

Tarakee Village® No. 1

Terakee A PRUD Subdivision

A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

January 2019

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Terakee Village No. 1 - A PRUD Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2019.

6242920
License No.

Andy Hubbard

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential lots and five (5) Open Space Parcels.

Brass Cap Monuments were found at the Southeast Corner and the South Quarter Corner of Section 17, T6N, R2W, SLB&M.

A line bearing North 89°05'07" West between these two monuments was used as the Basis of Bearings.

Property Corners were monumented as depicted on this plat.

If Curb and Gutter is installed, Rivets will be set in the Top Back of Curb on the extension of the Property Line.

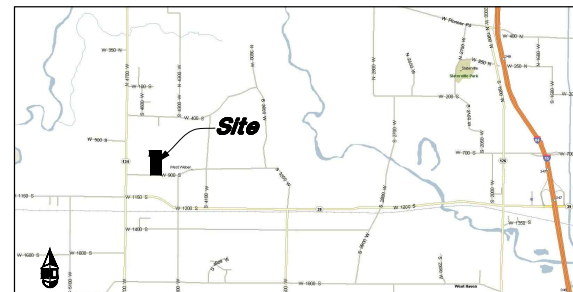
If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

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 Right of Way Line of 900 South Street, said point being 1390.53 feet South 89°05'07" East along the Section Line from the South Quarter Corner of said Section 17 to the Easterly Line of the Terakee Farm Property; and running thence along said Easterly and Southerly Lines the following three (3) courses: (1) North 0°57'17" East 1073.74 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°56'37" East 250.33 feet to a point on an Existing Fence Line, said point also being the Southerly Line of the KN & LN LLC Property; thence along said Fence Line and Southerly Line South 88°53'34" East 651.21 feet to a point on an Existing Fence, said point also being the Westerly Line of the Darlo & Mary R. Costesso Property; thence along said Fence Line and Westerly Line South 1°13'19" West 1321.80 feet to said Northerly Right of Way Line of said 900 South Street; thence along said Northerly Right of Way Line North 89°05'43" West 550.00 feet to the Easterly Line of said Terakee Farm Property and the Point of Beginning.

Contains 755,373 Sq. Ft. or 17.341 Acres



VICINITY MAP
Not to Scale

Add the private streets dedication found in LUC§ 106--1

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Terakee Village No. 1 - A PRUD Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. We also do hereby grant and dedicate to the owner of Open Spaces LS.1 and LS.2, a perpetual right and easement over, upon and under the lands designated hereon as Landscape.

Signed this _____ Day of _____, 2019.

Easement language to the final subdivision plat, the applicant will not be required to file an easement vacation

AGRICULTURAL 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.

1. Please add the geotechnical note per conditions of approval
2. Please add note notifying property owners that the PRUD is part of an approved Agri-Tourism Development.

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this _____ of _____, 2019.

Weber County Engineer

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 _____, 2019.

Chairman, Weber County Planning Commission

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 _____, 2019.

Chairman, Weber County Commission

Attest: _____

Title: _____

~~TAYLOR WEST WEBER WATER
This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this _____ day of _____, 2019.~~

~~_____
Taylor West Weber Water~~

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 _____, 2019.

Weber County Attorney

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. 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 _____, 2019.

Weber County Surveyor

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2019.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

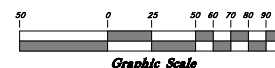
Print Name

Tarakee Village® No. 1

Terakee A PRUD Subdivision
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 January 2019



Scale: 1" = 50'



2670.10' Meas. (2669.43' WCS)

