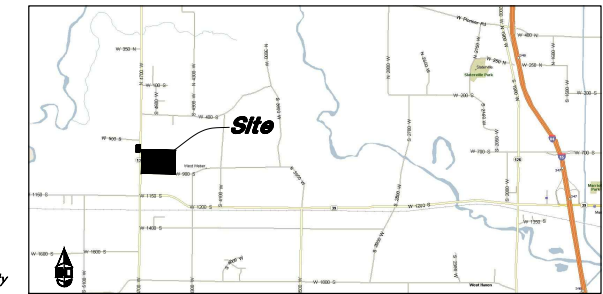
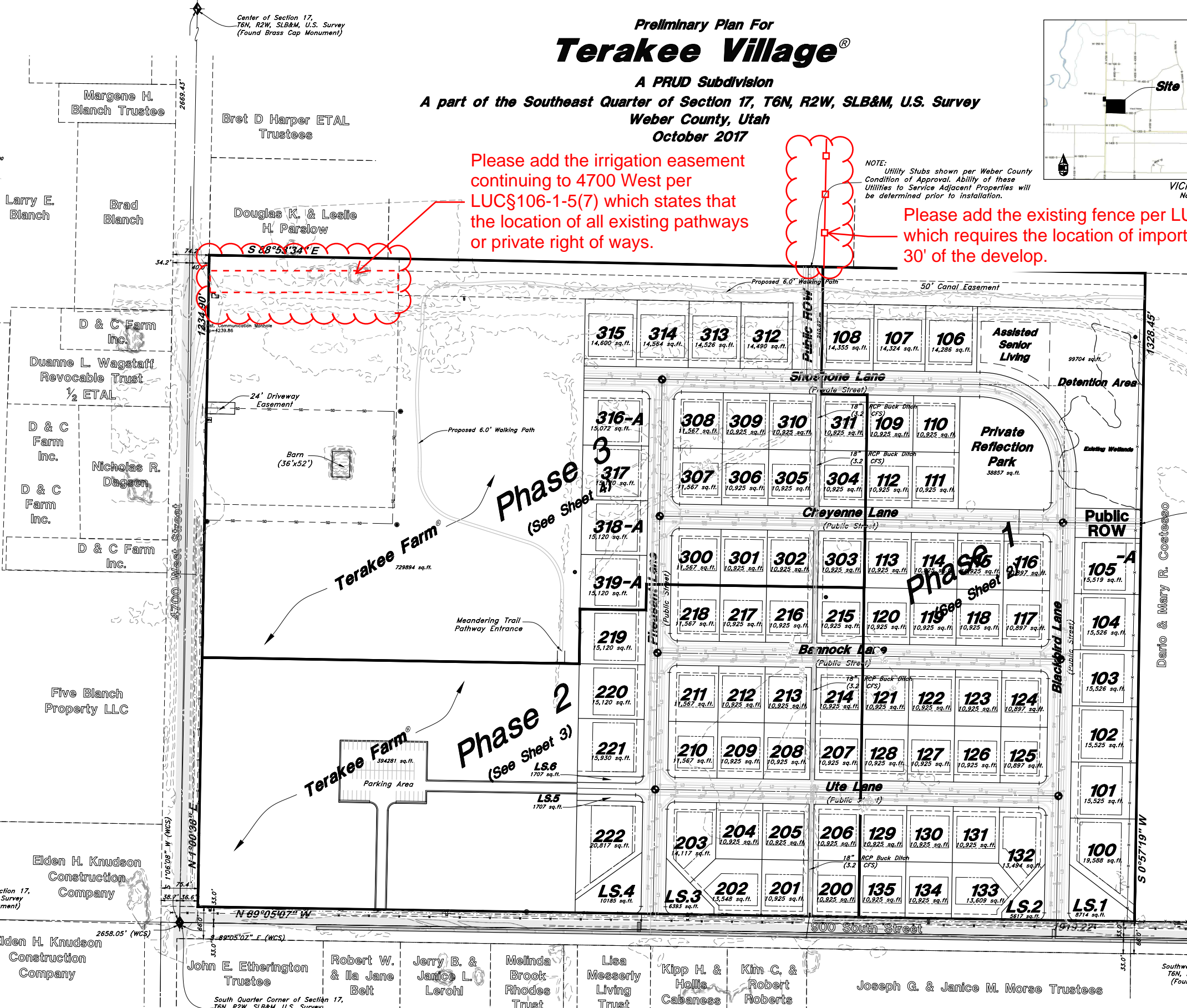
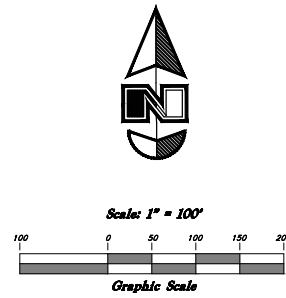


# Preliminary Plan For Terakee Village®

A PRUD Subdivision  
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
October 2017



VICINITY MAP  
Not to Scale



Please add the irrigation easement continuing to 4700 West per LUC§106-1-5(7) which states that the location of all existing pathways or private right of ways.

