH DRIVEWAY	ALLEY LOADED WITHOUT DRIVEWAY	FRONT LOADED
FRONT	10 Ft	10 Ft	15 Ft
SIDE FACING CORNER	10 Ft	10 Ft	10 Ft
INTERIOR DISTANCE BETWEEN PLEX GROUP	10 Ft	10 Ft	10 Ft
FRONT GARAGE			20 Ft
REAR			10 Ft
REAR-GARAGE WITH DRIVEWAY	18 Ft		
REAR-GARAGE WITHOUT DRIVEWAY		3 Ft	
SINGLE FAMILY LOTS			
LOTS 275-410			
	LOTS WITH 40 FT TO 60 FT FRONTAGE	LOTS WITH GREATER THAN 60 FT FRONTAGE	
FRONT	15 Ft	15 Ft	
FRONT TO GARAGE DOOR	20 Ft	20 Ft	
FRONT TO SIDE FACING GARAGE DOOR	15 Ft	15 Ft	
INTERIOR SIDE	5 Ft	8 Ft	
SIDE FACING CORNER	10 Ft	13 Ft	
REAR	10 Ft	10 Ft	

10'	5' PUE
5'	5' PUE
5' PUE	8'
FRONT SETBACK	FRONT SETBACK
5' PUE	5' PUE
10' PUE	

MAKE  
DEDICATION  
SIMILAR TO THE  
ONE USED FOR  
BEN LOMOND  
PHASE 2A

#### OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE \_\_\_\_\_ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF \_\_\_\_\_

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

#### LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

## BEN LOMOND PHASE 2-B

#### SUBDIVISION

(LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SALT LAKE BASE & MERIDIAN CITY OF HARRISVILLE, WEBER COUNTY, UTAH  
(RECORD OF SURVEY NO. 7231, DATED: 21 SEPTEMBER 2021)

SCALE: 1" = 100'

SHEET 1 OF 3

#### NARRATIVE:

THIS PLAT IS BEING PREPARED TO SUBDIVIDE A PORTION OF A LARGER TRACT OF LAND, AS BEING A PHASE OF AN OVERALL LAND PLAN. THE BOUNDARIES OF SAID TRACT HAVE BEEN SURVEYED AND MARKED ON THE GROUND AND THE SAME IS DESCRIBED IN THE BOUNDARY DESCRIPTION SHOWN HEREON. THE BASIS OF BEARING FOR THIS SURVEY IS N1°43'05"W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 31, T7N, R1W, SLB&M. RECORD DEEDS AND PLATS HAVE BEEN ROTATED TO THIS BASIS OF BEARING. REFER TO RECORD OF SURVEY NO. 7230 AND 7231 FOR ADDITIONAL INFORMATION REGARDING LINES OF OCCUPATION.

#### CITY ENGINEER APPROVAL

THIS PLAT WAS APPROVED BY THE CITY ENGINEER  
AND THE PLANNING DIRECTOR.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

#### 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 \_\_\_\_\_, 2022

BY: \_\_\_\_\_ PLANNING COMMISSION  
CHAIR

#### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY'S 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 THEROF.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
WEBER COUNTY SURVEYOR  
RECORD OF SURVEY # 7231

#### HARRISVILLE CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF HARRISVILLE CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

#### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF HARRISVILLE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST \_\_\_\_\_ DATE \_\_\_\_\_

#### WEBER COUNTY RECORDER

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

COUNTY RECORDER



3302 N. Main Street  
South Park, UT 84060  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@le-i-eng.com  
www.le-i-eng.com

#### DEVELOPER / OWNER

BLD INVESTMENT, LLC  
51 WEST CENTER STREET #644  
OREM, UTAH 84057  
917-963-9151

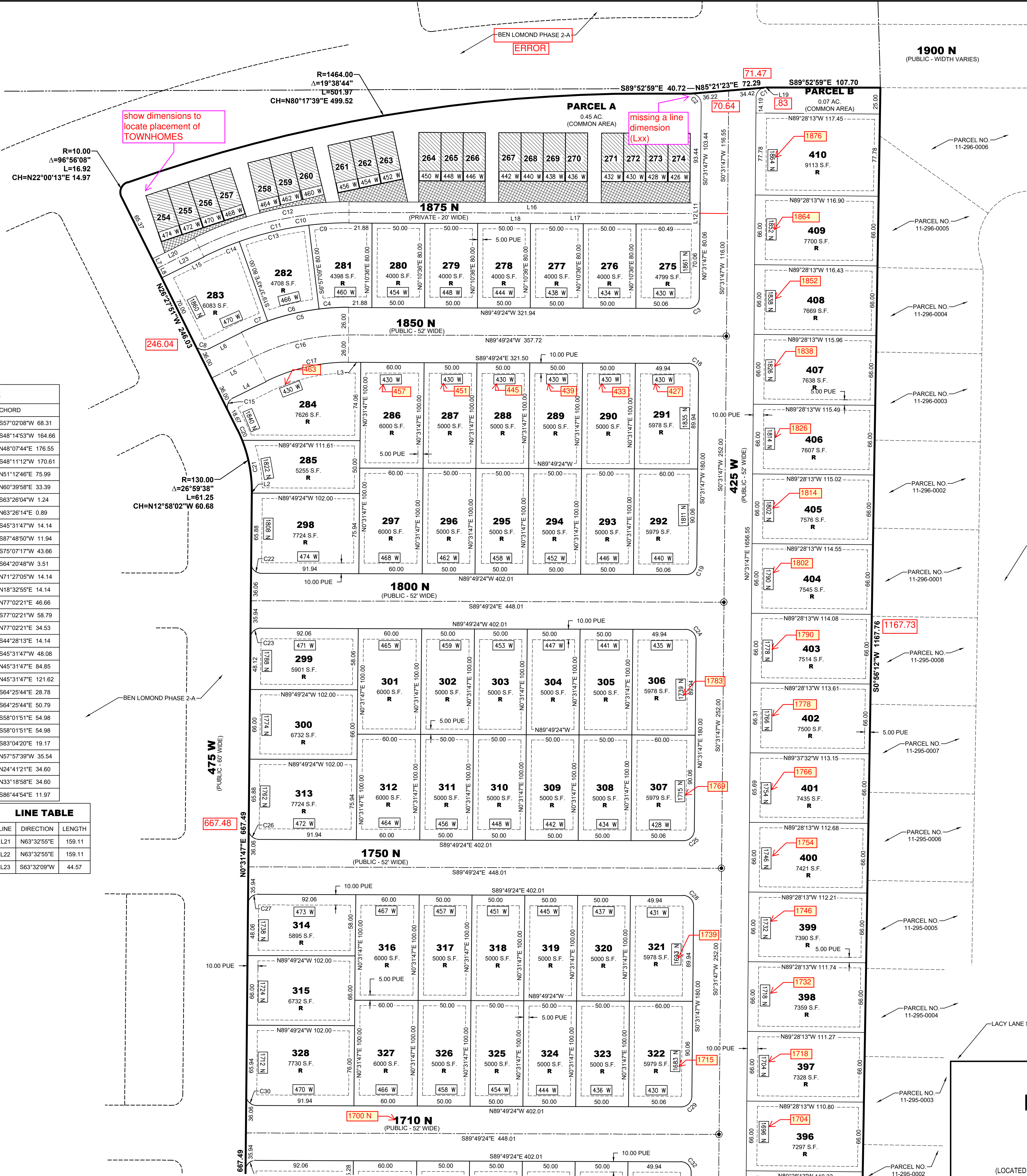


CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	10.00	84°49'37"	14.81	S44°56'35"W 13.49
C2	10.00	90°24'46"	15.78	S44°40'36"E 14.19
C3	10.00	89°38'49"	15.65	S45°21'11"W 14.10
C4	226.00	7°07'45"	28.12	S86°36'43"W 28.10
C5	226.00	26°38'26"	105.08	S76°51'23"W 104.14
C6	226.00	12°40'34"	50.00	S76°42'34"W 49.90
C7	226.00	6°50'07"	26.96	S66°57'13"W 26.95
C8	10.00	90°00'00"	15.71	N71°12'51"W 14.14
C9	306.00	7°07'45"	38.07	S86°36'43"W 38.05
C10	316.00	26°38'26"	146.93	S76°51'23"W 145.61
C11	306.00	26°38'26"	142.28	S76°51'23"W 141.00
C12	326.00	11°07'35"	63.31	S80°47'15"W 63.21
C13	306.00	12°40'34"	67.70	S76°42'34"W 67.56
C14	306.00	6°50'07"	36.51	N66°57'13"E 36.48
C15	10.00	90°00'00"	15.71	N18°32'09"E 14.14
C16	200.00	26°38'26"	92.99	S76°51'23"W 92.16
C17	174.00	26°38'26"	80.90	N76°51'23"E 80.18
C18	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C19	10.00	89°38'49"	15.65	S45°21'11"W 14.10
C20	130.00	4°49'28"	10.95	N24°03'07"W 10.94
C21	130.00	22°10'10"	50.30	N10°33'18"W 49.99
C22	10.00	90°21'11"	15.77	N44°38'49"W 14.19
C23	10.00	89°38'49"	15.65	S45°21'11"W 14.10
C24	10.00	90°21'11"	15.77	N44°38'49"W 14.19
C25	10.00	89°38'49"	15.65	N45°21'11"E 14.10
C26	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C27	10.00	89°38'49"	15.65	N45°21'11"E 14.10
C28	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C29	10.00	89°38'49"	15.65	S45°21'11"W 14.10
C30	10.00	90°21'11"	15.77	N44°38'49"W 14.19
C31	10.00	89°38'49"	15.65	N45°21'11"E 14.10
C32	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C33	10.00	90°00'00"	15.71	S45°31'47"W 14.14
C34	74.00	26°28'22"	36.77	N75°14'02"W 36.40
C35	332.00	13°55'37"	80.70	N17°32'51"E 80.50
C36	332.00	16°35'13"	96.11	N16°13'03"E 95.78
C37	332.00	2°39'36"	15.41	N9°15'14"E 15.41
C38	332.00	7°23'39"	42.85	N4°13'36"E 42.82
C39	230.00	7°23'39"	29.68	N4°13'36"E 29.66
C40	230.00	12°27'06"	49.98	N14°08'59"E 49.89
C41	10.00	81°22'23"	14.20	N20°18'39"W 13.04
C42	10.00	81°22'23"	14.20	N78°18'58"E 13.04
C43	100.00	28°28'22"	49.69	S75°14'02"E 49.18
C44	126.00	26°28'22"	62.62	S75°14'02"E 61.97
C45	10.00	90°00'00"	15.71	S44°28'13"E 14.14
C46	126.00	23°01'45"	50.64	S72°30'43"E 50.30
C47	332.00	11°55'56"	69.14	N38°40'31"E 69.02
C48	312.00	17°48'13"	96.95	S41°50'57"W 96.56
C49	230.00	13°26'20"	53.95	N44°20'56"E 53.82
C50	230.00	12°15'27"	49.20	N57°11'49"E 49.11

