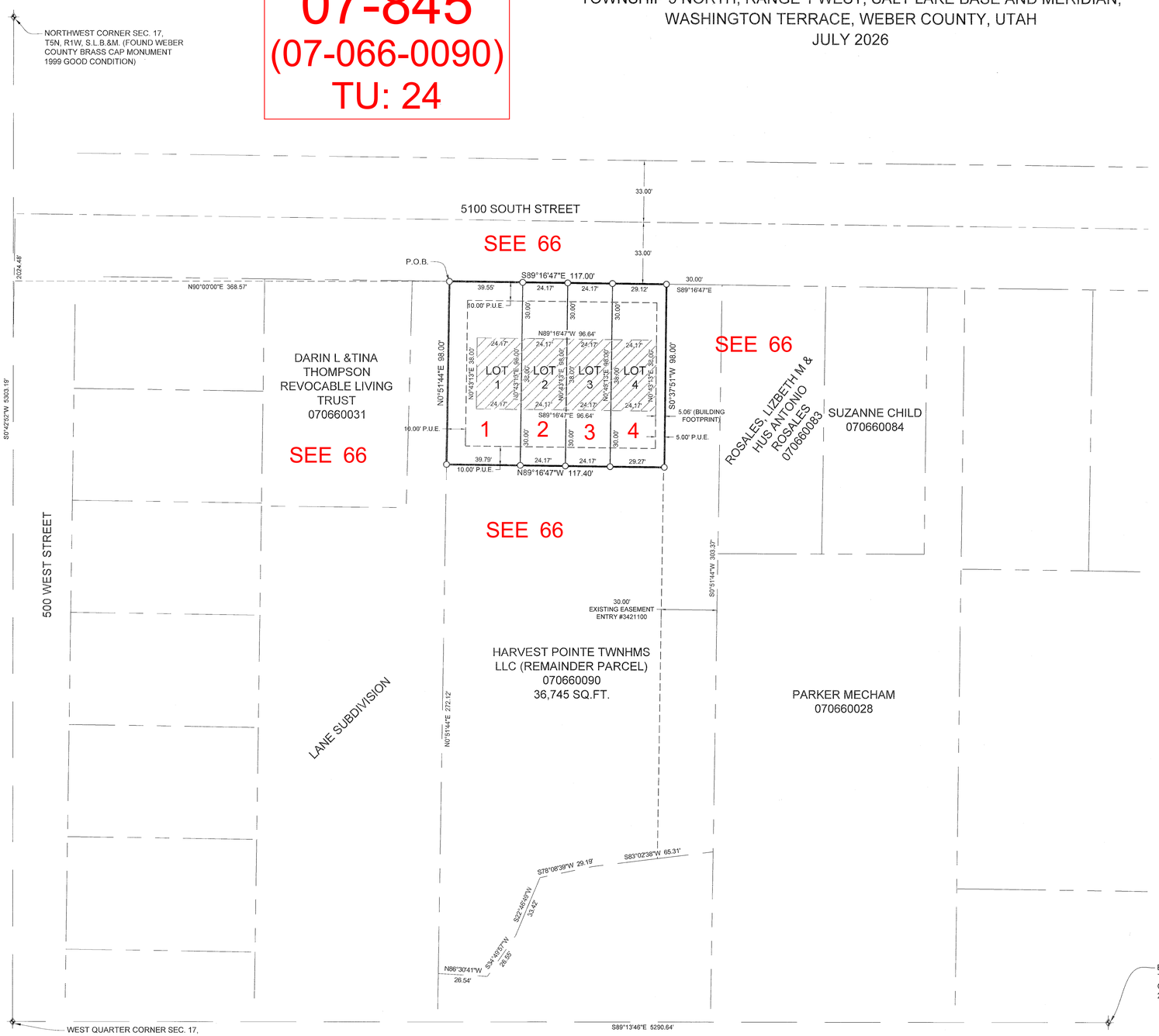
8L-201

5100 SOUTH TOWNHOMES SUBDIVISION

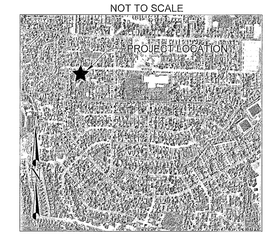
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
WASHINGTON TERRACE, WEBER COUNTY, UTAH
JULY 2026

07-845
(07-066-0090)
TU: 24



VICINITY MAP

NOT TO SCALE



0' 15' 30' 60' 90'
Scale In Feet
1" = 30'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- BUILDING FOOTPRINT

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 SOUTH STREET BEING LOCATED SOUTH 00°42'52" WEST 2024.48 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND NORTH 90°00'00" EAST 368.57 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°16'47" EAST 117.00 FEET; THENCE SOUTH 00°37'51" WEST 98.00 FEET; THENCE NORTH 89°16'47" WEST 117.40 FEET; THENCE NORTH 00°51'44" EAST 98.00 FEET TO THE POINT OF BEGINNING. CONTAINING 11,485 SQUARE FEET.

REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 SOUTH STREET BEING LOCATED SOUTH 00°42'52" WEST 2024.48 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND NORTH 90°00'00" EAST 368.57 FEET AND SOUTH 89°16'47" EAST 117.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°16'47" EAST 30.00 FEET; THENCE SOUTH 00°51'44" WEST 303.37 FEET; THENCE SOUTH 83°02'38" WEST 65.31 FEET; THENCE SOUTH 78°08'39" WEST 29.19 FEET; THENCE SOUTH 22°46'49" WEST 33.42 FEET; THENCE SOUTH 34°49'57" WEST 26.55 FEET; THENCE NORTH 86°30'41" WEST 26.54 FEET; THENCE NORTH 00°51'44" EAST 272.12 FEET; THENCE SOUTH 89°16'47" EAST 117.40 FEET; THENCE NORTH 00°37'51" EAST 98.00 FEET TO THE POINT OF BEGINNING. CONTAINING 36,745 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS 5100 SOUTH TOWNHOMES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 13TH DAY OF AUGUST, 2026.

PROFESSIONAL LAND SURVEYOR 8/13/26 8227228 Klint H. Whitney STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

5100 SOUTH TOWNHOME SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WASHINGTON TERRACE, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WASHINGTON TERRACE, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 13TH DAY OF AUGUST, 2026.

HARVEST POINTE TOWNHOMES, LLC

BY: MATTHEW MCCONKIE, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this 13 day of AUGUST 2026, personally appeared before me MATTHEW MCCONKIE (SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER (TITLE) of HARVEST POINTE TOWNHOMES, LLC (CORP/TRUST), and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said MATTHEW MCCONKIE (SIGNER) acknowledged to me that said Corporation executed the same.

STAMP — AMY MARIE RODRIGUEZ NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 735604 COMM. EXP. 03/05/2028 — NOTARY PUBLIC — AMY MARIE RODRIGUEZ NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 735604 COMM. EXP. 03/05/2028

WASHINGTON TERRACE ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF 5100 SOUTH TOWNHOMES SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 17 DAY OF August, 2026.

CITY ATTORNEY

WASHINGTON TERRACE ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 18 DAY OF Aug, 2026.

CITY ENGINEER

WASHINGTON TERRACE PLANNING COMMISSION APPROVAL

APPROVED BY THE WASHINGTON TERRACE PLANNING COMMISSION.

SIGNED THIS 19 DAY OF Aug, 2026.

CHAIRMAN, PLANNING COMMISSION

WASHINGTON TERRACE APPROVAL AND ACCEPTANCE

PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS 17 DAY OF August, 2026, AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.

MAYOR, WASHINGTON TERRACE

ATTEST: CITY RECORDER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HARVEST POINTE TOWNHOMES, LLC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE WEST LINE OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°42'52" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

LOT AREA AND ADDRESS TABLE

LOT #	AREA	ADDRESS
LOT 1	3887 SQ.FT.	453 EAST 5100 SOUTH
LOT 2	2368 SQ.FT.	451 EAST 5100 SOUTH
LOT 3	2368 SQ.FT.	449 EAST 5100 SOUTH
LOT 4	2861 SQ.FT.	447 EAST 5100 SOUTH

DEVELOPER:
MATTHEW MCCONKIE
1464 EAST RIDGELINE DR. STE 200
SOUTH OGDEN, UT 84405
801-458-3383

S1 / 1

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1569 W 2100S., WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

COUNTY RECORDER
ENTRY NO. 3430682 FEE PAID $63.00
FILED FOR AND RECORDED 20-AUG-26
AT 11:11 AM IN BOOK 102 OF OFFICIAL RECORDS, PAGE 78 RECORDED
FOR HARVEST POINTE
B. RAHIMZADEGAN
COUNTY RECORDER
BY:

R:12601 - MISC SURVEY\26-289 5100 SOUTH SUBDIVISION\SURVEY\DWG\5100 SOUTH SUBDIVISION.DWG

102-78