

# 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  
APRIL, 2023



VICINITY MAP

NOT TO SCALE

## 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 #1B** N41°18.811' W111°52.308'  
0"-36" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL  
36"-108" LOAM, MASSIVE STRUCTURE, 30% GRAVEL & COBBLE
- EXPLORATION PIT #2B** 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, 10% 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.

## 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 DIVIDE THE BELOW DESCRIBED PROPERTY INTO ONE LOT AS SHOWN. 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, SAID 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 55.00 FEET; THENCE NORTH 72°56'36" WEST 25.00 FEET; THENCE NORTH 17°03'24" EAST 458.97 FEET; THENCE NORTH 16°54'19" EAST 758.17 FEET; THENCE SOUTH 83°16'13" EAST 17.91 FEET; THENCE SOUTH 16°54'19" WEST 240.70 FEET; THENCE SOUTH 72°57'41" EAST 177.22 FEET; THENCE NORTH 09°05'44" EAST 268.86 FEET; THENCE SOUTH 83°16'13" EAST 209.98 FEET; THENCE SOUTH 09°05'44" WEST 244.65 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.

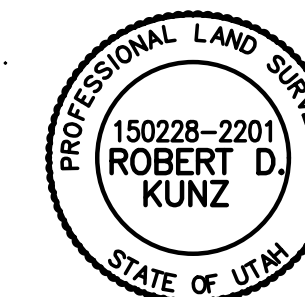
CONTAINING 2,296,692 SQUARE FEET OR 52.725 ACRES.

## 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** 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  
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**, AND DO HEREBY 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HARMONY RANCH EDEN HOLDINGS LLC

\_\_\_\_\_  
NAME/TITLE

## 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 \_\_\_\_\_ 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

## DEVELOPER:

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

### 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

### 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 COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE

### 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

### 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 ATTORNEY

### 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\_\_\_\_.

\_\_\_\_\_  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### 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.

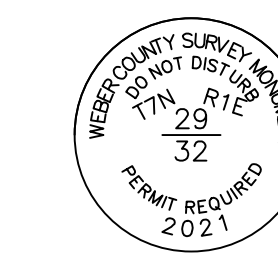
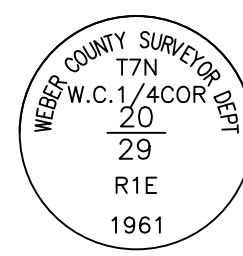


