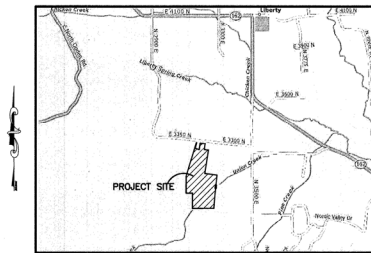


HARMONY RANCH SUBDIVISION

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
JUNE, 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°18.017' 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°-35" 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 #98** N41°18.915' W111°52.244'
0°-24" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL
38°-127" LOAM, MASSIVE STRUCTURE, 20% GRAVEL & COBBLE
- EXPLORATION PIT #128** N41°18.871' W111°52.220'
0°-34" SILT LOAM, GRANULAR STRUCTURE, 2% GRAVEL
34°-109" LOAM, MASSIVE STRUCTURE, 8% GRAVEL & COBBLE
- EXPLORATION PIT #158** 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" SILT 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°-85" 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.

NOTE

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.

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 8 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 ADJACENT 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°50'00" 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 08°33'48" 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°49'38" EAST 430.61 FEET; THENCE NORTH 89°15'44" 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°58'36" EAST 25.00 FEET; THENCE NORTH 17°03'24" EAST 55.00 FEET; THENCE NORTH 72°58'36" 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°01'19" EAST 514.26 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 DESCRIBED SURVEY 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 16 DAY OF June, 2023

Robert D. Kunz
ROBERT D. KUNZ
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 UNDER THE LANDS DESCRIBED ON THE PLAT AND 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, BRICKEN CANALS OR FOR THE CONSTRUCTION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 20th DAY OF June, 2023.

HARMONY RANCH EDEN HOLDINGS LLC
Manasea
NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF Weber) ss.

ON THE 20th DAY OF June, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Tan Silverberg (AND)
BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE Manasea AND)
THE ABOVE OWNERS' DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN SIGN OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

9-13-2025 COMMISSION EXPIRES June Nelson NOTARY PUBLIC
780438

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

DEVELOPER:
Ian Silverberg
P.O. Box 521
Eden, UT 84610
805-670-9500

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 6th DAY OF July, 2023.

[Signature]
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.

Craig Myers 7/11/23
WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT ASSOCIATED WITH THIS SUBDIVISION, HEREON 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 20th DAY OF JUNE, 2023.

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

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 10 DAY OF July, 2023

[Signature]
WEBER COUNTY ATTORNEY

Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 4-4-2023
Name: HARMONY RANCH SUBDIVISION
Number: 7868-01
Revision: 6-16-23 I.R.
Scale: 1"=100'
Checked: _____

Reeve & Associates, Inc.
5160 S 1500 W, BENDALE, UTAH 84605
TEL: (801) 421-3300 FAX: (801) 421-2666 www.reeve-asso.com

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOLS, 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 20th DAY OF June, 2023

[Signature]
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder
Entry No. 523051, Fee Paid
Filed 10-11-2023
And Recorded, 10-11-2023
AT 5:41 AM, in Book 95
Of the Official Records, Page 90491
Recorded For: HARMONY RANCH EDEN HOLDINGS LLC
Loann H. Kilts Deputy
Webster County Recorder

