

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'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'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	28°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"

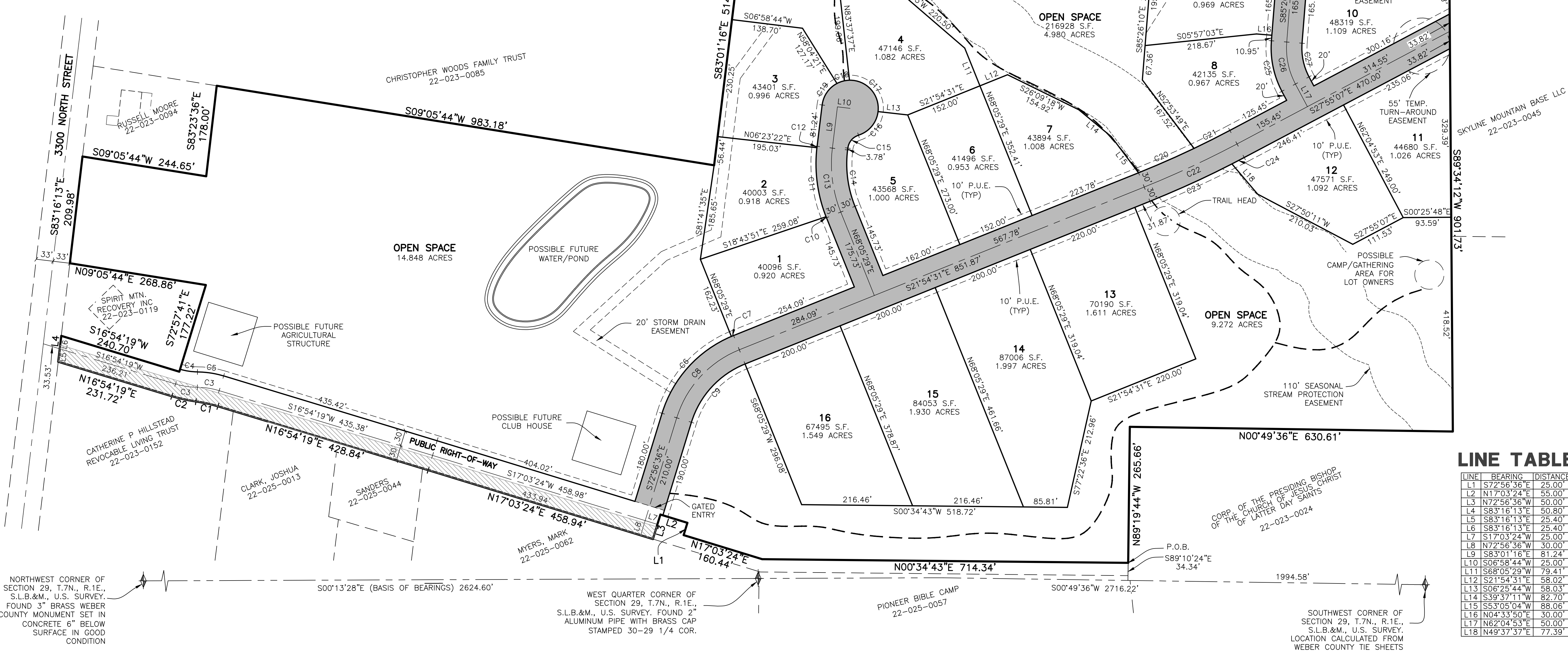
LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = PROPOSED TRAIL
- = EXISTING STRUCTURE
- = PROPOSED PRIVATE ROADWAY
- = SECTION OF GROUND TO BE DECEASED 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 S83°01'16"E 514.28 FEET; THENCE S05°33'46"W 428.94 FEET; THENCE S05°49'02"W 116.30 FEET; THENCE S06°26'47"W 276.31 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°26'47"W	58.03'
L14	S39°37'11"W	82.70'
L15	S53°05'04"W	88.06'
L16	N04°33'50"E	30.00'
L17	N82°04'53"E	50.00'
L18	N49°37'37"E	77.39'

