

HARRISVILLE FIELDS ESTATES PHASE 1

AMENDING A PORTION OF LOT 4, HART SUBDIVISION NO. 1 AND LOT 3,

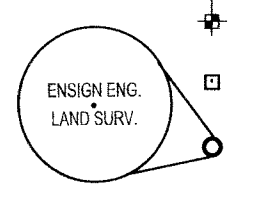
FIRST AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE
SOUTHWEST QUARTER OF SECTION 8
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH

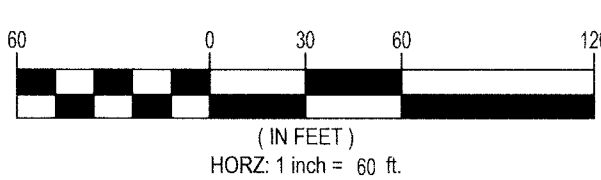
SEE 378

LEGEND

- SECTION CORNER
EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR
NAIL STAMPED "ENSGN ENG. & LAND SURV."
PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
EASEMENTS



HORIZONTAL GRAPHIC SCALE



VICINITY MAP

NO SCALE

HARRISVILLE, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 164386, 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 described on this subdivision plat in accordance with Section 11-73-504 and have verified all measurements and that the monuments shown on this plat are located as indicated and are true and correct representation of the herein described land included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

A Part of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 1°00'15" West 403.03 feet along the section line from the West Quarter Corner of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and running:
Thence South 82°21'14" East 355.16 feet;
Thence northeasterly 77.80 feet along the arc of a 1,970.00 foot radius curve to the left, (center bears North 67°40'15" West and long chord bears North 21°11'52" East 77.80 feet, with a central angle of 2°15'46");
Thence northeasterly 20.61 feet along the arc of a 2,040.00 foot radius curve to the left, (center bears South 69°56'01" East and long chord bears North 20°21'21" East 20.61 feet, with a central angle of 0°34'43");
Thence South 69°22'18" East 60.00 feet;
Thence South 77°54'10" East 117.78 feet to the west line of Taylor Ranchettes Subdivision;
Thence South 24°45'06" West 698.83 feet along and beyond the west line of Taylor Ranchettes Subdivision;
Thence South 0°47'49" West 351.29 feet to the north line of Fort Bingham Phase 1, also being the current centerline of 400 North Street, (a 60 foot line used) as public thoroughfare;
Thence North 88°29'52" West 278.41 feet along the center line of 400 North Street and beyond also along the north line of Fort Bingham Phase 1 to an interior corner of Fort Bingham Phase 1, to the section line;
Thence North 1°00'15" East 11.63 feet along the section line and an east line to the Northeast Corner of Lot 1, Fort Bingham Phase 1;
Thence North 88°29'52" West 152.32 feet along the north line of Lot 1, Lot 2 and Lot 3 of Fort Bingham Phase 1;
Thence North 0°32'49" East 969.06 feet;
Thence South 88°46'07" East 147.87 feet;
Thence South 82°21'14" East 12.27 feet to the point of beginning.

Contains 508,650 square feet, 11.67 acres, 27 Lots, and 2 Open Space Parcels, (Parcel "A" and Parcel "B").

June 19, 2026
Date
Keith R. Russell
License No. 164386



OWNER'S DEDICATION

I, (we) the undersigned owner(s) of the above described tract of land, do hereby set apart and subordinate the same into Private Lots, Public Streets, and Public Parks (to be owned and maintained by HARRISVILLE CITY) as shown hereon and named:

HARRISVILLE FIELDS ESTATES PHASE 1

Convey to HARRISVILLE CITY, or its designee, all those parts or portions of Harrisville Fields Estates Phase 1 designated as Public Streets and dedicated to the use of Public Streets, the same to be used as public thoroughfares. Also deduct Parcel "A" Open Space, and Parcel "B" Open Space - to HARRISVILLE CITY for public open space and drainage purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility and drainage easements, including storm drain, irrigation, secondary water, sanitary sewer, and public utility companies easements with no buildings or structures being erected within such easements and depicted in all locations on this plat.

Grant and dedicate unto all owners of lots upon which private yard drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains shown by easements hereon for the purpose of perpetual maintenance and operation with no buildings or structures being erected within such easements.

In witness whereof I/we have hereunto set our hand(s) this 19 day of June, A.D., 2026.

By: Chad Buca
By: _____
By: _____
By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Weber J.S.S.

On the 19 day of June, A.D., 2026, Chad Buca, personally appeared before me, the undersigned Notary Public, in and for said County of WEBER in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Attorney in Fact of Wilson Land Development LLC, a Limited Liability Company and that He/She signed the Owner's Dedication, in number, freely and voluntarily for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: June 13, 2028 # 737750
NOTARY PUBLIC
RESIDING IN WEBER COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Web J.S.S.

On the 19 day of June, A.D., 2026, Nelson Homes, personally appeared before me, the undersigned Notary Public, in and for said County of WEBER in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Attorney in Fact of Wilson Land Development LLC, a Limited Liability Company and that He/She signed the Owner's Dedication, in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY.