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C51	312.00	12°34'09"	68.44	S57°02'08"W 68.31
C52	312.00	30°36'05"	166.64	S48°14'53"W 164.66
C53	332.00	30°50'22"	178.70	N48°07'44"E 176.55
C54	322.00	30°43'27"	172.67	S48°11'12"W 170.61
C55	332.00	13°08'32"	76.15	N51°12'46"E 75.99
C56	332.00	5°45'53"	33.40	N60°39'58"E 33.39
C57	312.00	0°13'43"	1.24	S63°26'04"W 1.24
C58	230.00	0°13'22"	0.89	N63°26'14"E 0.89
C59	10.00	90°00'00"	15.71	S45°31'47"W 14.14
C60	126.00	5°25'54"	11.94	S87°48'50"W 11.94
C61	126.00	19°57'12"	43.88	S75°07'17"W 43.66
C62	126.00	1°35'46"	3.51	S64°20'48"W 3.51
C63	10.00	90°00'00"	15.71	N71°27'05"W 14.14
C64	10.00	90°00'00"	15.71	N18°32'55"E 14.14
C65	100.00	26°58'52"	47.09	N77°02'21"E 46.66
C66	126.00	26°58'52"	59.33	S77°02'21"W 58.79
C67	74.00	26°58'52"	34.85	N77°02'21"E 34.53
C68	10.00	90°00'00"	15.71	S44°28'13"E 14.14
C69	34.00	90°00'00"	53.41	S45°31'47"W 48.08
C70	60.00	90°00'00"	94.25	N45°31'47"E 84.85
C71	86.00	90°00'00"	135.09	N45°31'47"E 121.62
C72	34.00	50°04'59"	29.72	S64°25'44"E 28.78
C73	60.00	50°04'59"	52.45	S64°25'44"E 50.79
C74	86.00	37°17'13"	55.97	S68°01'51"E 54.98
C75	86.00	37°17'13"	55.97	S68°01'51"E 54.98
C76	86.00	12°47'46"	19.21	S83°04'20"E 19.17
C77	34.00	63°01'08"	37.40	N57°57'39"W 35.54
C78	230.00	8°37'37"	34.63	N24°41'21"E 34.60
C79	230.00	8°37'37"	34.63	N33°18'58"E 34.60
C80	126.00	5°26'37"	11.97	S66°44'54"E 11.97

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°31'47"E	4.85
L2	N0°31'47"E	0.89
L3	S89°49'24"E	11.55
L4	N63°32'09"E	34.57
L5	S63°32'09"W	44.57
L6	S63°32'09"W	34.57
L7	N26°27'51"W	10.00
L8	N26°27'51"W	10.00
L9	N26°27'05"W	10.00
L10	S26°27'05"E	10.00
L11	N0°31'47"E	10.00
L12	N0°31'47"E	10.00
L13	S60°59'51"E	10.02
L14	S60°59'51"E	10.02
L15	S63°32'09"W	44.57
L16	S89°49'24"E	332.50
L17	N89°49'24"W	332.44
L18	S89°49'24"E	332.37
L19	S85°21'23"W	0.83
L20	S63°32'09"W	31.35

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N63°32'55"E	159.11
L22	N63°32'55"E	159.11
L23	S63°32'09"W	44.57