NOTE: Utility Stubs shown per Weber County Condition of Approval. Ability of these Utilities to Service Adjacent Properties will be determined prior to installation.

Please add the existing fence per LUC§106-1-5(6) which requires the location of important features within 30' of the develop.

## Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power Line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Tree

## ZONING INFORMATION

This property is Zoned PRUD and has the following building setbacks:

- Front Yard = 20 feet
- Other Main = 30 feet
- Side Yard = 8 feet (Dwelling)
- Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Yard = 30 feet
- Other Main = 30 feet
- Building Height = 1 Story building (40 feet maximum)

NOTE: Utility Stubs shown per Weber County Condition of Approval. Ability of these Utilities to Service Adjacent Properties will be determined prior to installation.

## DESCRIPTIONS

A part of the Southeast Corner of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:  
Beginning at a point on the Easterly Right of Way Line of 4700 West Street, said point being 32.93 feet North 0°51'46" East and 36.54 feet South 89°08'17" East from the South Quarter Corner of said Section 17; and running thence along said Easterly Right of Way Line North 1°00'38" East 1334.90 feet; thence South 88°53'34" East 1917.94 feet; thence South 0°57'19" West 1328.45 feet to the Northerly Right of Way Line of 900 South Street; thence along said Northerly Line North 89°05'07" West 1919.22 feet to the point of beginning.  
Contains 2,554,920 Sq. Ft. or 58.652 Acres

## FLOOD PLAIN

This property lies within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005 as well as Panel Number 49057C0189E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

## NOTE

1. Lots 105, 316, 318 and 319 may have ADUs.
2. ADUs may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.

## PROPOSED UTILITY NOTE

- Land Drain - 8" PVC Tight Joint
  - Sanitary Sewer - 8" SDR-35
  - Secondary Water - 8" PVC
  - Water (Culinary) - 8" PVC
- (Unless otherwise specified on plans)

ENGINEER:  
Great Basin Engineering, Inc.  
c/o Andy Hubbard  
3746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Terakee Investments, LLC  
c/o Brad Blanch  
1060 East 3400 North  
North Ogden, UT 84414  
(801) 668-8565

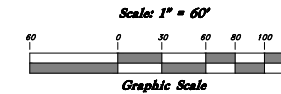
**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84405  
 P.O. BOX 115, SALT LAKE CITY, UT 84111  
 WWW.GREATBASINENGINEERING.COM

**Preliminary Plan**  
**Terakee Village® PRUD Subdivision**  
 Weber County, Utah  
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

**22 Sept, 2017**  
 SHEET NO.  
**1**  
 of 4  
 16N719 - Prelim-4

# Preliminary Plan For Terakee Village® - Phase 1

A PRUD Subdivision  
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
October 2017