HARRISVILLE FIELDS ESTATES PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. 342774 FEE
PAID \$118.00 FILED FOR RECORD AND
RECORDED THIS 30 DAY OF JUL, 2026
AT 12:50 IN BOOK 102 OF OFFICIAL RECORDS
PAGE 19

SHEET 1 OF 1

PROJECT NUMBER: 11293
MANAGER: KR
DRAWN BY: AS
CHECKED BY: KR
DATE: 6/19/26
BY: B. Patten
WEBER COUNTY RECORDER
DEPUTY RECORDER

11-480
(11-378-0002
& 0007)
TU:553

SEE 25

SEE 42-2

SEE 42-2

SECTION LINE DETAIL

SEE RECORD OF SURVEY # 3767

NOTES

- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- PROPERTY IS ZONED LOW DENSITY RESIDENTIAL, (LDR).
A. FRONT YARD SETBACK IS 25'
B. REAR YARD SETBACK IS 25'
C. SIDE YARD SETBACK IS 5'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT, 7.5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- NO VEHICLE ACCESS WILL BE ALLOWED FROM LOT 101-R AND LOT 126-R ONTO NORTH STREET. VEHICLE ACCESS REQUIRED TO BE SHOWN ON LOT 101-R AND LOT 126-R DRIVE FOR THESE LOTS.
- THE CITY LIMITS LINE OF OGDEN CITY AND HARRISVILLE CITY IS SHOWN ON THE PLAT AS A LINE APPROXIMATELY 11 FEET NORTH OF THE CENTERLINE OF NORTH STREET AT THE EAST SIDE OF THE SUBDIVISION.
- ALL EASEMENTS ON LOT 3 AND LOT 4 HART SUBDIVISION NO. 1 LOT 3 FIRST AMENDMENT THAT ARE NECESSARY ON THIS PLAT HAVE BEEN SHOWN HEREON TO BE PERPETUATED. EASEMENTS SHOWN ON LOT 3 AND LOT 4

- HART SUBDIVISION NO. 1 LOTS 3 FIRST AMENDED THAT WILL BE VACATED ARE NOT SHOWN ON THIS PLAT. HARRISVILLE CITY WILL VACATE THESE EXISTING EASEMENT BY CITY PROCEDURE PRIOR TO THE RECORDING OF THIS PLAT.
- THE "R" LABEL ON EACH LOT IS A RESTRICTION DEFINING THE LOWEST HABITABLE FLOOR ELEVATION DUE TO GROUNDWATER. THE LOWEST HABITABLE FLOOR ELEVATION ON EACH LOT TO BE A MAXIMUM OF ONE (1) FOOT BELOW THE LOWEST TOP BACK OF CURB ELEVATION ALONG THE FRONTAGE OF THE LOT. HOWEVER, IT IS RECOMMENDED THAT THE LOWEST HABITABLE FLOOR ELEVATION ON EACH LOT BE A MINIMUM OF ONE (1) FOOT ABOVE THE HIGHEST TOP BACK OF CURB ELEVATION ALONG THE FRONTAGE OF THE LOT.
- THE NORTH LINE OF OGDEN CITY AND THE SOUTH LINE OF HARRISVILLE CITY IS A COMMON LINE AS SHOWN ON THIS PLAT. OGDEN CITY TO THE SOUTH AND HARRISVILLE CITY TO THE NORTH.
- THE FLOOD PLAIN ON THIS PLAT IS A ZONE "X" WITH COMMUNITY PANEL NO. 490570213F, DATED EFFECTIVE 11-30-2023.



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
www.ensgneng.com

SALT LAKE CITY
Phone: 801.200.0000
TOOELE
Phone: 435.330.3300
CEGAR CITY
Phone: 435.860.1453
RICHFIELD
Phone: 435.860.0281

Attest: City Recorder
Cheryl Hawes



Nelson Homes
1740 Combs Rd
So. Ogden UT
84403
DEVELOPER
-GRAIN NORTH
-5835 DARTMOUTH DRIVE-
-MT. GREEN, UT 84030
-801-452-3299

OGDEN CITY CORPORATION

APPROVED THIS 24th DAY OF June, 2026
BY OGDEN CITY CORPORATION ACKNOWLEDGING THAT A PORTION OF NORTH STREET SHOWN ON THIS PLAT IS WITHIN THE CORPORATE LIMITS OF OGDEN CITY AND A PORTION OF NORTH STREET IS WITHIN THE CORPORATE LIMITS OF HARRISVILLE CITY. (SEE NOTE ON PLAT FOR THE LOCATION OF THE LINE DEFINING EACH CITY LIMITS.)

OGDEN CITY MAYOR

DATE

CITY ENGINEER'S APPROVAL

APPROVED THIS 29 DAY OF June, 2026
HARRISVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 23 DAY OF June, 2026
BY THE HARRISVILLE CITY COUNCIL

CITY ATTORNEY'S APPROVAL

APPROVED THIS 24 DAY OF June, 2026
BY THE HARRISVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 23 DAY OF July, 2026
BY THE CITY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FROM 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 20th DAY OF July, 2026
WEBER COUNTY SURVEYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS 24 DAY OF June, 2026
BY THE HARRISVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 23 DAY OF July, 2026
BY THE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 29 DAY OF June, 2026
HARRISVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 23 DAY OF June, 2026
BY THE HARRISVILLE CITY COUNCIL

SHEET 1 OF 1

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