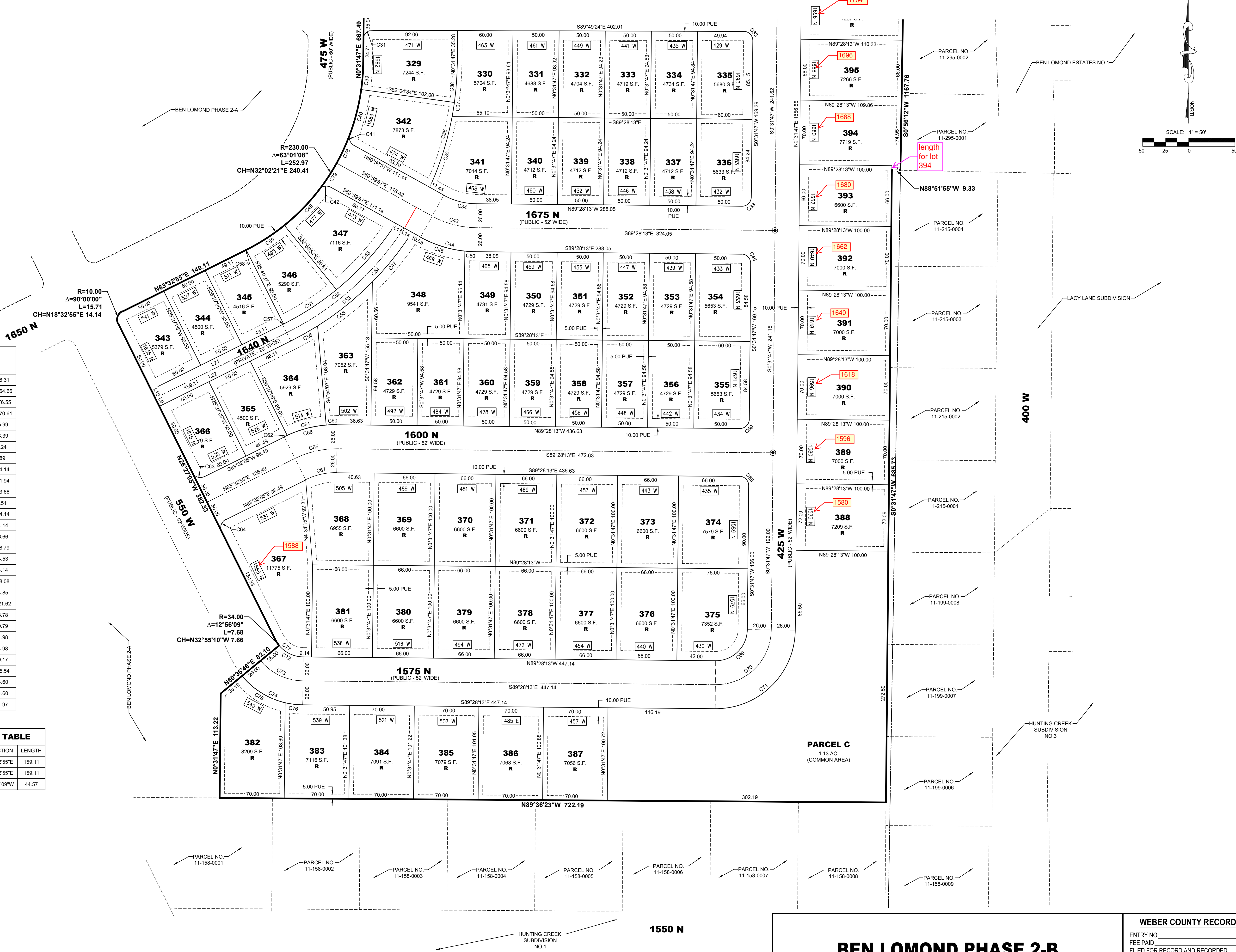


CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	10.00	84°49'37"	14.81	S42°56'35"W 13.49
C2	10.00	90°24'46"	15.78	S44°40'36"E 14.19
C3	10.00	89°38'49"	15.65	S45°21'11"W 14.10
C4	226.00	7°07'45"	28.12	S86°36'43"W 28.10
C5	226.00	26°38'26"	105.08	S76°51'23"W 104.14
C6	226.00	12°40'34"	50.00	S76°42'34"W 49.90
C7	226.00	6°50'07"	26.96	S66°57'13"W 26.95
C8	10.00	90°00'00"	15.71	N71°27'51"W 14.14
C9	306.00	7°07'45"	38.07	S86°36'43"W 38.05
C10	316.00	26°38'26"	146.93	S76°51'23"W 145.61
C11	306.00	26°38'26"	142.28	S76°51'23"W 141.00
C12	326.00	11°07'35"	63.31	S80°47'15"W 63.21
C13	306.00	12°40'34"	67.70	S76°42'34"W 67.56
C14	306.00	6°50'07"	36.51	N66°57'13"E 36.48
C15	10.00	90°00'00"	15.71	N18°32'09"E 14.14
C16	200.00	26°38'26"	92.99	S76°51'23"W 92.16
C17	174.00	26°38'26"	80.90	N76°51'23"E 80.18
C18	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C19	10.00	89°38'49"	15.65	S45°21'11"W 14.10
C20	130.00	4°49'28"	10.95	N24°03'07"W 10.94
C21	130.00	22°10'10"	50.30	N10°33'18"W 49.99
C22	10.00	90°21'11"	15.77	N44°38'49"W 14.19
C23	10.00	89°38'49"	15.65	S45°21'11"W 14.10
C24	10.00	90°21'11"	15.77	N44°38'49"W 14.19
C25	10.00	89°38'49"	15.65	N45°21'11"E 14.10
C26	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C27	10.00	89°38'49"	15.65	N45°21'11"E 14.10
C28	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C29	10.00	89°38'49"	15.65	S45°21'11"W 14.10
C30	10.00	90°21'11"	15.77	N44°38'49"W 14.19
C31	10.00	89°38'49"	15.65	N45°21'11"E 14.10
C32	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C33	10.00	90°00'00"	15.71	S45°31'47"W 14.14
C34	74.00	28°28'22"	36.77	N75°14'02"W 36.40
C35	332.00	13°55'37"	80.70	N17°32'51"E 80.50
C36	332.00	16°35'13"	96.11	N16°13'03"E 95.78
C37	332.00	2°39'36"	15.41	N9°15'14"E 15.41
C38	332.00	7°23'39"	42.85	N4°13'36"E 42.82
C39	230.00	7°23'39"	29.68	N4°13'36"E 29.66
C40	230.00	12°27'06"	49.98	N14°08'59"E 49.89
C41	10.00	81°22'23"	14.20	N20°18'39"W 13.04
C42	10.00	81°22'23"	14.20	N78°18'58"E 13.04
C43	100.00	28°28'22"	49.69	S75°14'02"E 49.18
C44	126.00	28°28'22"	62.62	S75°14'02"E 61.97
C45	10.00	90°00'00"	15.71	S44°28'13"E 14.14
C46	126.00	23°01'45"	50.84	S72°30'43"E 50.30
C47	332.00	11°55'56"	69.14	N38°40'31"E 69.02
C48	312.00	17°48'13"	96.95	S41°50'57"W 96.56
C49	230.00	13°26'20"	53.95	N44°20'56"E 53.82
C50	230.00	12°15'27"	49.20	N57°11'49"E 49.11

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C51	312.00	12°34'09"	68.44	S57°02'08"W 68.31
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C53	332.00	30°50'22"	178.70	N48°07'44"E 176.55
C54	322.00	30°43'27"	172.67	S48°11'12"W 170.61
C55	332.00	13°08'32"	76.15	N51°12'46"E 75.99
C56	332.00	5°45'53"	33.40	N60°39'59"E 33.39
C57	312.00	0°13'43"	1.24	S63°26'04"W 1.24
C58	230.00	0°13'22"	0.89	N63°26'14"E 0.89
C59	10.00	90°00'00"	15.71	S45°31'47"W 14.14
C60	126.00	5°25'54"	11.94	S87°48'50"W 11.94
C61	126.00	19°57'12"	43.88	S75°07'17"W 43.66
C62	126.00	1°35'46"	3.51	S64°20'48"W 3.51
C63	10.00	90°00'00"	15.71	N71°27'05"W 14.14
C64	10.00	90°00'00"	15.71	N18°32'55"E 14.14
C65	100.00	26°58'52"	47.09	N77°02'21"E 46.66
C66	126.00	26°58'52"	59.33	S77°02'21"W 58.79
C67	74.00	26°58'52"	34.85	N77°02'21"E 34.53
C68	10.00	90°00'00"	15.71	S44°28'13"E 14.14
C69	34.00	90°00'00"	53.41	S45°31'47"W 48.08
C70	60.00	90°00'00"	94.25	N45°31'47"E 84.85
C71	86.00	90°00'00"	135.09	N45°31'47"E 121.62
C72	34.00	50°04'59"	29.72	S64°25'44"E 28.78
C73	60.00	50°04'59"	52.45	S64°25'44"E 50.79
C74	86.00	37°17'13"	55.97	S58°01'51"E 54.98
C75	86.00	37°17'13"	55.97	S58°01'51"E 54.98
C76	86.00	12°47'46"	19.21	S83°04'20"E 19.17
C77	34.00	63°01'08"	37.40	N57°57'39"W 35.54
C78	230.00	8°37'37"	34.63	N24°41'21"E 34.60
C79	230.00	8°37'37"	34.63	N33°18'58"E 34.60
C80	126.00	5°26'37"	11.97	S88°44'54"E 11.97

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°31'47"E	4.85
L2	N0°31'47"E	0.89
L3	S89°49'24"E	11.55
L4	N63°32'09"W	34.57
L5	S63°32'09"W	44.57
L6	S63°32'09"W	34.57
L7	N26°27'51"W	10.00
L8	N26°27'51"W	10.00
L9	N26°27'05"W	10.00
L10	S26°27'05"E	10.00
L11	N0°31'47"E	10.00
L12	N0°31'47"E	10.00
L13	S60°59'51"E	10.02
L14	S60°59'51"E	10.02
L15	S63°32'09"W	44.57
L16	S89°49'24"E	332.50
L17	N89°49'24"W	332.44
L18	S89°49'24"E	332.37
L19	S85°21'23"W	0.83
L20	S63°32'09"W	31.35

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N63°32'55"E	159.11
L2	N63°32'55"E	159.11
L3	S63°32'09"W	44.57



**LEI**

A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

2302 N. Main Street  
Spanish Fork, UT 84600  
Phone: 801.798.0055  
Fax: 801.798.9393  
ott@lei-eng.com  
www.lei-eng.com

**BEN LOMOND PHASE 2-B**

SUBDIVISION

(LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SALT LAKE BASE & MERIDIAN CITY OF HARRISVILLE, WEBER COUNTY, UTAH  
(RECORD OF SURVEY NO. 7231, DATED: 21 SEPTEMBER 2021))

SCALE: 1" = 50'

**WEBER COUNTY RECORDER**

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

SHEET 3 OF 3

# MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.  
City Engineer

RE: **DIXON CREEK TOWNHOMES SUBDIVISION PHASE 2**  
**Preliminary Plat Review**

Date: May 8, 2025

Our office has completed a review of the preliminary subdivision plat for the referenced subdivision. This preliminary plat is for the next phase of the townhome portion of the mixed-use development located at approximately 1300 North Washington Blvd. The plat includes 71 townhomes units on the south side of 1300 North and 23 townhomes units on the north side of 1300 North. No new public right-of-way will be dedicated with this phase and all new roadways will be private. We recommend preliminary approval of the plat at this time with the following comments to be resolved with the City's Administrative Land Use Authority prior to final approval:

1. Add street numbers to the roads (courts) on the north side of 1300 North.
2. Update the subdivision plat and dedication for Phase 2 to reflect the recorded Phase 1 plat.
3. A Letter of Map Revision (LOMR) will need to be submitted to FEMA to revise the floodplain shown on the plat. This should be done before recording the plat and the new location of the floodplain should be shown.
4. Submit the plat to the Weber County Surveyor's office for review and receive approval.
5. Submit a landscape plan for this phase per the requirements of the MDA.
6. Obtain final approval of the subdivision improvement drawings from the City's Administrative Land Use Authority.
7. Obtain all will serve/final approval letters from outside agencies (Bona Vista, Pineview Water, RMP, Enbridge, North View Fire).

Please let us know if you have any questions.







BUILDING 6019	
UNIT	ADDRESS
204	269 EAST 1235 NORTH
205	267 EAST 1235 NORTH
206	265 EAST 1235 NORTH
207	261 EAST 1235 NORTH
208	257 EAST 1235 NORTH
209	253 EAST 1235 NORTH

BUILDING 6020	
UNIT	ADDRESS
210	249 EAST 1235 NORTH
211	245 EAST 1235 NORTH
212	243 EAST 1235 NORTH
213	241 EAST 1235 NORTH
214	239 EAST 1235 NORTH

BUILDING 6021	
UNIT	ADDRESS
215	1215 NORTH 235 EAST
216	1219 NORTH 235 EAST
217	1223 NORTH 235 EAST
218	1227 NORTH 235 EAST
219	1231 NORTH 235 EAST
220	1237 NORTH 235 EAST

BUILDING 6022	
UNIT	ADDRESS
221	1241 NORTH 235 EAST
222	1243 NORTH 235 EAST
223	1245 NORTH 235 EAST
224	1247 NORTH 235 EAST
225	1249 NORTH 235 EAST
226	1251 NORTH 235 EAST
227	1253 NORTH 235 EAST

BUILDING 6023	
UNIT	ADDRESS
228	1257 NORTH 235 EAST
229	1259 NORTH 235 EAST
230	1261 NORTH 235 EAST
231	1263 NORTH 235 EAST
232	1265 NORTH 235 EAST
233	1269 NORTH 235 EAST
234	1273 NORTH 235 EAST

BUILDING 6024	
UNIT	ADDRESS
235	236 EAST 1275 NORTH
236	238 EAST 1275 NORTH
237	240 EAST 1275 NORTH
238	242 EAST 1275 NORTH
239	244 EAST 1275 NORTH
240	246 EAST 1275 NORTH

BUILDING 6025	
UNIT	ADDRESS
241	252 EAST 1275 NORTH
242	254 EAST 1275 NORTH
243	256 EAST 1275 NORTH
244	260 EAST 1275 NORTH
245	262 EAST 1275 NORTH
246	266 EAST 1275 NORTH
247	270 EAST 1275 NORTH

