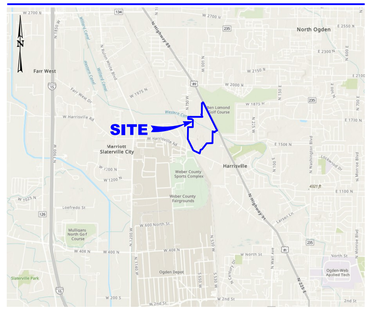
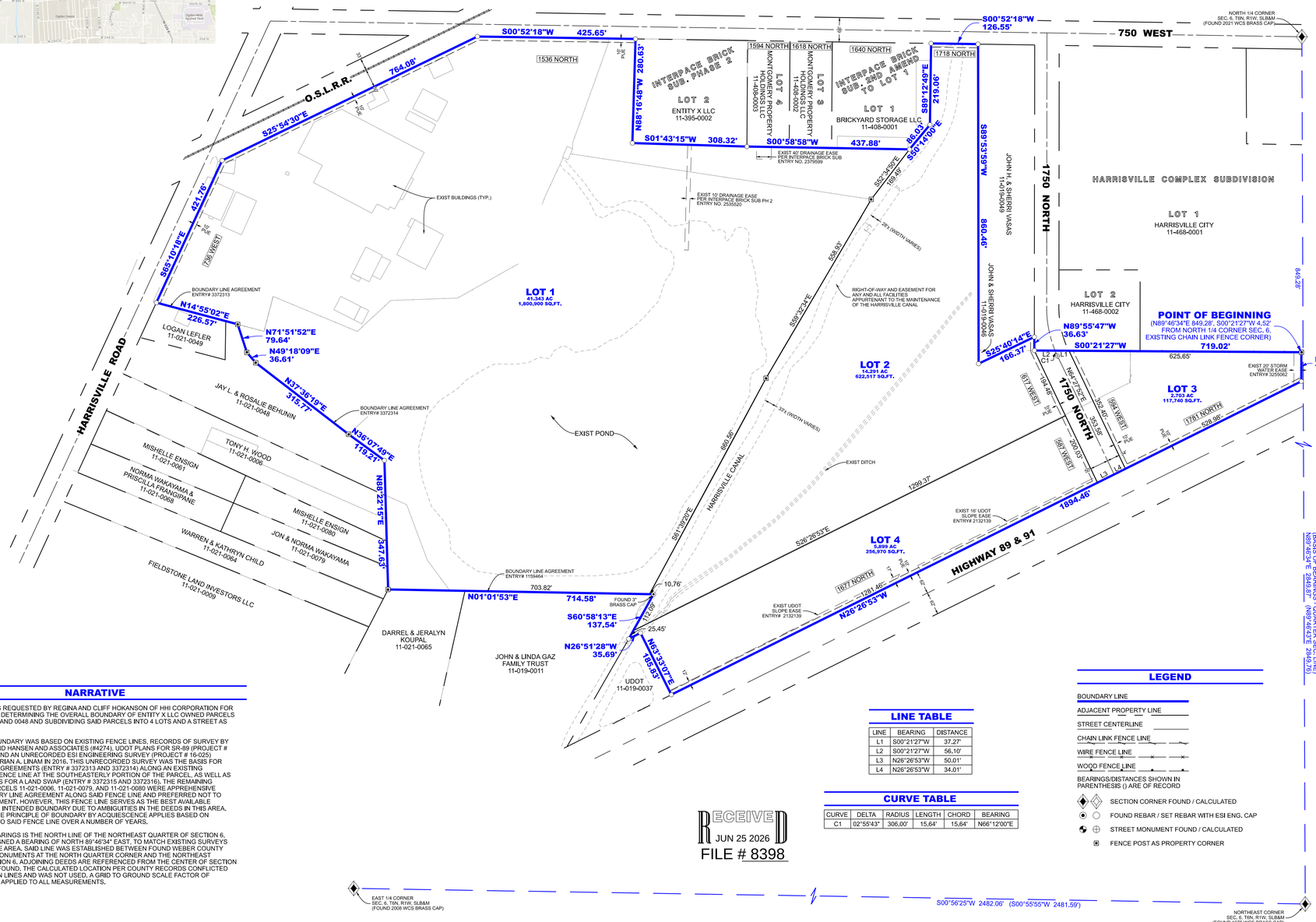
GARDNER GROVE SUBDIVISION

LOCATED IN SECTION 6,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY,
HARRISVILLE CITY, WEBER COUNTY, UTAH
MAY, 2026

VICINITY MAP





SURVEYOR'S CERTIFICATE

I, BROCK R. BUTLER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 12552450 IN ACCORDANCE WITH TITLE 58 CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S) I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504; HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS GARDNER GROVE SUBDIVISON, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS.

