

HARMONY RANCH SUBDIVISION 1st AMENDMENT -
A LOT AVERAGED SUBDIVISION

Connectivity Incentivized
Subdivision 106-2-4.030

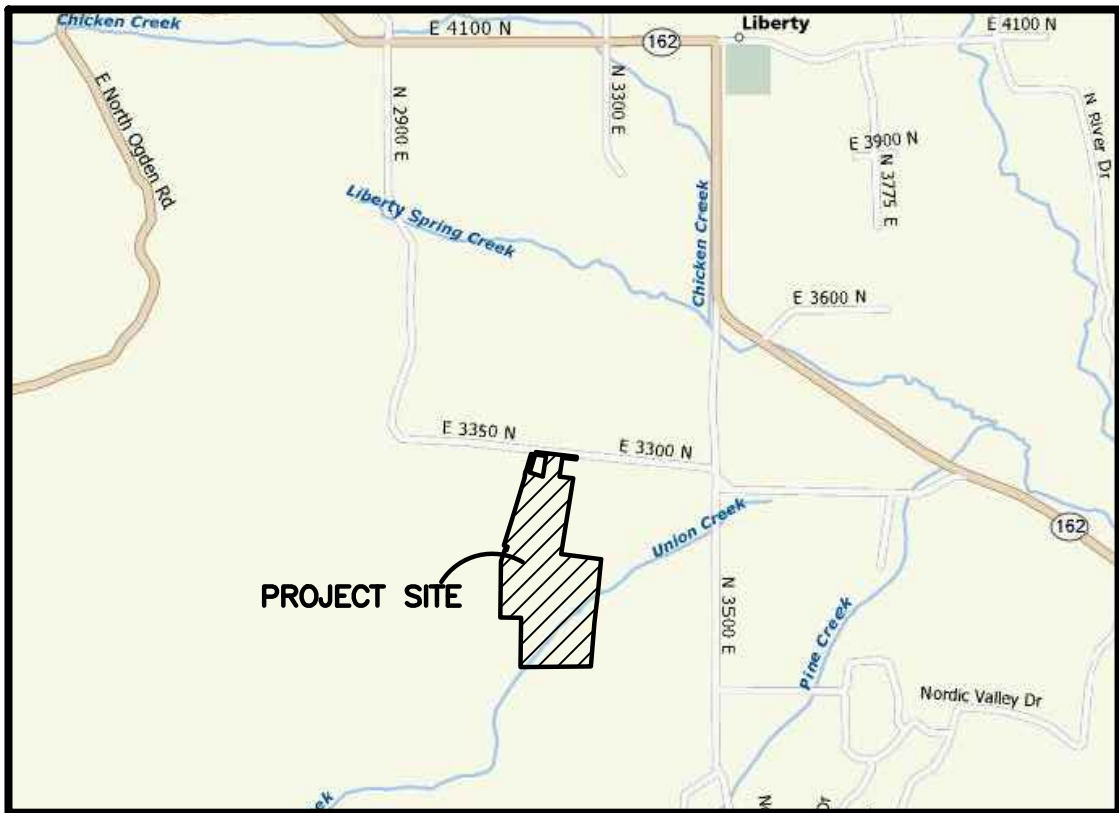
AMENDING LOT 1 OF HARMONY RANCH SUBDIVISION
PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2024

