

HARMONY RANCH CLUSTER 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, 2021



VICINITY MAP
NOT TO SCALE

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
"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." WCO 106-1-8(c)(5).

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 #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

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 LOTS AND STREETS 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 S00°24'00"W 2587.80 FEET AND N89°36'00"W 1350.36 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; 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 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; 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 TO THE SOUTHERLY RIGHT OF WAY LINE OF 3300 NORTH STREET; THENCE S83°16'13"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 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 TO THE SOUTHERLY RIGHT OF WAY LINE OF 3300 NORTH STREET; THENCE S83°16'13"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 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 TO THE POINT OF BEGINNING.

CONTAINING 53.469 ACRES MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S72°56'36"E	50.00
L2	S17°03'24"W	55.00
L3	N72°56'36"W	25.00
L4	N83°16'13"W	50.80
L5	S49°37'37"W	77.39
L6	S27°55'07"E	96.53
L7	S00°25'48"E	106.90
L8	S83°01'16"E	81.24
L9	S06°58'44"W	25.00
L10	S06°16'46"E	80.49
L11	S68°05'29"W	79.41
L12	S21°54'31"E	58.02
L13	S39°37'11"W	82.70
L14	S53°05'04"W	88.06
L15	N06°25'44"E	58.03
L16	S04°33'50"W	30.00
L17	N62°04'53"E	50.00
L18	S58°04'21"W	127.17
L19	N53°36'45"W	128.85
L20	N83°01'16"W	311.72
L21	N23°27'14"W	114.81
L22	N42°14'43"W	202.20
L23	S32°09'03"W	197.17
L24	N53°36'45"W	122.82
L25	N83°01'16"W	305.52
L26	N23°27'14"W	106.68
L27	N42°14'43"W	231.86
L28	S32°09'03"W	224.28
L29	S57°18'54"E	149.27
L30	S07°03'01"W	174.81
L31	S07°03'01"W	164.34
L32	S57°18'54"E	21.73

Are open spaces & common area to both be used as open space and owned by HOA or is open space intended to be owned by developer? Please clarify.

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 CLUSTER 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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **HARMONY RANCH CLUSTER SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO 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 AND ALSO DEDICATE ALL OPEN SPACE AND COMMON AREA TO BE USED AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

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 THAT THEY _____ 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

Project Info.

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

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

DEVELOPER:

Ion 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 EFFECT.

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.

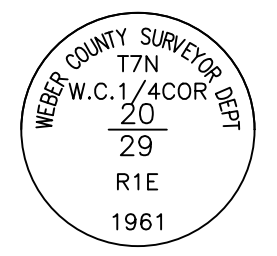
HARMONY RANCH CLUSTER SUBDIVISION

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, 2021

Where a subdivision complies with the cluster subdivision provisions of the Land Use Code, the final plat shall indicate underneath the subdivision name the words, "Cluster Subdivision". WCO 106-1-8(c)(1)b.

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 names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(b)

Please clarify in owners dedication

Please show Owners/ Parcel information.

Add a centerline monument here.

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

Where does this easement start?

What is this?
The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

Dirt Road needs to be shown and identified. Known users if rights of use?

Why is there a gap? and what is it for?

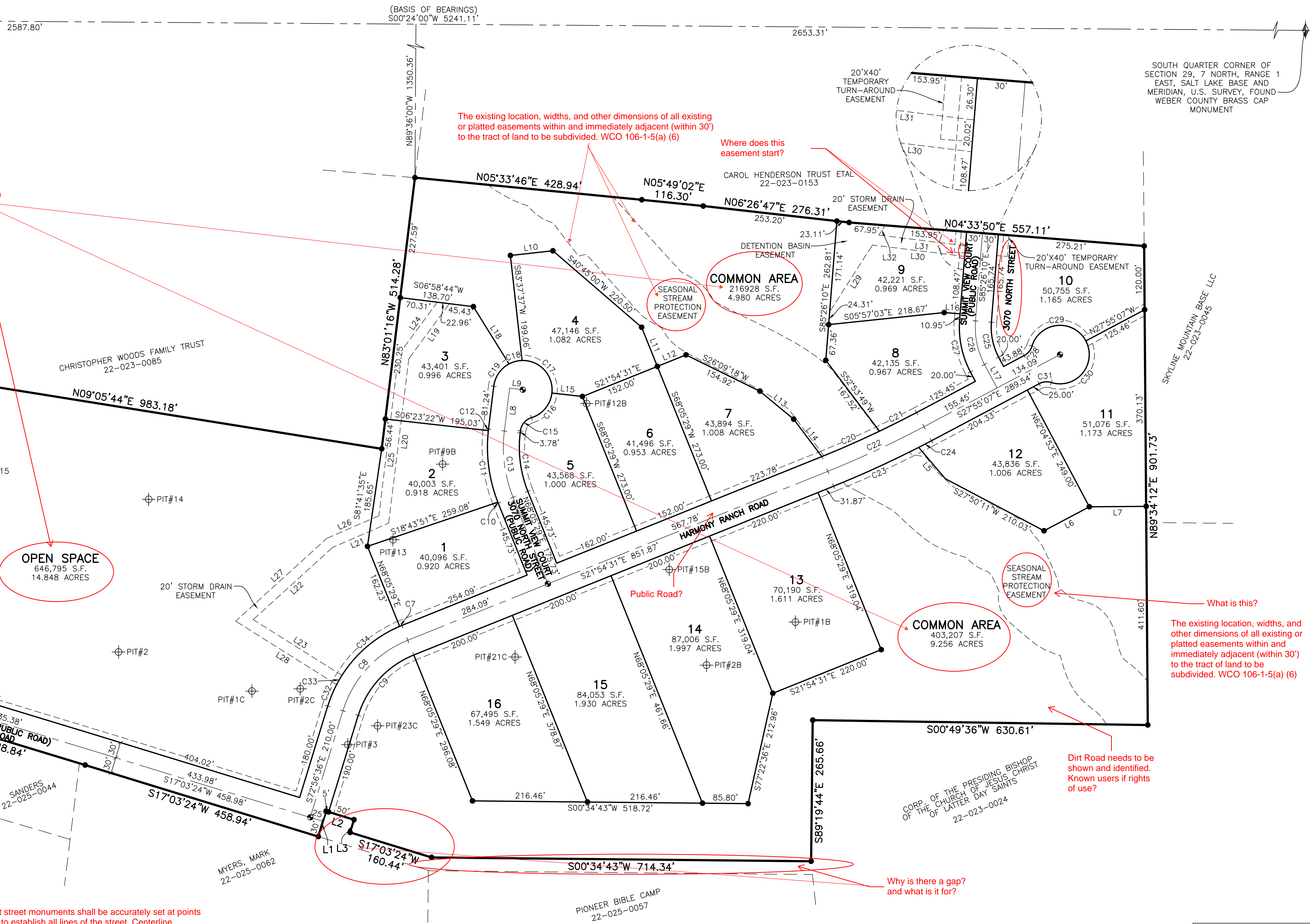
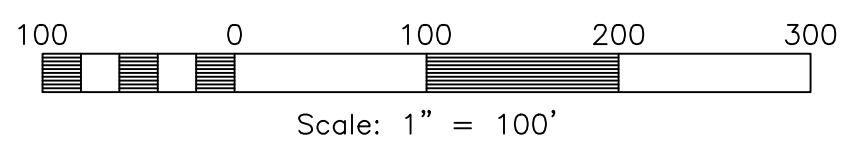
Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)j

*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

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"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." WCO 106-1-8(c)(5).

LEGEND

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



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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