BUILDING 6026	
UNIT	ADDRESS
248	271 EAST 1275 NORTH
249	267 EAST 1275 NORTH
250	263 EAST 1275 NORTH
251	259 EAST 1275 NORTH
252	255 EAST 1275 NORTH
253	253 EAST 1275 NORTH

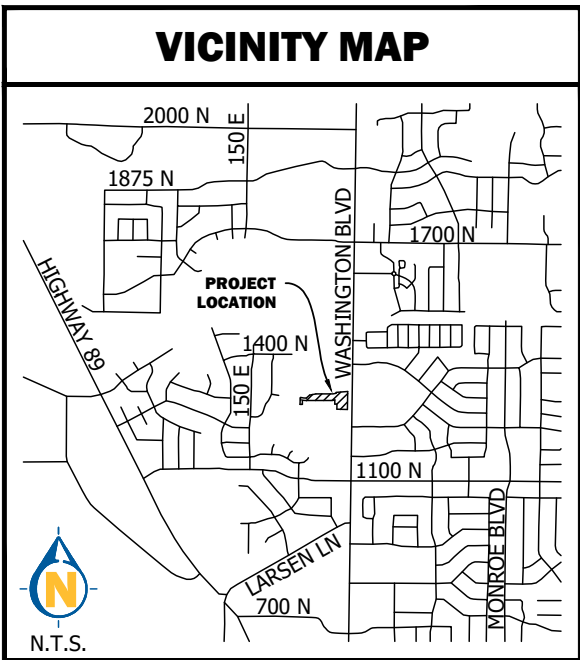
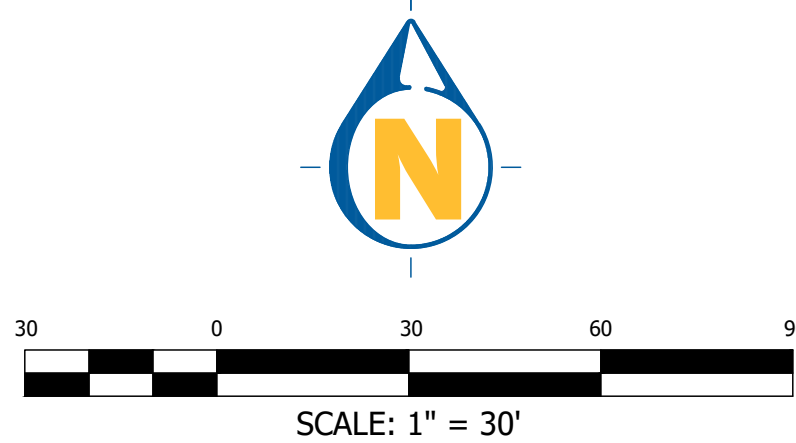
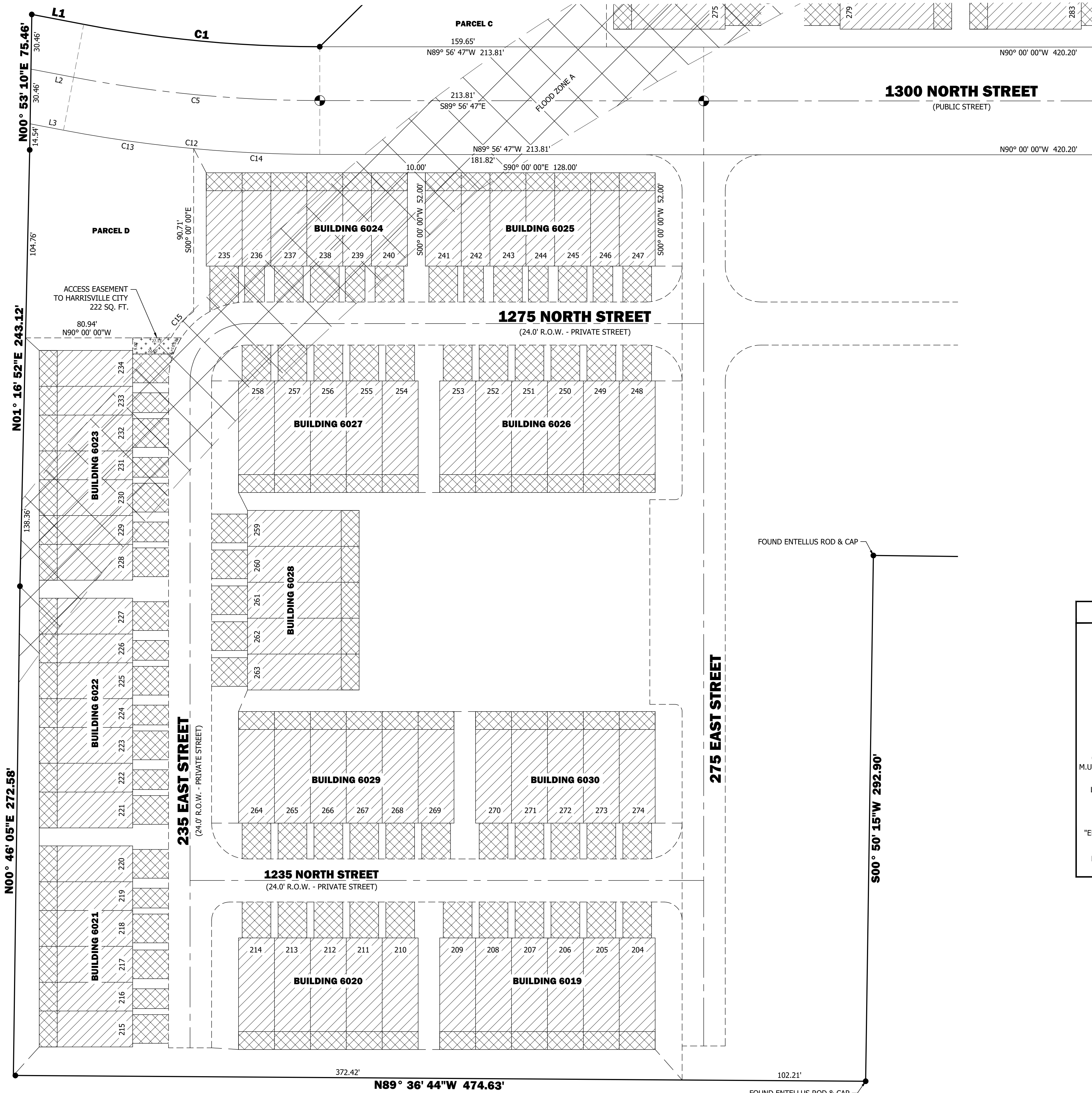
BUILDING 6027	
UNIT	ADDRESS
254	247 EAST 1275 NORTH
255	245 EAST 1275 NORTH
256	243 EAST 1275 NORTH
257	241 EAST 1275 NORTH
258	239 EAST 1275 NORTH

BUILDING 6028	
UNIT	ADDRESS
259	1252 NORTH 235 EAST
260	1248 NORTH 235 EAST
261	1244 NORTH 235 EAST
262	1240 NORTH 235 EAST
263	1236 NORTH 235 EAST

BUILDING 6029	
UNIT	ADDRESS
264	238 EAST 1235 NORTH
265	240 EAST 1235 NORTH
266	242 EAST 1235 NORTH
267	244 EAST 1235 NORTH
268	248 EAST 1235 NORTH
269	252 EAST 1235 NORTH

BUILDING 6030	
UNIT	ADDRESS
270	258 EAST 1235 NORTH
271	262 EAST 1235 NORTH
272	264 EAST 1235 NORTH
273	268 EAST 1235 NORTH
274	272 EAST 1235 NORTH

**DIXON CREEK TOWNHOMES SUBDIVISION PHASE 2**  
AMENDING PARCELS A AND B OF DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
HARRISVILLE CITY, WEBER COUNTY, UTAH  
APRIL 2024



LEGEND	
PROPERTY LINE	_____
UNIT LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
PRIVATE AREA	
COMMON AREA P.U.E. & M.U.E., LESS PUBLIC R.O.W.	
LIMITED COMMON AREA	
RECORD CALLS ( )	STREET MONUMENT
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

SHEET 2 OF 4

**COUNTY RECORDER**

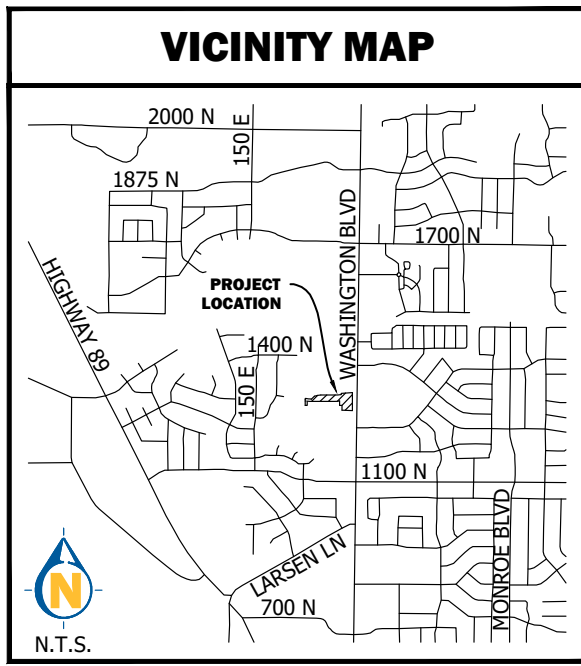
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FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN \_\_\_\_\_ BOOK \_\_\_\_\_ OF \_\_\_\_\_  
OFFICIAL RECORDS, AT PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
\_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_ (DEPUTY)



1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com  
PROJECT #2171001 2024/04/18 JJS

