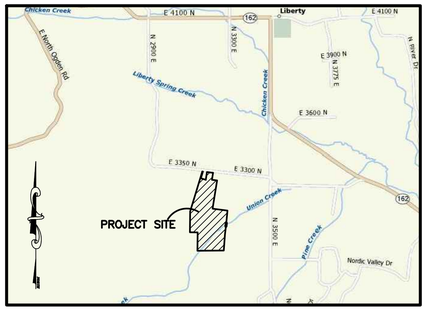
Reeve & Associates, Inc. - Solutions You Can Build On



VICINITY MAP

SCALE: NONE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	275.00'	44.08'	44.03'	22.09'	N12°18'49"E	9°11'
C2	300.00'	48.08'	48.03'	24.09'	N12°18'49"E	9°11'
C3	150.00'	43.22'	43.08'	21.76'	S08°39'39"W	16°30'39"
C4	120.00'	34.57'	34.45'	17.40'	S08°38'50"W	16°30'19"
C5	180.00'	51.87'	51.69'	26.12'	S08°39'39"W	16°30'39"
C6	239.49'	208.74'	202.19'	111.52'	S47°58'27"E	49°56'19"
C7	239.49'	4.58'	4.58'	2.29'	S22°27'25"E	1°05'47"
C8	209.49'	186.60'	180.49'	100.00'	S47°25'34"E	51°02'05"
C9	179.49'	159.88'	154.64'	85.68'	S47°25'34"E	51°02'05"
C10	282.36'	2.10'	2.10'	1.05'	N68°18'16"E	0°25'34"
C11	282.36'	137.36'	136.00'	70.06'	N82°27'13"E	27°52'19"
C12	282.36'	2.90'	2.90'	1.45'	S83°18'57"E	0°35'22"
C13	252.36'	127.23'	125.89'	65.00'	N82°32'07"E	28°53'15"
C14	222.36'	112.11'	110.92'	57.27'	N82°32'07"E	28°53'15"
C15	30.00'	34.39'	32.54'	19.36'	S50°10'44"E	65°41'03"
C16	55.00'	63.53'	60.06'	35.84'	S50°25'44"E	66°11'03"
C17	55.00'	93.86'	82.88'	63.02'	N47°35'25"E	97°46'39"
C18	55.00'	25.51'	25.28'	12.99'	N14°35'05"W	26°34'20"
C19	55.00'	52.94'	50.92'	28.72'	N55°26'45"W	55°09'01"
C20	1874.94'	118.60'	118.58'	59.32'	S23°43'15"E	3°37'27"
C21	1874.94'	78.07'	78.06'	39.04'	S26°43'33"E	2°23'08"
C22	1904.94'	199.82'	199.72'	100.00'	S24°54'49"E	6°00'36"
C23	1934.94'	175.88'	175.82'	88.00'	S24°30'45"E	5°12'28"
C24	1934.94'	27.09'	27.09'	13.54'	S27°31'03"E	0°48'08"
C25	180.00'	102.05'	100.69'	52.44'	N78°19'21"E	32°28'57"
C26	150.00'	85.04'	83.90'	43.70'	N78°19'21"E	32°28'57"
C27	120.00'	68.03'	67.12'	34.96'	N78°19'21"E	32°28'57"

LEGEND

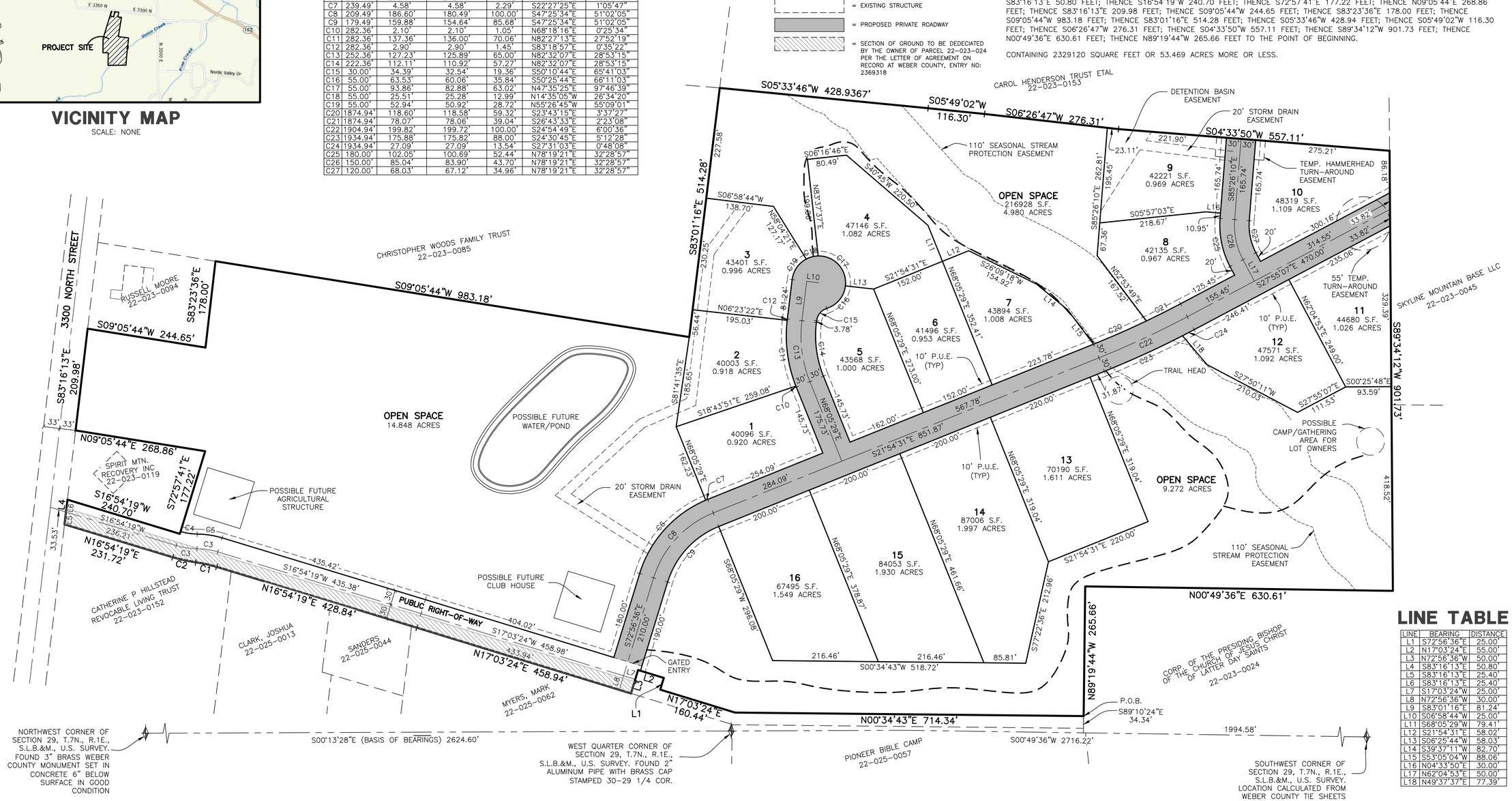
- = SECTION CORNER
- = BOUNDARY LINE
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = PROPOSED TRAIL
- = EXISTING STRUCTURE
- = PROPOSED PRIVATE ROADWAY
- = SECTION OF GROUND TO BE DEDECIATED BY THE OWNER OF PARCEL 22-023-024 PER THE LETTER OF AGREEMENT ON RECORD AT WEBER COUNTY, ENTRY NO: 2369318