BROCK R. BUTLER
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12552450

PROFESSIONAL LAND SURVEYOR 12552450 BROCK R. LON BUTLER 05/18/26 STATE OF UTAH

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CHAIN LINK FENCE CORNER AS DESCRIBED IN SPECIAL WARRANTY DEED ENTRY NUMBER 3266720, RECORDED DECEMBER 13, 2022 IN THE WEBER COUNTY RECORDER'S OFFICE, ALSO BEING THE NORTHWEST CORNER OF RECORD OF SURVEY NUMBER 357 BY ONESCO ENGINEERING, ALSO BEING A POINT ON THE EAST LINE OF HARRISVILLE COMPLEX SUBDIVISION, LOCATED NORTH 89°46'34" EAST 849.28 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION (BASIS OF BEARINGS) AND SOUTH 00°21'27" WEST 4.52 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SUBDIVISION AND EXISTING FENCE LINES THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°21'27" WEST 719.02 FEET (2) NORTH 89°55'47" WEST 36.63 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED ENTRY NUMBER 3372316, RECORDED JUNE 6, 2025, IN THE WEBER COUNTY RECORDER'S OFFICE: THENCE SOUTH 25°40'14" EAST 166.37 FEET TO THE SOUTHEASTERLY CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED ENTRY NUMBER 3372316, RECORDED JUNE 6, 2025, IN THE WEBER COUNTY RECORDER'S OFFICE: THENCE SOUTH 89°53'55" WEST 860.46 FEET ALONG THE EASTERLY EXTENSION OF AN EXISTING FENCE LINE AND FENCE THEREOF TO THE EASTERLY RIGHT-OF-WAY LINE OF 750 WEST STREET; THENCE SOUTH 00°52'18" WEST 126.55 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF THE INTERPACE BRICK SUBDIVISION SECOND AMENDMENT TO LOT 1; THENCE ALONG SAID SUBDIVISION AND EXISTING FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°12'49" EAST 219.06 FEET; (2) THENCE SOUTH 50°14'00" EAST 86.03 FEET; (3) THENCE SOUTH 00°58'58" WEST 437.88 FEET TO THE NORTHEAST CORNER OF THE INTERPACE BRICK SUBDIVISION PHASE 2: THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°43'15" WEST 308.32 FEET; (2) NORTH 88°16'48" WEST 280.63 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 750 WEST STREET; THENCE SOUTH 00°52'18" WEST 425.65 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND FENCE LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD (O.S.L.R.R.), BEING A LINE 50.00 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE CENTERLINE OF THE MAIN LINE TRACK; THENCE SOUTH 25°54'30" EAST 764.08 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND FENCE LINE AND EXTENSION THEROF TO THE NORTHERLY RIGHT-OF-WAY LINE OF HARRISVILLE ROAD; THENCE SOUTH 65°10'18" EAST 421.76 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH AN EXISTING FENCE LINE MARKING THE AGREED UPON BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT ENTRY NUMBERS 3372313 AND 3372314, RECORDED JUNE 6, 2025, IN THE WEBER COUNTY RECORDER'S OFFICE: THENCE ALONG SAID EXISTING FENCE LINES DESCRIBED IN SAID BOUNDARY LINE AGREEMENTS THE FOLLOWING SIX (6) COURSES: (1) NORTH 14°55'02" EAST 226.57 FEET TO AN EXISTING FENCE CORNER; (2) NORTH 71°51'52" EAST 79.64 FEET TO AN EXISTING FENCE CORNER; (3) NORTH 49°18'09" EAST 36.61 FEET TO AN EXISTING FENCE CORNER; (4) NORTH 37°36'19" EAST 315.77 FEET TO AN EXISTING FENCE CORNER; (5) NORTH 36°07'49" EAST 119.21 FEET TO AN INTERSECTION POINT WITH THE WESTERLY EXTENSION OF EXISTING FENCE LINE; (6) NORTH 88°22'15" EAST 347.63 FEET ALONG EXTENSION AND FENCE LINES TO AN EXISTING FENCE CORNER; THENCE NORTH 01°01'53" EAST 714.58 FEET ALONG AN EXISTING FENCE LINE MARKING THE AGREED UPON BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT ENTRY NUMBER 1159464, RECORDED DECEMBER 3, 1991, IN THE WEBER COUNTY RECORDER'S OFFICE TO A FOUND 3 INCH BRASS CAP IN CONCRETE AT AN EXISTING FENCE CORNER ON THE SOUTH BANK OF THE HARRISVILLE CANAL; THENCE SOUTH 60°58'13" EAST 137.54 FEET TO A POINT ON THE CENTERLINE OF SAID CANAL AND THE SOUTHWESTERLY CORNER OF THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL 008fe94 DESCRIBED IN FINAL ORDER OF CONDEMNATION ENTRY NUMBER 2132139, RECORDED SEPTEMBER 29, 2005, IN THE WEBER COUNTY RECORDER'S OFFICE: THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) NORTH 26°51'28" WEST 35.69 FEET (32.29 FEET BY RECORD); (2) NORTH 63°33'07" EAST 185.93 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 89; THENCE NORTH 26°26'53" WEST 1894.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH AN EXISTING FENCE LINE, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID RECORD OF SURVEY NUMBER 357; THENCE NORTH 89°55'07" WEST 78.47 FEET ALONG SAID FENCE LINE AND NORTH LINE OF SAID SURVEY TO THE POINT OF BEGINNING.

