

Hart Commercial P.U.D. Subdivision

Harrisville, Weber County, Utah
 A Part of the Southwest Quarter of Section 36,
 Township 7 North, Range 3 West, Salt Lake Base & Meridian
 May 2013

TABLE			
UNIT	UNIT AREA	LCA AREA	ADDRESS
1	4521.0 S.F.	252.6 S.F.	1555 NORTH
2	3453.1 S.F.	402.4 S.F.	1567 NORTH
3	3341.1 S.F.	340.2 S.F.	1573 NORTH
4	2904.2 S.F.	209.7 S.F.	1581 NORTH
5	10,233.8 S.F.	603.2 S.F.	1589 NORTH

NOTES:
 DISTANCES SHOWN FROM STREETS AND BOUNDARY LINES TO BUILDING CORNERS ARE PERPENDICULAR AND RADIAL TO STREETS AND/OR BOUNDARY LINES.

A PUBLIC UTILITY PASS-THROUGH EASEMENT IS OVERLAIN THOUGH ALL UNITS FLOOR JOIST, ATTIC, EXTERIOR PARTY WALL AND UNDER SLAB AREAS FOR THE PURPOSE OF INSTALLING INDIVIDUAL UTILITIES CONNECTION TO THE INDIVIDUAL DWELLINGS AS NECESSARY TO PERPETUATE EXISTING UTILITY RUNS. AN EASEMENT EXISTS ON THE EXTERIOR WALLS OF THE BUILDING FOR THE POINT OF CONNECTION AS REQUIRED BY THE UTILITY COMPANY. THESE EASEMENTS ARE FOR PRIVATE UTILITIES SUCH AS STORM DRAINAGE AND IRRIGATION PURPOSES AND UTILITIES OFFERED TO THE PUBLIC SUCH AS ELECTRICAL POWER, NATURAL GAS, TELEPHONE, CABLE TV ETC.

CA = COMMON AREA - FOR COMMON USE OF ALL OWNERS OF COMMERCIAL UNITS IN HART COMMERCIAL P.U.D. SUBDIVISION AS SPECIFIED IN THE COMPANION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION, FURTHERMORE THE COMMON AREA IS DEDICATED AS PERPETUAL OPEN AREA AND AS EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES.

PB = PARCEL "B" - FOR COMMON USE OF ALL OWNERS OF COMMERCIAL UNITS IN HART COMMERCIAL P.U.D. SUBDIVISION AS SPECIFIED IN THE COMPANION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION, FURTHERMORE THE PARCEL "B" AREA IS DEDICATED AS PERPETUAL OPEN AREA AND AS EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES. SUCH DOES NOT PRECLUDE ERECTION OF FUTURE BUILDINGS WITH ADEQUATE PROVISIONS FOR UTILITIES. PARCEL "B" ACROSS THE WEST PORTION OF THE PROPERTY IN THE FUTURE WILL BE MODIFIED AS ADDITIONAL UNITS/PHASES ARE CONSTRUCTED. IT IS UNDERSTOOD THAT SUCH CORRESPONDING PUE'S WILL BE MODIFIED ACCORDINGLY - VACATIONS AND ABANDONMENTS WILL NOT BE NECESSARY BUT STANDARD PLAT SIGNATURES/ACKNOWLEDGEMENTS BY PERTINENT UTILITIES WILL BE DEEMED SUFFICIENT.

LCA = LIMITED COMMON AREA - PARKING USE FOR THE COMMERCIAL UNIT OWNERS ADJACENT TO AND WEST OF THE THE AREA DESIGNATED AS "LCA" AS SHOWN HEREON AND AS SPECIFIED IN THE COMPANION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION, FURTHERMORE THE LCA AREA IS DEDICATED AS PERPETUAL EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES.

NO ADDITIONAL BUILDING OR DEVELOPMENT SHALL TAKE PLACE UPON PARCEL "B" WITHOUT CITY OF HARRISVILLE APPROVAL.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE COMMERCIAL PUD SUBDIVISION AND THE UNITS AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY SEAN HART. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SECTION CORNER MONUMENTATION SURROUNDING SECTION 6, T6N, R1W, SLB&M. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 WHICH BEARS NORTH 89°08'10" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D. 83 BEARING.

Developer:
 Sean Hart
 1589 N 750 W
 Harrisville City, Utah
 (801) 540-4509



HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
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 Brigham City Ogden Logan
 (435) 723-3491 (801) 399-4905 (435) 752-8272

HARRISVILLE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HARRISVILLE CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2013.

CHAIRMAN, HARRISVILLE CITY PLANNING COMMISSION

HARRISVILLE CITY ENGINEER

APPROVED BY THE HARRISVILLE CITY ENGINEER ON THE _____ DAY OF _____, 2013.

HARRISVILLE CITY ENGINEER

HARRISVILLE CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF PUBLIC UTILITY EASEMENTS 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 THIS DAY OF _____, 2013.

CHAIRMAN, HARRISVILLE CITY COUNCIL

TITLE

ATTEST

HARRISVILLE CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS _____ DAY OF _____, 2013.

SIGNATURE

COUNTY RECORDER

DEPUTY

TRUST ACKNOWLEDGMENT

State of Utah
 County of _____
 On this _____ day of _____, 20____.

Trustee for the William C. and Shelley A. Hart Amended and Restated Trust, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached public in and for said county, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary public

CORPORATE ACKNOWLEDGMENT

State of Utah
 County of _____
 On the _____ day of _____, 2013, personally appeared before me, the undersigned notary public in and for said state and county, Sean Hart, being duly sworn, acknowledged to me that he is the majority owner(s) of Sean Hart Properties LLC and that they signed the above owner's dedication, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____ AT _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____

COUNTY RECORDER

BY _____

DEPUTY

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and 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 have Hereby Subdivided said Tract into Six (6) Units, know Hereafter as Hart Commercial P.U.D. Subdivision in Harrisville City, Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is 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 Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Harrisville City Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 2013.

K. Greg Hansen R.L.S.
 Utah Land Surveyor Licence No. 167819



PARCEL "A" TOTAL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 750 WEST STREET LOCATED SOUTH 00°52'18" WEST 1377.48 FEET ALONG THE CENTERLINE OF SAID 750 WEST STREET AND NORTH 89°07'42" WEST 33.00 FEET AND SOUTH 00°52'18" WEST 115.62 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE SOUTH 00°52'18" WEST 301.92 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THE PACIFICORP PROPERTY; THENCE ALONG SAID PACIFICORP PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 89°07'37" WEST 105.93 FEET; AND (2) SOUTH 25°54'00" EAST 235.17 FEET PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF THE O.S.L.R.R. TO THE WEST RIGHT-OF-WAY LINE OF 750 WEST STREET; THENCE SOUTH 00°52'18" WEST 121.10 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF THE O.S.L.R.R.; THENCE NORTH 25°54'00" WEST 708.98 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE O.S.L.R.R.; THENCE SOUTH 89°07'42" EAST 319.35 FEET TO THE POINT OF BEGINNING, CONTAINING 2.065 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AS SHOWN ON THIS PLAT AND NAME SAID TRACT HART COMMERCIAL P.U.D. SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO HARRISVILLE CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENTS AND/OR AS COMMON AREA FOR PUBLIC AND PRIVATE UTILITIES INCLUDING DRAINAGE AND IRRIGATION 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 WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2013.

Sean Hart for Sean Hart Properties, LLC Date: _____

William C. Hart Trustee of William C. & Shelley A. Hart Amended & Restated Trust Date: _____

Shelley A. Hart Trustee of William C. & Shelley A. Hart Amended & Restated Trust Date: _____