SOIL TEST PIT INFORMATION

- EXPLORATION PIT #1** N41°18.070' W111°52.303'
0°-30" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL
30°-85" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
- EXPLORATION PIT #2** N41°19.017' W111°52.325'
0°-33" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL
33°-112" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
- EXPLORATION PIT #3** N41°18.945' W111°52.358'
0°-31" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL
31°-120" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
- EXPLORATION PIT #13** N41°18.731' W111°52.275'
0°-24" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL
24°-112" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
- EXPLORATION PIT #14** N41°18.007' W111°52.257'
0°-19" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL
19°-105" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
- EXPLORATION PIT #15** N41°19.063' W111°52.245'
0°-28" GRAVELLY SILT LOAM, GRANULAR STRUCTURE, 20% GRAVEL
28°-112" GRAVELLY SILT LOAM, MASSIVE STRUCTURE, 40% GRAVEL & COBBLE
- EXPLORATION PIT #18** N41°18.811' W111°52.308'
0°-36" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL
36°-108" LOAM, MASSIVE STRUCTURE, 30% GRAVEL & COBBLE
- EXPLORATION PIT #28** N41°18.837' W111°52.325'
0°-28" SILT LOAM, GRANULAR STRUCTURE, 1% GRAVEL
28°-127" LOAM, MASSIVE STRUCTURE, 20% GRAVEL & COBBLE
- EXPLORATION PIT #9B** N41°18.915' W111°52.244'
0°-24" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL
38°-127" LOAM, MASSIVE STRUCTURE, 20% GRAVEL & COBBLE
- EXPLORATION PIT #12B** N41°18.871' W111°52.220'
0°-34" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL
34°-109" LOAM, MASSIVE STRUCTURE, 8% GRAVEL & COBBLE
- EXPLORATION PIT #15B** N41°18.848' W111°52.283'
0°-32" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL
32°-102" LOAM, MASSIVE STRUCTURE, 5% GRAVEL & COBBLE
- EXPLORATION PIT #1C** N41°18.972' W111°52.335'
0°-32" LOAM, GRANULAR STRUCTURE, 2% GRAVEL
32°-72" LOAM, MASSIVE STRUCTURE, 10% GRAVEL & COBBLE
72°-152" SILT LOAM, MASSIVE STRUCTURE, 10% GRAVEL
152°-170" GRAVELLY SANDY LOAM, 30% GRAVEL
- EXPLORATION PIT #2C** N41°18.960' W111°52.303'
0°-34" LOAM, GRANULAR STRUCTURE, 2% GRAVEL
34°-95" LOAM, MASSIVE STRUCTURE, 10% GRAVEL & COBBLE
95°-130" SILT LOAM, MASSIVE STRUCTURE, 10% GRAVEL
- EXPLORATION PIT #21C** N41°18.895' W111°52.322'
0°-16" LOAM, GRANULAR STRUCTURE, 2% GRAVEL
16°-63" GRAVELLY LOAM, 20% STONE AND COBBLE
63°-127" GRAVELLY SANDY LOAM, 20% COBBLE
- EXPLORATION PIT #23C** N41°18.937' W111°52.351'
0°-16" LOAM, GRANULAR STRUCTURE, 8% GRAVEL
16°-63" GRAVELLY LOAM, 20% STONE AND COBBLE
63°-127" GRAVELLY SANDY LOAM, 20% COBBLE

AGRICULTURE NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°31'10"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND HARMONY RANCH SUBDIVISION INTO A LOT AVERAGE SUBDIVISION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE MAJORITY OF THE DEEDS IN THE AREA ARE IN CONFLICT WITH EACH OTHER. THERE IS A BOUNDARY LINE AGREEMENT IN PLACE AS SHOWN. ALL OTHER LINES WERE DETERMINED WHERE POSSIBLE BY LONG STANDING OCCUPATION LINES, SECTION LINES, OR BY BEST FIT OF DEEDS.