CONTAINING 2,829,497 SQUARE FEET OR 64.956 ACRES MORE OR LESS

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER(S) OF THE PARCEL OF LAND DESCRIBED HEREON, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS:

GARDNER GROVE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO HARRISVILLE CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID PARCEL DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE, GRANT AND CONVEY TO HARRISVILLE CITY ALL THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS (PUE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY LINES AND FACILITIES, INCLUDING DRAINAGE AND IRRIGATION PURPOSES AS MAY BE AUTHORIZED BY HARRISVILLE CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS; AND FURTHER DEDICATE, GRANT AND CONVEY ANY OTHER EASEMENTS AS DESIGNATED HEREON TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED, AT THE TIME THIS PLAT IS RECORDED.

SIGNED THIS_____ DAY OF_____, 2026.

_____
ENTITY X LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF_____)
:SS
COUNTY OF_____)

ON THIS_____ DAY OF _____, 2026,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, WHO BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE _____
OF ENTITY X, LLC AND THAT THEY SIGNED THE OWNER'S DEDICATION AND CONSENT TO RECORD ON BEHALF OF SAID LLC FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT:_____ _____
NOTARY PUBLIC (PRINT NAME)
COMMISSION NUMBER:_____
MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC SIGNATURE

NARRATIVE

THIS SURVEY WAS REQUESTED BY REGINA AND CLIFF HOKANSON OF HHI CORPORATION FOR THE PURPOSE OF DETERMINING THE OVERALL BOUNDARY OF ENTITY X LLC OWNED PARCELS 11-019-0007, 0047, AND 0048 AND SUBDIVIDING SAID PARCELS INTO 4 LOTS AND A STREET AS SHOWN HEREON.