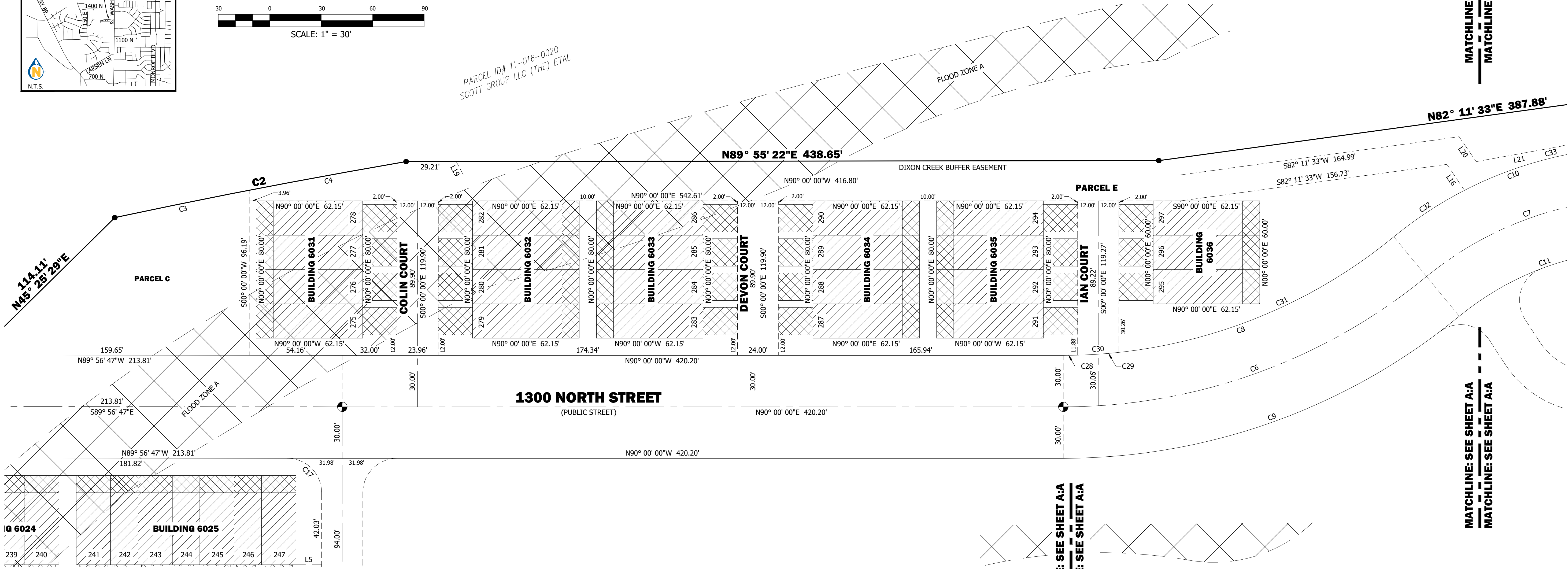


**DIXON CREEK TOWNHOMES SUBDIVISION PHASE 2**  
AMENDING PARCELS A AND B OF DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
HARRISVILLE CITY, WEBER COUNTY, UTAH  
APRIL 2024



SCALE: 1" = 30'

PARCEL ID# 11-016-0020  
SCOTT GROUP LLC (THE) ETAL



MATCHLINE: SEE SHEET A:1  
MATCHLINE: SEE SHEET A:1

MATCHLINE: SEE SHEET A:1  
MATCHLINE: SEE SHEET A:1

MATCHLINE: SEE SHEET A:1  
MATCHLINE: SEE SHEET A:1

SET MAG NAIL IN CURB 24.0'  
EASTERLY FROM CORNER ON  
A LINE PERPENDICULAR TO  
THE STREET CENTERLINE

BUILDING 6031	
UNIT	ADDRESS
275	268 EAST COLIN COURT
276	270 EAST COLIN COURT
277	272 EAST COLIN COURT
278	274 EAST COLIN COURT

BUILDING 6034	
UNIT	ADDRESS
287	312 EAST DEVON COURT
288	314 EAST DEVON COURT
289	316 EAST DEVON COURT
290	318 EAST DEVON COURT

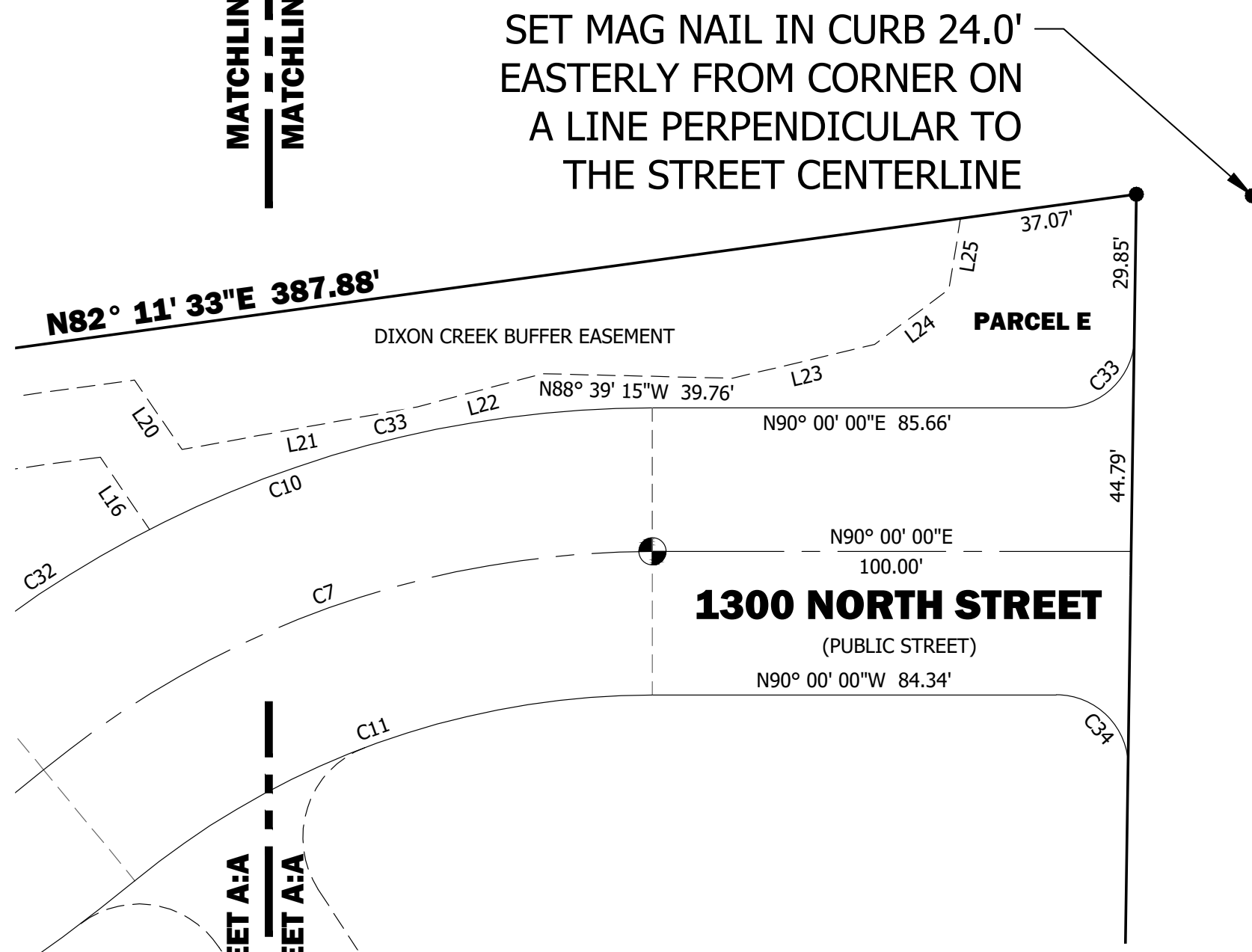
BUILDING 6032	
UNIT	ADDRESS
279	286 EAST COLIN COURT
280	288 EAST COLIN COURT
281	290 EAST COLIN COURT
282	292 EAST COLIN COURT

BUILDING 6035	
UNIT	ADDRESS
291	322 EAST IAN COURT
292	324 EAST IAN COURT
293	326 EAST IAN COURT
294	328 EAST IAN COURT

BUILDING 6033	
UNIT	ADDRESS
283	292 EAST DEVON COURT
284	294 EAST DEVON COURT
285	296 EAST DEVON COURT
286	298 EAST DEVON COURT

BUILDING 6036	
UNIT	ADDRESS
295	340 EAST IAN COURT
296	342 EAST IAN COURT
297	344 EAST IAN COURT

LEGEND	
PROPERTY LINE	_____
UNIT LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
PRIVATE AREA	
COMMON AREA P.U.E. & M.U.E., LESS PUBLIC R.O.W.	
LIMITED COMMON AREA	
RECORD CALLS ( )	_____
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	
FOUND PROPERTY MARKER (AS NOTED)	
STREET MONUMENT	




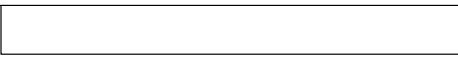

SHEET 3 OF 4

**COUNTY RECORDER**

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



**DIXON CREEK TOWNHOMES SUBDIVISION PHASE 2**  
AMENDING PARCELS A AND B OF DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
HARRISVILLE CITY, WEBER COUNTY, UTAH  
APRIL 2024