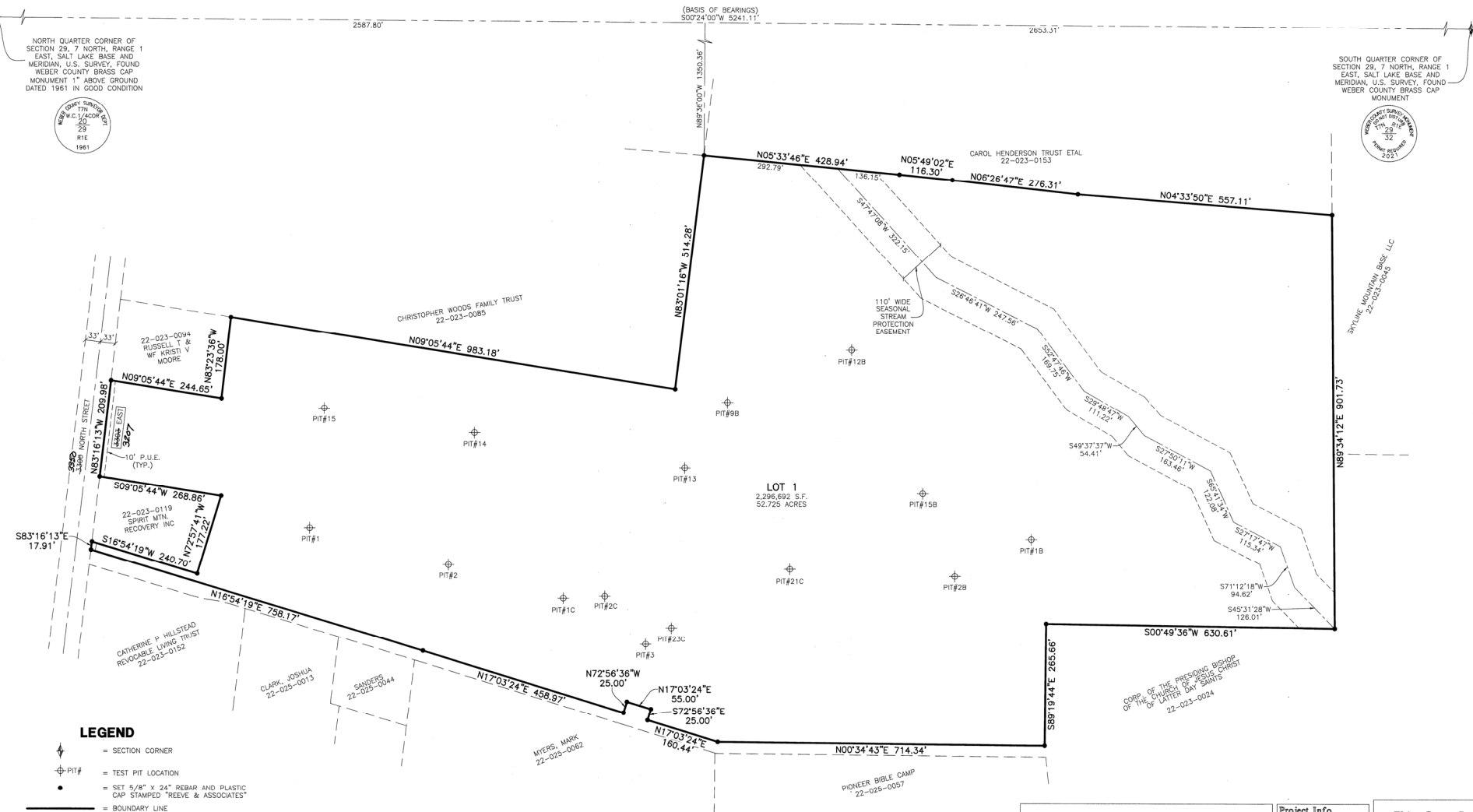
HARMONY RANCH SUBDIVISION

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 JUNE, 2023

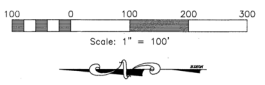
NORTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT 1" ABOVE GROUND DATED 1961 IN GOOD CONDITION



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



- 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



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

	Project Info.	Weber County Recorder
	Surveyor: R. KUNZ Designer: N. ANDERSON Begin Date: 4-29-2021 Name: HARMONY RANCH CLUSTER SUBDIVISION Numbers: 7469-01 Revision: 6-16-23, F.B. Scale: 1"=100' Checked:	Entry No. 319,005 Fee Paid Filed For Record And Recorded, 10 MAY 2023 At _____ In Book 45 Of The Official Records, Page 404 Recorded For:
5180 S 1500 W, BERRIDGE, UTAH 84005 TEL: (801) 621-3100 FAX: (801) 621-2598 WWW.REEVE-ASSOCIATES.COM		Weber County Recorder Deputy