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°24'00" WEST 2587.80 FEET AND NORTH 89°36'00" WEST 1350.36 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29 (NORTH QUARTER CORNER BEING NORTH 00°24'00" EAST 5241.11 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29); THENCE SOUTH 05°33'46" WEST 428.94 FEET; THENCE SOUTH 05°49'02" WEST 116.30 FEET; THENCE SOUTH 06°26'47" WEST 276.31 FEET; THENCE SOUTH 04°33'50" WEST 557.11 FEET; THENCE SOUTH 89°34'12" WEST 901.73 FEET; THENCE NORTH 00°49'36" EAST 630.61 FEET; THENCE NORTH 89°19'44" WEST 265.66 FEET; THENCE NORTH 00°34'43" EAST 714.34 FEET; THENCE NORTH 17°03'24" EAST 160.44 FEET; THENCE SOUTH 72°56'36" EAST 25.00 FEET; THENCE NORTH 17°03'24" EAST 47.00 FEET; THENCE NORTH 72°56'36" WEST 50.00 FEET; THENCE NORTH 17°03'24" EAST 466.94 FEET; THENCE NORTH 16°54'19" EAST 428.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 44.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 44.03 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 48.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 48.03 FEET; THENCE NORTH 16°54'19" EAST 231.56 FEET; THENCE SOUTH 83°16'13" EAST 50.80 FEET; THENCE SOUTH 16°54'19" WEST 240.53 FEET; THENCE SOUTH 72°57'41" EAST 177.22 FEET; THENCE NORTH 09°05'44" EAST 268.69 FEET; THENCE NORTH 83°16'13" WEST 142.96 FEET; THENCE NORTH 16°54'19" EAST 33.53 FEET; THENCE SOUTH 83°16'13" EAST 526.37 FEET; THENCE SOUTH 09°05'44" WEST 33.03 FEET; THENCE NORTH 83°16'13" WEST 177.98 FEET; THENCE SOUTH 09°05'44" WEST 244.49 FEET; THENCE SOUTH 83°23'36" EAST 178.00 FEET; THENCE SOUTH 09°05'44" WEST 983.18 FEET; THENCE SOUTH 83°01'16" EAST 514.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,346,923 SQUARE FEET OR 53.878 ACRES.

LINE TABLE

#	BEARING	DISTANCE
L1	S72°56'36"E	25.00'
L2	N17°03'24"E	47.00'
L3	N72°56'36"W	50.00'
L4	S83°16'13"E	50.80'
L5	N16°54'19"E	33.53'
L6	N16°54'19"E	33.53'
L7	N17°03'24"E	8.00'
L8	N72°56'36"W	20.00'
L9	N72°56'36"W	5.00'
L10	N17°03'24"E	33.00'
L11	S05°28'24"W	33.00'
L12	N68°05'29"E	33.00'
L13	S29°48'47"W	111.22'
L14	S21°54'31"E	26.43'
L15	S00°39'27"W	55.00'
L16	S41°59'24"E	55.00'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	120.00'	34.57'	34.45'	S08°38'50"W	16°30'19"
C2	180.00'	51.87'	51.69'	S08°39'00"W	16°30'39"
C3	150.00'	43.22'	43.08'	S08°39'00"W	16°30'39"
C4	150.00'	43.22'	43.08'	S08°39'00"W	16°30'39"
C5	150.00'	4.39'	4.39'	S01°13'56"W	1°40'32"
C6	150.00'	38.84'	38.73'	S09°29'16"W	14°50'06"
C7	275.00'	44.08'	44.03'	N12°18'49"E	9°11'00"
C8	300.00'	48.08'	48.03'	N12°18'49"E	9°11'00"
C9	567.00'	127.88'	127.61'	S79°24'16"E	12°55'19"
C10	600.00'	121.30'	121.09'	S78°44'06"E	11°34'59"
C11	633.00'	94.86'	94.87'	S77°14'27"E	8°35'41"
C12	633.00'	32.98'	33.01'	S83°01'57"E	2°59'18"
C13	633.00'	14.78'	14.79'	S85°11'46"E	1°20'20"
C14	500.00'	238.95'	236.69'	S08°13'04"E	27°22'55"
C15	30.00'	22.08'	21.58'	S42°59'34"E	42°10'08"
C16	55.00'	107.60'	91.24'	S08°02'00"E	112°05'13"
C17	55.00'	20.47'	20.35'	S58°40'19"W	21°19'25"
C18	55.00'	20.47'	20.35'	S79°59'44"W	21°19'25"
C19	55.00'	66.30'	62.36'	N54°48'28"W	69°04'11"
C20	55.00'	38.91'	38.10'	N00°00'24"W	40°31'57"
C21	30.00'	22.08'	21.58'	N00°49'28"W	42°10'06"
C22	120.00'	53.13'	52.70'	N81°52'45"E	25°22'10"

ACKNOWLEDGMENT

STATE OF UTAH }ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)
_____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE
_____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED
THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF
OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

NOTES

- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THE SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- AVERAGE LOT SIZE: 247,790 S.F. (5.69 ACRES)
AVERAGE LOT WIDTH: 440 FT.
- FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THIS ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4.020 OF WEBER COUNTY CODE.