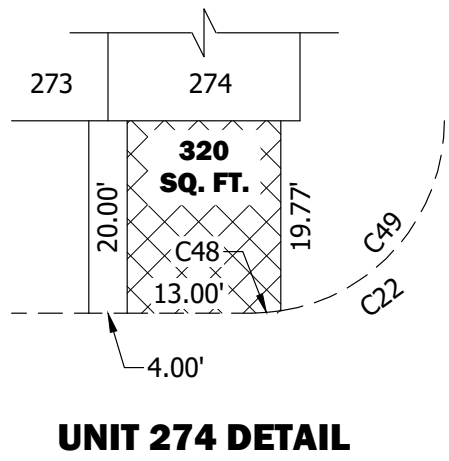
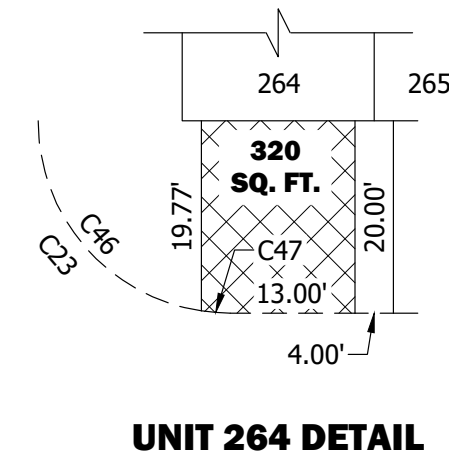
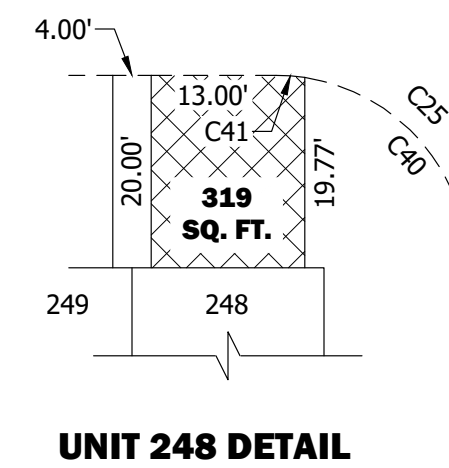
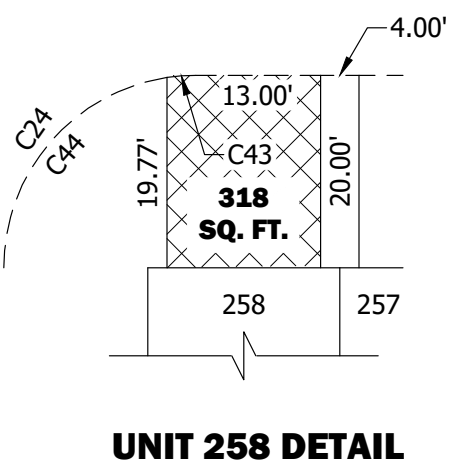
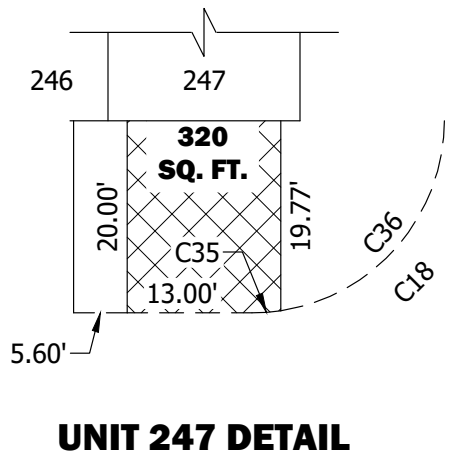
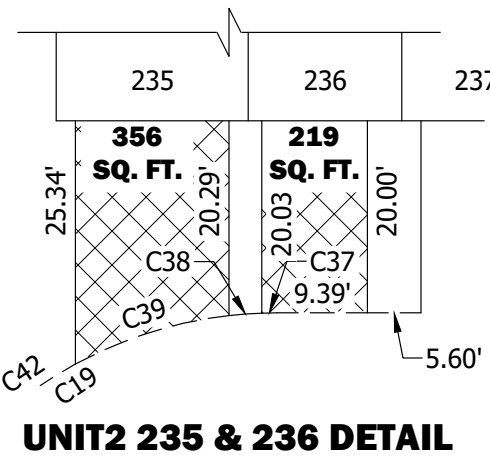
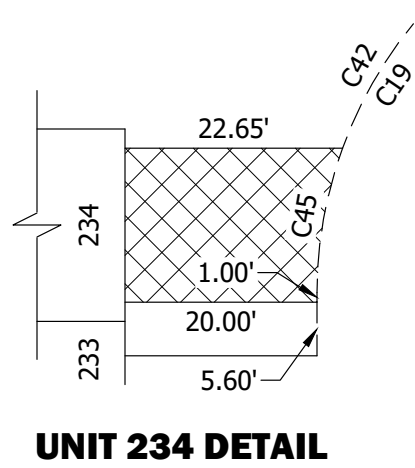
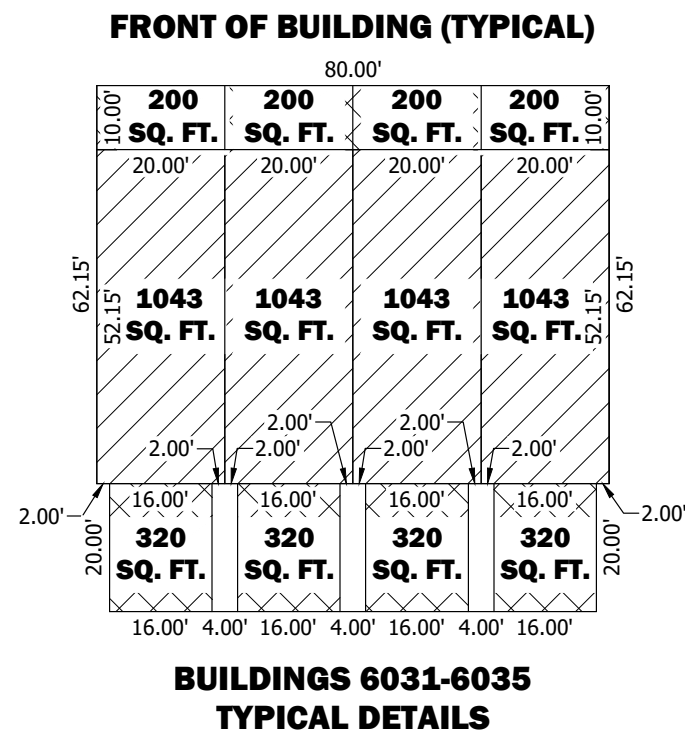
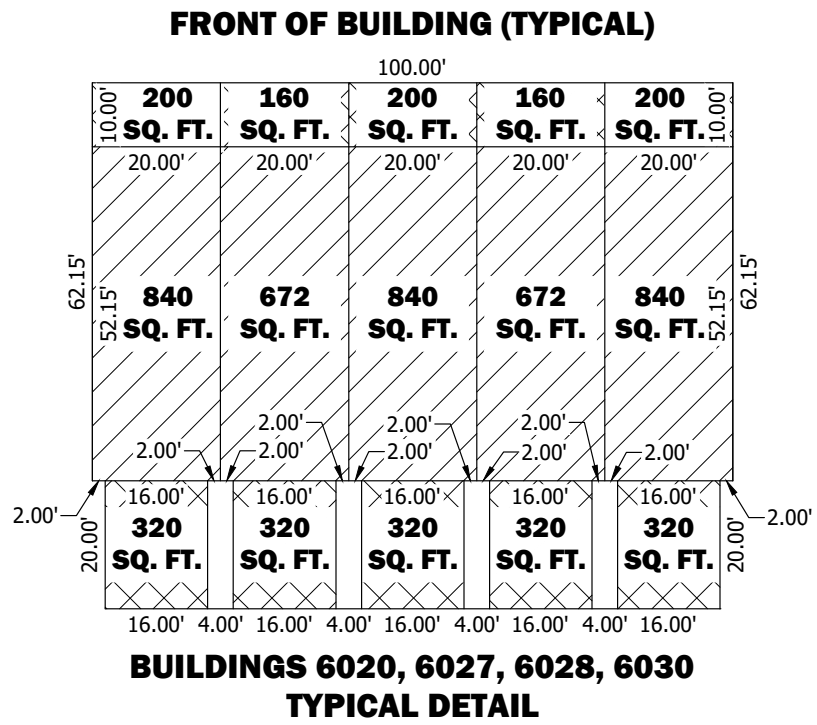
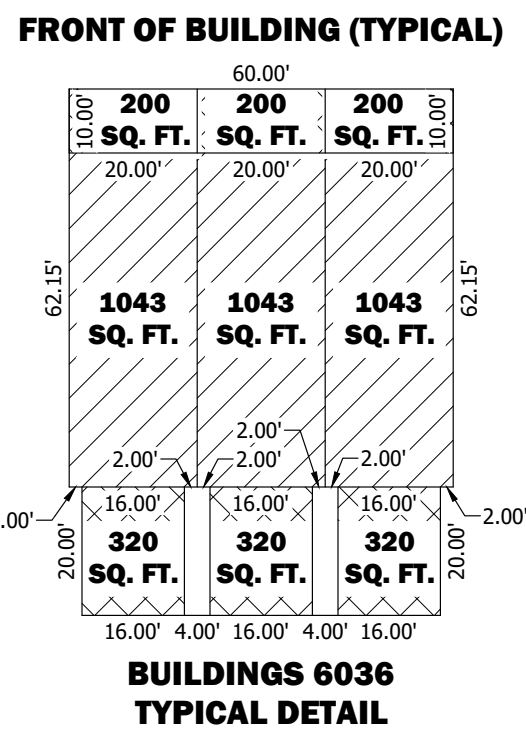
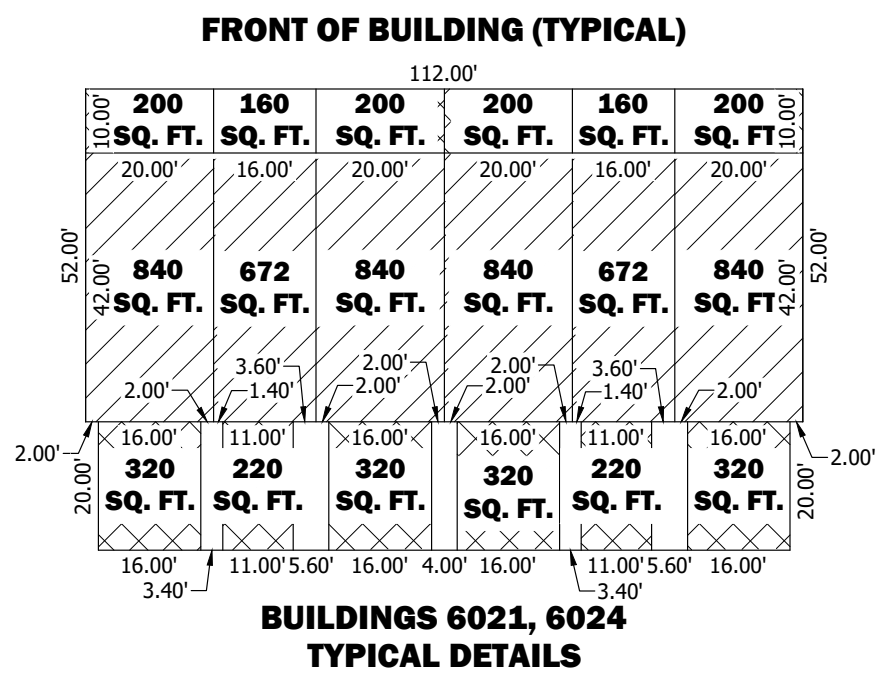
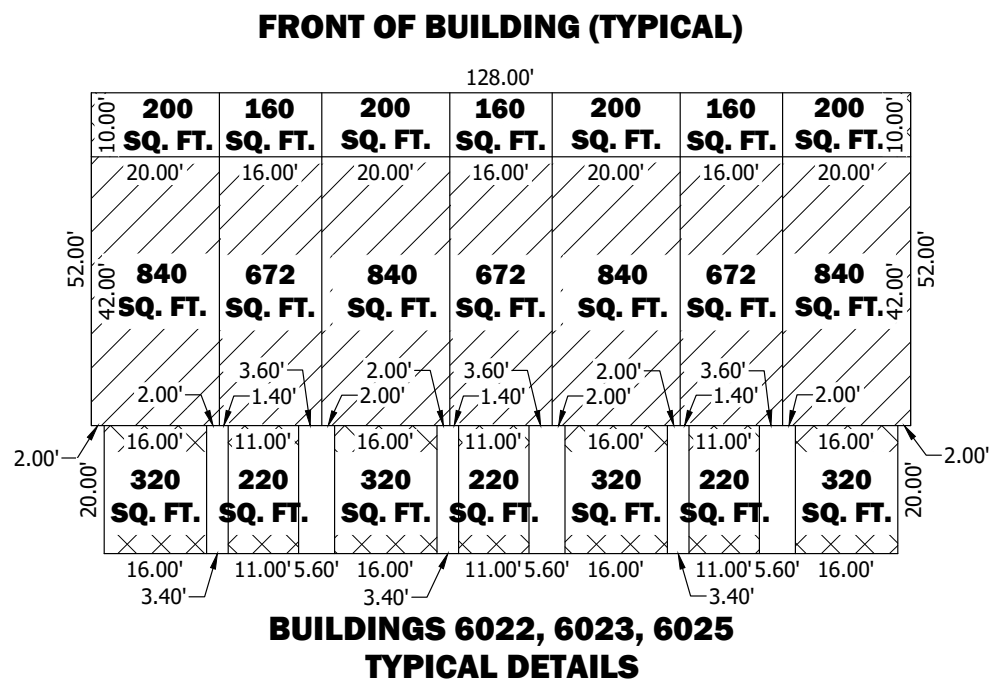
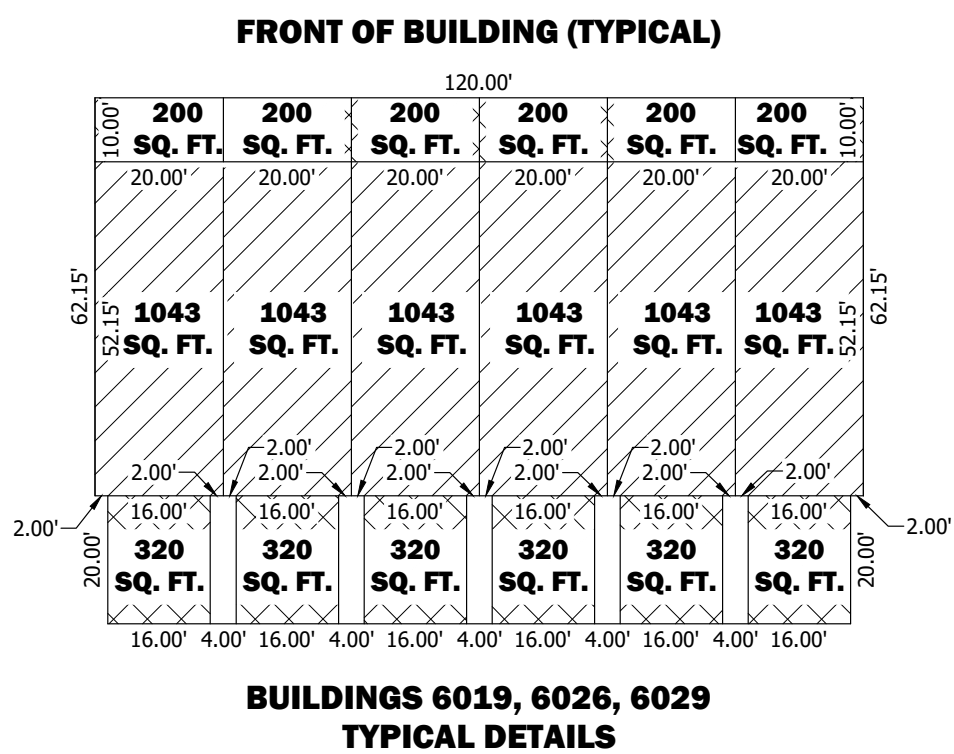
LEGEND	
PRIVATE AREA	
COMMON AREA P.U.E. & M.U.E., LESS PUBLIC R.O.W.	
LIMITED COMMON AREA	