# HARMONY RANCH SUBDIVISION

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 APRIL, 2023

NORTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT 1" ABOVE GROUND DATED 1961 IN GOOD CONDITION

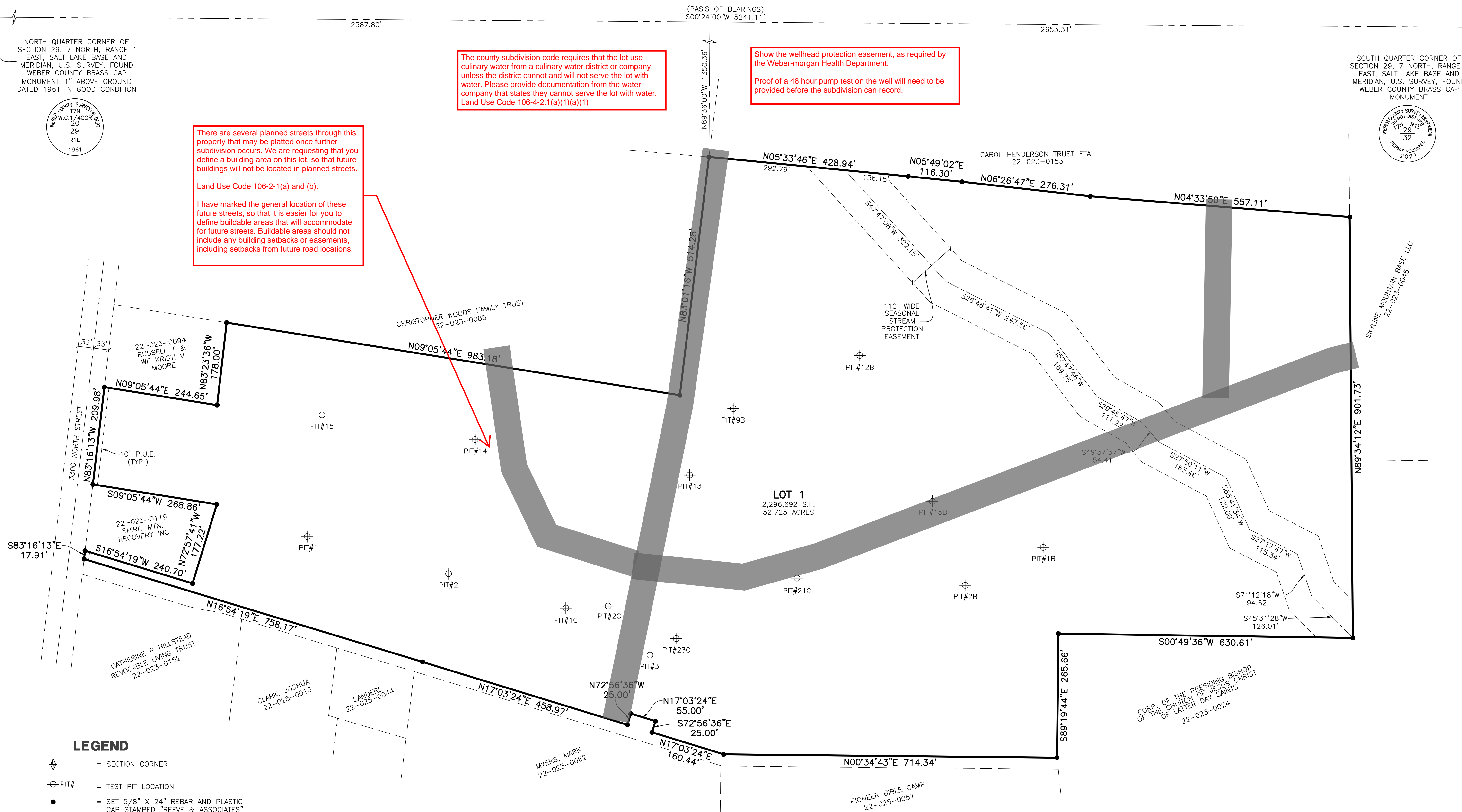
SOUTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT



The county subdivision code requires that the lot use culinary water from a culinary water district or company, unless the district cannot and will not serve the lot with water. Please provide documentation from the water company that states they cannot serve the lot with water. Land Use Code 106-4-2.1(a)(1)(a)(1)

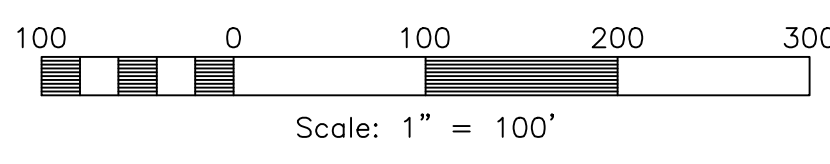
Show the wellhead protection easement, as required by the Weber-morgan Health Department.  
Proof of a 48 hour pump test on the well will need to be provided before the subdivision can record.

There are several planned streets through this property that may be platted once further subdivision occurs. We are requesting that you define a building area on this lot, so that future buildings will not be located in planned streets.  
Land Use Code 106-2-1(a) and (b).  
I have marked the general location of these future streets, so that it is easier for you to define buildable areas that will accommodate for future streets. Buildable areas should not include any building setbacks or easements, including setbacks from future road locations.



### LEGEND

- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE



**Reeve & Associates, Inc.**  
5160 S 1600 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.	
Surveyor:	R. KUNZ
Designer:	N. ANDERSON
Begin Date:	4-29-2021
Name:	HARMONY RANCH CLUSTER SUBDIVISION
Number:	7569-01
Revision:	
Scale:	1"=100'
Checked:	

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

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