DEVELOPER:

Ian Silverberg
P.O. Box 521
Eden, UT 84310
805-570-9560

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

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 _____, 20____.

WEBER COUNTY SURVEYOR
RECORD OF SURVEY #2066
WCO 160-1-8.20(A)(11); WCO 45-4-2(C)

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

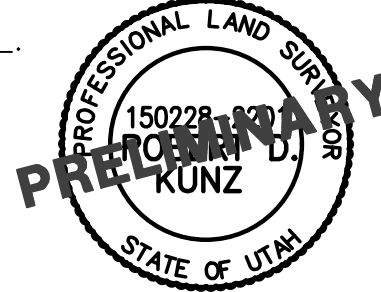
I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **HARMONY RANCH SUBDIVISION 1ST AMENDMENT - A LOT AVERAGED SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

150228

ROBERT D. KUNZ

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **HARMONY RANCH SUBDIVISION 1ST AMENDMENT - A LOT AVERAGED SUBDIVISION**. DO HEREBY DEDICATE TO THE OWNERS OF HARMONY RANCH SUBDIVISION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE ACCESS, THE SAME TO BE USED AS PRIVATE ACCESS FOR THE INDIVIDUAL LOT OWNERS AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF HARMONY RANCH SUBDIVISION AND DO HEREBY GRANT AND DEDICATE 30 FOOT WIDE PATHWAY AND ACCESS EASEMENT FOR THE PURPOSES OF A PRIVATE TRAIL TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF HARMONY RANCH SUBDIVISION; AND DO ALSO GRANT AND DEDICATE AN OPEN SPACE AMENITY EASEMENT OVER A PORTION OF LOT 8 FOR THE USE OF OWNERS OF HARMONY RANCH SUBDIVISION TO BE MAINTAINED BY THE HOMEOWNERS OF SAID HARMONY RANCH SUBDIVISION; AND DO ALSO GRANT AND DEDICATE A 110 FOOT WIDE SEASONAL STREAM AND PROTECTION ZONE AND TRAIL EASEMENT FOR THE FOR THE PURPOSE OF PROTECTING THE EXISTING STREAM AND CONSTRUCTION AND MAINTENANCE OF A PRIVATE TRAIL TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF HARMONY RANCH SUBDIVISION; AND DO ALSO A GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE TO WEBER COUNTY, THAT PORTION OF 3350 NORTH STREET AS INDICATED FOR DEDICATION HEREON, AND ALSO PARCEL 'A', TO BE OPERATED AND MAINTAINED BY WEBER COUNTY FOR A PUBLIC STREET.

SIGNED THIS _____ DAY OF _____, 20____.

NAME/TITLE
HARMONY RANCH EDEN HOLDINGS LLC

NAME/TITLE
CORP PRES BP OF CHURCH
JESUS CHRIST LDS

ACKNOWLEDGMENT

STATE OF UTAH }ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)
_____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE
_____ AND _____ OF SAID LIMITED LIABILITY COMPANY AND THAT
THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Surveyor: **R. KUNZ**
Designer: **E. ROCHE**
Begin Date: **5-6-24**
Name: **HARMONY RANCH SUBDIVISION**
Number: **7569-01**
Revision: **9-4-24, E.R.**
Scale: **1"=100'**
Checked:



WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____.

Weber County Recorder

Entry No. _____ Fee Paid _____
_____ Filed For Record
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

HARMONY RANCH SUBDIVISION 1st AMENDMENT - A LOT AVERAGED SUBDIVISION

AMENDING LOT 1 OF HARMONY RANCH SUBDIVISION
PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH SEPTEMBER, 2024

A lot averaged subdivision is not permitted in the FV-3 Zone. This development may qualify as a Connectivity Incentivized Subdivision 106-2-4.030