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	700.00'	132.20'	010° 49' 16"	S84° 35' 22"E	132.01
C2	4293.53'	172.84'	002° 18' 24"	N79° 07' 10"E	172.83
C3	4293.53'	79.97'	001° 04' 02"	S78° 29' 59"W	79.97
C4	4293.53'	92.87'	001° 14' 22"	S79° 39' 11"W	92.87
C5	730.00'	137.87'	010° 49' 16"	S84° 35' 22"E	137.67
C6	333.00'	229.42'	039° 28' 28"	N70° 15' 46"E	224.91
C7	200.00'	137.79'	039° 28' 28"	S70° 15' 46"W	135.08
C8	303.00'	208.75'	039° 28' 28"	N70° 15' 46"E	204.65
C9	363.00'	250.09'	039° 28' 28"	N70° 15' 46"E	245.18
C10	230.00'	158.46'	039° 28' 28"	S70° 15' 46"W	155.35
C11	170.00'	117.12'	039° 28' 28"	S70° 15' 46"W	114.82
C12	760.00'	143.54'	010° 49' 16"	S84° 35' 22"E	143.32
C13	760.00'	73.24'	005° 31' 18"	S81° 56' 23"E	73.21
C14	760.00'	70.29'	005° 17' 58"	S87° 21' 01"E	70.27
C15	49.00'	19.60'	022° 55' 16"	S40° 47' 15"W	19.47
C16	32.00'	50.27'	090° 00' 00"	S45° 00' 00"W	45.25
C17	20.00'	31.40'	089° 56' 47"	N44° 58' 24"W	28.27
C18	20.00'	31.42'	090° 00' 00"	N45° 00' 00"E	28.28
C19	44.00'	69.11'	089° 59' 54"	S45° 00' 03"W	62.22
C20	10.00'	15.71'	090° 00' 00"	S45° 00' 00"W	14.14
C21	10.00'	15.71'	090° 00' 00"	N45° 00' 00"W	14.14
C22	20.00'	31.42'	090° 00' 00"	N45° 00' 00"E	28.28
C23	20.00'	31.42'	090° 00' 00"	S45° 00' 00"E	28.28
C24	20.00'	31.42'	090° 00' 00"	S45° 00' 00"W	28.28
C25	20.00'	31.42'	090° 00' 00"	N45° 00' 00"W	28.28
C26	4.00'	6.28'	090° 00' 00"	N45° 00' 00"E	5.66
C27	4.00'	6.28'	090° 00' 00"	N45° 00' 00"W	5.66
C28	303.00'	8.40'	001° 35' 16"	N89° 12' 22"E	8.40
C29	303.00'	12.08'	002° 17' 05"	N85° 00' 17"E	12.08
C30	303.00'	24.06'	004° 32' 59"	N86° 08' 14"E	24.05
C31	303.00'	176.30'	033° 20' 13"	N67° 11' 38"E	173.82
C32	230.00'	49.39'	012° 18' 15"	S56° 40' 39"W	49.30
C33	15.00'	23.34'	089° 09' 45"	N45° 25' 08"E	21.06
C34	15.00'	23.78'	090° 50' 15"	N44° 34' 52"W	21.37
C35	20.00'	3.01'	008° 37' 37"	N85° 41' 12"E	3.01