### PROPOSED UTILITY NOTE

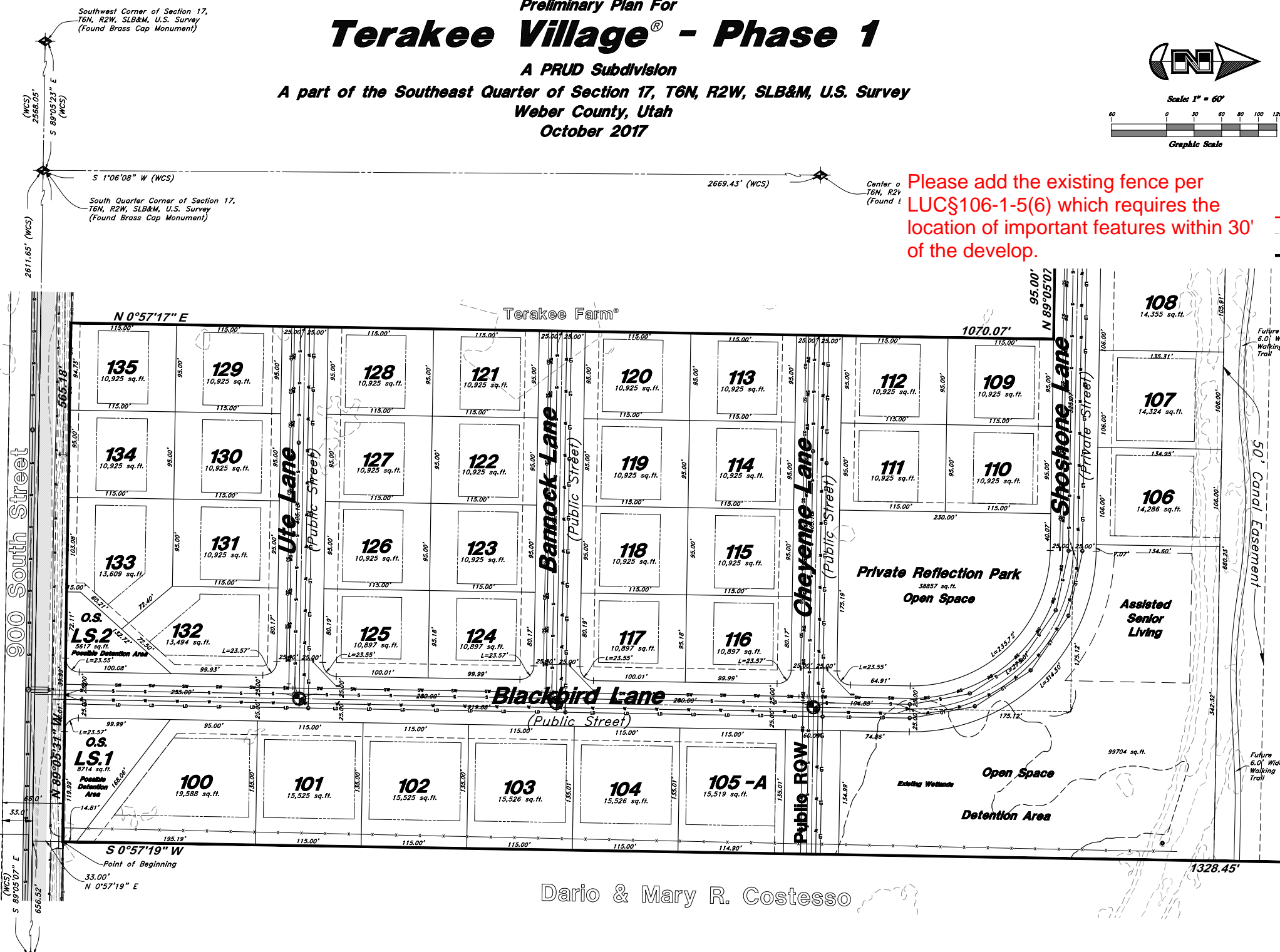
- Land Drain - 8" PVC Tight Joint
  - Sanitary Sewer - 8" SDR-35
  - Secondary Water - 8" PVC
  - Water (Culinary) - 8" PVC
- (Unless otherwise specified on plans)

### Legend

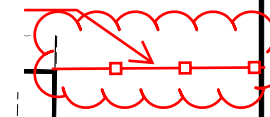
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
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- Culinary Water
- Gas Line
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- Storm Drain
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- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
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- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
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- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Open Space
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Tree

Joseph G. & Janice M. Morse Trustees



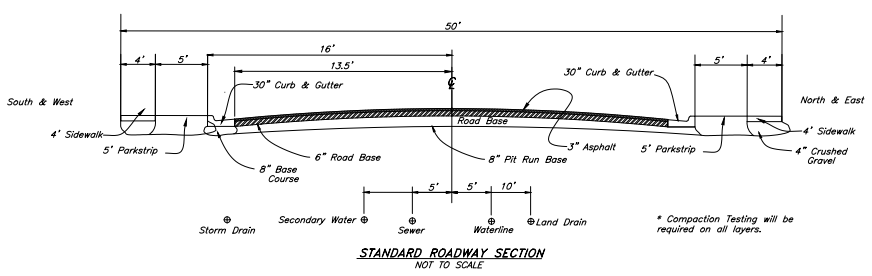
Please add the existing fence per LUC§106-1-5(6) which requires the location of important features within 30' of the develop.



Southwest Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

### NOTE

1. Lot 105 may have an ADU.
2. ADUs may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.

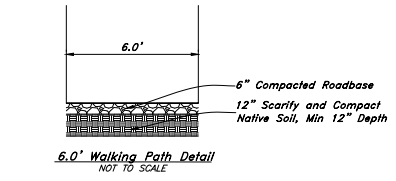


### DESCRIPTION

A part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, more particularly described as follows:

Beginning at a point on the Northerly Line of 900 South Street, said point being 656.52 feet North 89°05'07" West and 33.00 feet North 0°57'19" East from the Southeast Corner of said Section 17; and running thence along said Northerly Line North 89°05'31" East 1070.07 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°57'17" East 1070.07 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°56'38" East 260.67 feet to the Southerly Line of the KN & LN LLC Property; thence along said Southerly Line South 88°53'34" East 660.24 feet to the Westerly Line of the Dario & Mary R. Costesso Property; thence along said Westerly Line South 0°57'19" West 1328.45 feet to the Northerly Line of said 900 South Street and the Point of Beginning.

Contains 776,132 Sq. Ft. or 17,818 Acres



ENGINEER:  
Great Basin Engineering, Inc.  
c/o Andy Hubbard  
3746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Terakee Investments, LLC  
c/o Brad Blanch  
1060 East 3400 North  
North Ogden, UT 84414  
(801) 668-8565

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**Preliminary Plan**  
**Terakee Village @ PRUD Subdivision**  
 Weber County, Utah  
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

23 Oct, 2017

SHEET NO.

1

PRELIMINARY PLAN