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 ON THE WEST BOUNDARY OF SAID PROPERTY, SAID POINT BEING S00°49'36"W 721.64 FEET ALONG THE SECTION LINE AND S89°10'24"E 34.34 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE N00°34'43"E 714.34 FEET; THENCE N17°03'24"E 160.44 FEET; THENCE S72°56'36"E 25.00 FEET; THENCE N17°03'24"E 55.00 FEET; THENCE N72°56'36"W 50.00 FEET; THENCE N17°03'24"E 458.94 FEET; THENCE N16°54'19"E 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 N12°18'49"E, 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 N12°18'49"E, AND A CHORD LENGTH OF 48.03 FEET; THENCE N16°54'19"E 231.72 FEET; THENCE S83°16'13"E 50.80 FEET; THENCE S16°54'19"W 240.70 FEET; THENCE S72°57'41"E 177.22 FEET; THENCE N09°05'44"E 268.86 FEET; THENCE S83°16'13"E 209.98 FEET; THENCE S09°05'44"W 244.65 FEET; THENCE S83°23'36"E 178.00 FEET; THENCE S09°05'44"W 983.18 FEET; THENCE S81°41'35"E 185.65 FEET; THENCE S18°43'51"E 259.08 FEET; THENCE S83°01'16"E 514.28 FEET; THENCE S06°58'44"W 138.70 FEET; THENCE S06°16'46"E 80.49 FEET; THENCE S40°45'49"E 220.50 FEET; THENCE S05°49'02"W 116.30 FEET; THENCE S06°26'47"W 276.31 FEET; THENCE S04°33'50"W 557.11 FEET; THENCE S89°34'12"W 901.73 FEET; THENCE N00°49'36"E 630.61 FEET; THENCE N89°19'44"W 265.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 2329120 SQUARE FEET OR 53.469 ACRES MORE OR LESS.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S72°56'36"E	25.00'
L2	N17°03'24"E	55.00'
L3	N72°56'36"W	50.00'
L4	S83°16'13"E	50.80'
L5	S83°16'13"E	25.40'
L6	S83°16'13"E	25.40'
L7	S17°03'24"W	25.00'
L8	N72°56'36"W	30.00'
L9	S83°01'16"E	81.24'
L10	S06°58'44"W	25.00'
L11	S68°05'29"W	79.41'
L12	S21°54'31"E	58.02'
L13	S06°25'44"W	58.03'
L14	S39°57'11"W	82.70'
L15	S53°05'04"W	88.06'
L16	N04°33'50"E	30.00'
L17	N62°04'53"E	50.00'
L18	N49°37'37"E	77.39'

DESIGN DATA

TOTAL AREA.....53.47 ACRES
RIGHT OF WAY AREA.....5.24 ACRES
NET DEVELOPABLE AREA....48.23 ACRES
OPEN SPACE REQUIRED.....28.94 ACRES (60%)
OPEN SPACE PROPOSED....29.10 ACRES (60.15%)

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

100 0 100 200 300
Scale: 1" = 100'

Harmony Ranch Cluster Subdivision

Weber County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
/RAITIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Harmony Ranch Cluster Subdivision
PART OF THE WEST HALF OF SECTION 29, T.7N., R.1E., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary/Open space Preservation Plan

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: November 1, 2020
Name: HARMONY RANCH
Number: 7569-01

Sheet 1 of 2 Sheets