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C36	20.00'	28.40'	081° 22' 23"	N40° 41' 12"E	26.08
C37	44.00'	1.61'	002° 05' 57"	S88° 57' 02"W	1.61
C38	44.00'	3.41'	004° 26' 28"	S85° 40' 49"W	3.41
C39	44.00'	16.88'	021° 59' 04"	S72° 28' 03"W	16.78
C40	20.00'	28.40'	081° 22' 23"	N40° 41' 12"W	26.08
C41	20.00'	3.01'	008° 37' 37"	N85° 41' 12"W	3.01
C42	44.00'	31.90'	041° 32' 36"	S40° 42' 14"W	31.21
C43	20.00'	3.01'	008° 37' 37"	S85° 41' 12"W	3.01
C44	20.00'	28.40'	081° 22' 23"	S40° 41' 12"W	26.08
C45	44.00'	15.31'	019° 55' 49"	S09° 58' 01"W	15.23
C46	20.00'	28.40'	081° 22' 23"	S40° 41' 12"E	26.08
C47	20.00'	3.01'	008° 37' 37"	S85° 41' 12"E	3.01
C48	20.00'	3.01'	008° 37' 37"	N85° 41' 12"E	3.01
C49	20.00'	28.40'	081° 22' 23"	N40° 41' 12"E	26.08

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S79° 10' 44"E	29.45'
L2	S79° 10' 44"E	24.20'
L3	S79° 10' 44"E	18.94'
L4	N27° 29' 50"W	15.16'
L5	S90° 00' 00"W	15.00'
L6	N90° 00' 00"W	15.00'
L7	N90° 00' 00"E	14.00'
L8	N90° 00' 00"W	14.00'
L9	N90° 00' 00"W	15.00'
L10	S41° 29' 55"E	22.64'
L11	S86° 22' 33"E	15.03'
L12	N42° 11' 09"E	21.46'
L13	N22° 37' 12"E	13.00'
L14	N26° 33' 54"W	11.18'
L15	N47° 35' 44"W	10.38'
L16	N34° 16' 41"W	18.27'
L17	S90° 00' 00"E	15.00'
L18	S90° 00' 00"E	15.00'
L19	N27° 56' 05"W	9.00'
L20	N34° 16' 41"W	17.58'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S79° 45' 03"W	49.95'
L22	S75° 06' 09"W	26.98'
L23	S76° 36' 18"W	30.50'
L24	S53° 28' 52"W	19.33'
L25	S09° 21' 10"W	15.01'



**L.L.C. ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF SD57 GROUP, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**L.L.C. ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF BAILEY V. PROPERTIES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**L.L.C. ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF SCOTT GROUP, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**L.L.C. ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF MYERS GROUP, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ALTA/NSPS LAND TITLE SURVEY OF THE PROPERTY, AS SHOWN. THE BASIS OF BEARING WAS SET BETWEEN THE STREET MONUMENTS IN WASHINGTON BOULEVARD, AS SHOWN. RECORD BEARINGS WERE TAKEN FROM THE OGDEN CITY SURVEYOR'S SURVEY BIBLE PLATS, #2605-C AND #2605-D (O.C.S.). OTHER RECORD DOCUMENTS ARE ROTATED TO THIS BASIS, AN ALTERNATE BEARING ALONG THE ROAD CENTER LINE APPEARS TO BE A STATE PLANE BEARING AS PER A 1993 SURVEY PERFORMED BY CONSTRUCTION AND LAND SURVEYORS ("CLS"; SURVEY #0820) FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE (W.C.S.). WE LOCATED THE SOUTHEAST CORNER OF THE SECTION, TO WHICH MOST OF THE DEEDS IN THIS AREA ARE TIED, AND A MONUMENT NAIL WITH STRADDLES IN 1100 NORTH STREET, WHICH APPEARS TO HAVE BEEN REPLACED AFTER ROAD CONSTRUCTION. REFERENCE MATERIALS INCLUDE SURVEY #6943 (W.C.S.) FILED BY ENTELLUS.

THE EASTERLY LINE OF THE SURVEYED PARCEL IS BOUNDED BY WASHINGTON BLVD, WHICH IS A 66-FOOT HALF WIDTH FROM THE MONUMENTED CENTERLINE OF SAID STREET. THE LINES ALONG THE SOUTHEASTERLY PORTION OF THE SURVEYED PROPERTY WERE DETERMINED BASED ON EXISTING IMPROVEMENTS AND OCCUPATION LINES. THE PARCELS TO THE SOUTHEAST HOUSE THE E.K. BAILEY CONSTRUCTION BUILDING AND A STAGING YARD ("BAILEY PROPERTY"). WHILE THERE IS NO MATHEMATICAL DEED CONFLICT BETWEEN THE SURVEYED PROPERTY AND THE BAILEY PROPERTY, WE DETERMINED THAT THE WESTERLY PORTION OF THE BAILEY PROPERTY YARD ENCLOSED UPON THE SURVEYED PROPERTY.

WE MEASURED FENCE LINES ON THE NORTH AND THE SOUTH OF THE BAILEY PROPERTY AND FENCING TO THE WEST OF BOTH PROPERTIES. THE DEED FOR THE BAILEY PROPERTY STATES THAT A PORTION OF THE PROPERTY IS BEING DESCRIBED WITHIN THE ROADWAY, WHEN 66.0 FEET ARE REMOVED FROM THE DEPTH OF THE BAILEY PROPERTY AND FROM THE SURVEYED PARCEL, CORRESPONDING TO THE ROAD HALF WIDTH, THE RESULTING LINE FALLS NEAR EXISTING NORTH-SOUTH FENCES. IT IS NOTABLE THAT HISTORIC AERIAL

IMAGERY OF THE AREA FROM 2003 SHOWS A FENCE LINE RUNNING NEAR THIS CALCULATED REAR LINE BETWEEN THE REMAINING EXISTING FENCES AND THAT THE CURRENT ENCROACHING YARD AREA HAD NOT YET BEEN DEVELOPED.

WE SET THE WEST LINE OF THE BAILEY PROPERTY PARALLEL TO THE STREET AT THE RECORD DISTANCE (LESS THE ROAD HALF WIDTH), AND WE SET THE NORTH LINE OF THE BAILEY PROPERTY AT THE RECORD FRONTAGE FROM A FENCE LINE NEAR THE SOUTH PROPERTY LINE OF THE BAILEY PROPERTY. THIS SOLUTION PLACES THE NORTH LINE OF THE BAILEY PROPERTY NEAR THE NORTH FACE OF AN EXISTING CONCRETE WALL. THE REMAINING PORTION OF THE SOUTHERLY LINES WAS SET ALONG A LONG-STANDING WIRE FENCE LINE.

THE WESTERLY LINE OF THE SURVEYED PROPERTY IS DESCRIBED AS STRAIGHT LINES IN THE DEEDS. WE SET THE WEST LINE ALONG THE EAST LINE OF THE PLUSHNEST SUBDIVISION (ENTRY #2688409, WEBER COUNTY RECORDER) AND ITS EXTENSION. THE PLUSHNEST SUBDIVISION WAS ROTATED TO OUR BASIS USING STREET MONUMENTS IN THE SUBDIVISION'S STREET INTERSECTIONS. NONE OF THESE MONUMENTS WERE MARKED WITH A CROSS OR DIMPLE, SO WE SHOT THE CENTER OF THE MONUMENTS. WE FOUND AN OLD WIRE FENCE THAT MATCHES THIS SUBDIVISION LINE VERY WELL AND SEVERAL REBAR AND CAP THAT CONFIRM THAT THIS IS AN APPROPRIATE ROTATION TO THE SUBDIVISION. A 1993 SURVEY BY MOUNTAINWEST SURVEYING & MAPPING ("MOUNTAINWEST"; SURVEY #1140, W.C.S.) SHOWS THAT THE EAST LINE OF THE EVENTUAL SUBDIVISION RAN ALONG FENCE LINE. THIS SOLUTION, AS IT RUNS SOUTHERLY FROM THE SUBDIVISION, INTERSECTS AN OLD FENCE POST WHERE THE WIRE FENCING HAS BEEN REMOVED, ALTHOUGH THIS PLACES THE LINE ABOUT 1.0 FOOT EAST OF THE CITY'S CHAIN LINK FENCE.

THE DEED FOR THE CITY PARCEL DIFFERS FROM LOCATION OF THE SUBDIVISION LINE BY ABOUT ONE FOOT. THE CITY DEED, HOWEVER, PLACES THE EAST LINE OF THE CITY PARCEL ALONG THE WEST LINE OF THE SURVEYED PARCEL. A SURVEY PREPARED FOR THE CITY IN 2003 BY MOUNTAINWEST (SURVEY #3058, W.C.S.) SHOWS THAT THE PROPERTY LINE FOLLOWS A FENCE LINE, AS WELL. WE BELIEVE THAT THE OLD WIRE FENCING AND THE OLD FENCE POST ARE BETTER EVIDENCE REGARDING THE LOCATION OF THE BOUNDARY LINE.

THE NORTHERLY LINES WERE SET BASED ON THAT PROPERTY DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY AS FILE NO. 173307-DMP ON OCTOBER 19, 2023 AT 07:30 AM. THIS PROPERTY IS INTENDED TO BE SEPARATED FROM THE EXISTING TWO PARCELS FOR FUTURE DEVELOPMENT.

**SHEET 4 OF 4**

**COUNTY RECORDER**

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



1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

PROJECT #2171001  
2024/04/18 JJS  
2024/05/02 JJS