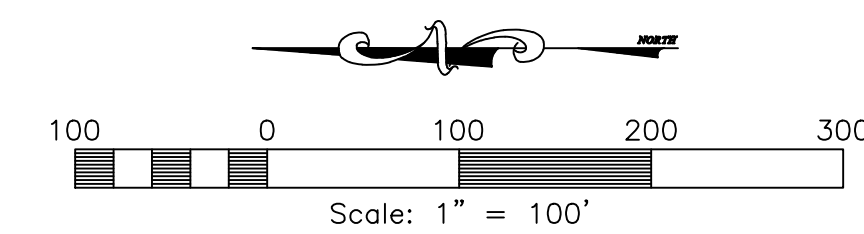
DESIGN DATA

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

Harmony Ranch Cluster Subdivision

Weber County, Utah



Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed).
 WCO 106-1-5(a)(2); WCO 106-1-8(c)(1); UCA 17-23-17(3)(b)

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 ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

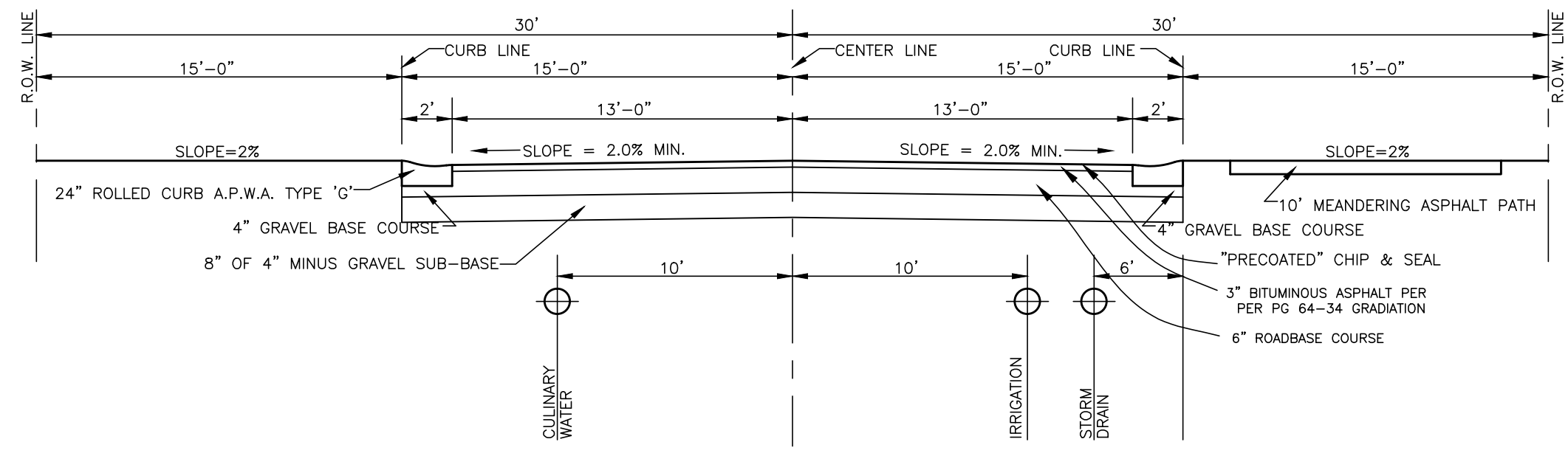
REVISIONS	DESCRIPTION	DATE

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	2
1	Sheets



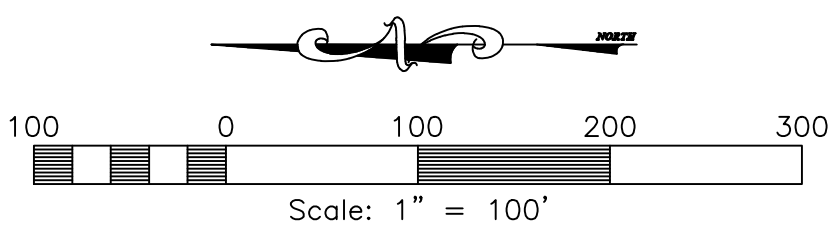
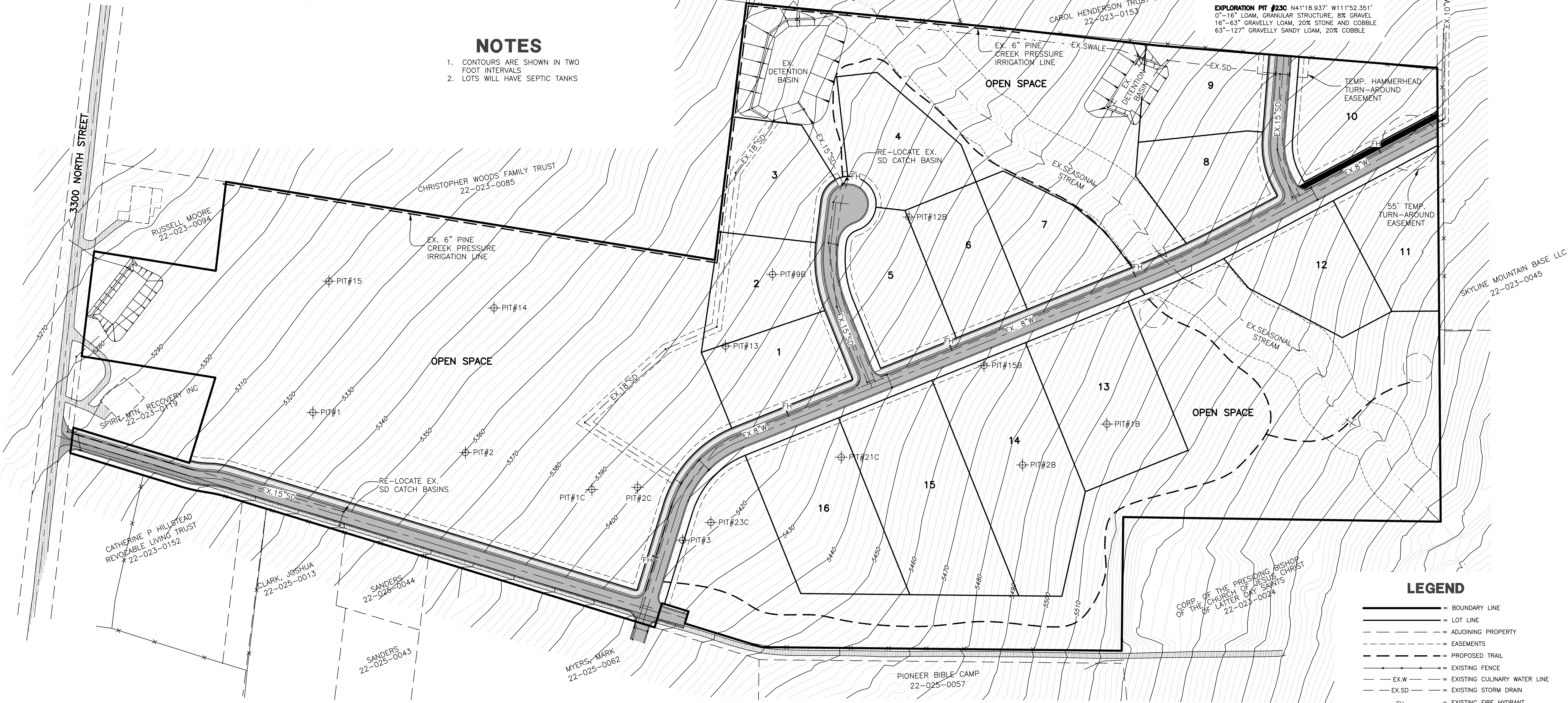
EXPLORATION PIT DATA

<p>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</p> <p>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</p> <p>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</p> <p>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</p>	<p>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</p> <p>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</p> <p>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</p> <p>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</p>	<p>EXPLORATION PIT #8B N41°18.915' W111°52.244' 0'-24" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL 38'-127" LOAM, MASSIVE STRUCTURE, 20% GRAVEL & COBBLE</p> <p>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</p> <p>EXPLORATION PIT #15B N41°18.848' W111°52.283' 0'-32" SILT LOAM, GRANULAR STRUCTURE, 10% GRAVEL 32'-102" LOAM, MASSIVE STRUCTURE, 5% GRAVEL & COBBLE</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p>
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STREET SECTION (60' R.O.W)

NOTES

1. CONTOURS ARE SHOWN IN TWO FOOT INTERVALS
2. LOTS WILL HAVE SEPTIC TANKS



Harmony Ranch Cluster Subdivision

Weber County, Utah



REVISIONS	DESCRIPTION

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

Preliminary Utility Plan

Project Info.

Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	November 1, 2020
Name:	HARMONY RANCH
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