THE OVERALL BOUNDARY WAS BASED ON EXISTING FENCE LINES, RECORDS OF SURVEY BY ONESCO (#357) AND HANSEN AND ASSOCIATES (#4274), UDOT PLANS FOR SR-89 (PROJECT # NH-0089(73)359), AND AN UNRECORDED ESI ENGINEERING SURVEY (PROJECT # 16-025) PERFORMED BY BRIAN A. LINAM IN 2016. THIS UNRECORDED SURVEY WAS THE BASIS FOR BOUNDARY LINE AGREEMENTS (ENTRY # 3372313 AND 3372314) ALONG AN EXISTING LONGSTANDING FENCE LINE AT THE SOUTHEASTERLY PORTION OF THE PARCEL, AS WELL AS QUIT CLAIM DEEDS FOR A LAND SWAP (ENTRY # 3372315 AND 3372316). THE REMAINING OWNERS FOR PARCELS 11-021-0006, 11-021-0079, AND 11-021-0080 WERE APPREHENSIVE ABOUT A BOUNDARY LINE AGREEMENT ALONG SAID FENCE LINE AND PREFERRED NOT TO SIGN SUCH DOCUMENT. HOWEVER, THIS FENCE LINE SERVES AS THE BEST AVAILABLE EVIDENCE OF THE INTENDED BOUNDARY DUE TO AMBIGUITIES IN THE DEEDS IN THIS AREA. ADDITIONALLY, THE PRINCIPLE OF BOUNDARY BY ACQUIESCENCE APPLIES BASED ON OCCUPATION UP TO SAID FENCE LINE OVER A NUMBER OF YEARS.

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, WHICH WAS ASSIGNED A BEARING OF NORTH 89°46'34" EAST, TO MATCH EXISTING SURVEYS AND DEEDS IN THE AREA. SAID LINE WAS ESTABLISHED BETWEEN FOUND WEBER COUNTY SURVEY BRASS MONUMENTS AT THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 6. ADJOINING DEEDS ARE REFERENCED FROM THE CENTER OF SECTION WHICH WAS NOT FOUND. THE CALCULATED LOCATION PER COUNTY RECORDS CONFLICTED WITH OCCUPATION LINES AND WAS NOT USED. A GRID TO GROUND SCALE FACTOR OF 1.0002004183 WAS APPLIED TO ALL MEASUREMENTS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°21'27"W	37.27'
L2	S00°21'27"W	56.10'
L3	N26°26'53"W	50.01'
L4	N26°26'53"W	34.01'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	02°55'43"	306.00'	15.64'	15.64'	N66°12'00"E

LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
STREET CENTERLINE
CHAIN LINK FENCE LINE
WIRE FENCE LINE
WOOD FENCE LINE

BEARINGS/DISTANCES SHOWN IN PARENTHESIS () ARE OF RECORD

SECTION CORNER FOUND / CALCULATED
FOUND REBAR / SET REBAR WITH ESI ENG. CAP
STREET MONUMENT FOUND / CALCULATED
FENCE POST AS PROPERTY CORNER

RECEIVED
JUN 25 2026
FILE # 8398

ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
PHONE: (801) 263-1752
ESIENGINEERINGINC.COM

PROJECT NO.	SHEET NO.	WEBER COUNTY RECORDER
22-037	1 OF 1	ENTRY NO._____ FEE PAID_____ DATE_____ TIME_____ BOOK_____ PAGE_____ RECORDED AT THE REQUEST OF _____ WEBER COUNTY RECORDER BY:_____ DEPUTY

NOTES

1. ALL PUBLIC UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED

2. ALL PROPERTY CORNERS TO BE MARKED WITH REBAR AND ESI ENGINEERING CAP AT ACTUAL LOCATION OR A NAIL ON LOT LINE PROJECTION UNLESS OTHERWISE NOTED.

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 _____, 2026,
BY THE WEBER COUNTY SURVEYOR.

_____
WEBER COUNTY SURVEYOR

CITY ENGINEER

APPROVED THIS_____ DAY OF _____, 2026,
BY THE HARRISVILLE CITY ENGINEER.

_____
CITY ENGINEER

CITY ATTORNEY

APPROVED THIS_____ DAY OF _____, 2026,
BY THE HARRISVILLE CITY ATTORNEY.

_____
CITY ATTORNEY

CITY PLANNING COMMISSION

APPROVED THIS_____ DAY OF _____, 2026,
BY THE HARRISVILLE CITY PLANNING COMMISSION.

_____
CHAIRMAN CITY PLANNING COMMISSION

CITY COUNCIL

APPROVED THIS_____ DAY OF _____, 2026,
BY THE HARRISVILLE CITY COUNCIL.

_____
MAYOR

_____
CITY RECORDER

SUBDIVIDER / OWNER

OWNER: ENTITY X LLC

NAME: REGINA HOKANSON

ADDRESS: 736 WEST HARRISVILLE ROAD
HARRISVILLE, UT 84404

PHONE: (385) 333-4400

EMAIL: REGINA@HHICORP.COM