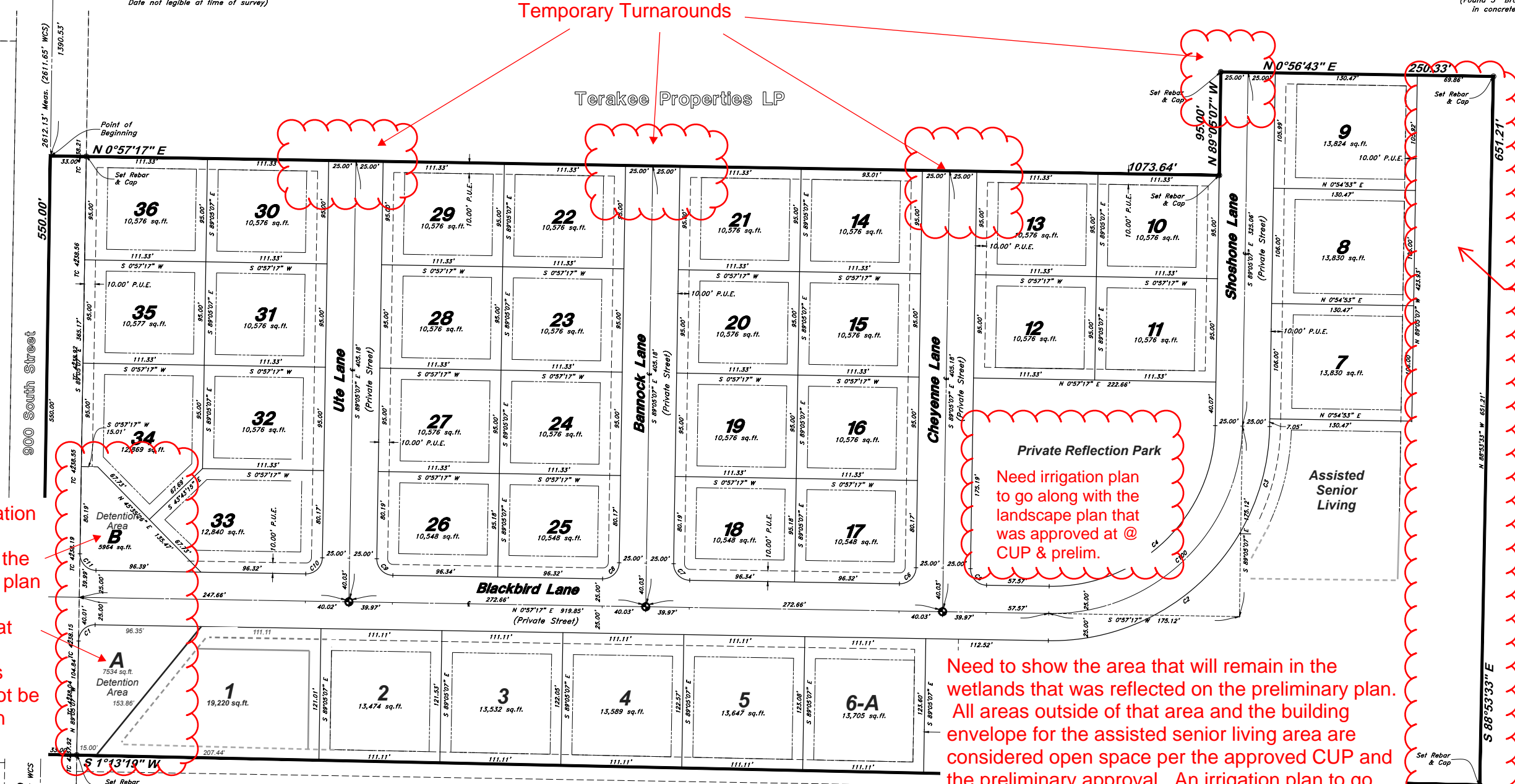
Southwest Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, Date not legible at time of survey)

Center of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in concrete flush with road))

Temporary Turnarounds

Terakee Properties LP



Need irrigation plan to go along with the landscape plan that was approved at @ CUP & prelim, this area cannot be a detention area

Private Reflection Park
 Need irrigation plan to go along with the landscape plan that was approved at @ CUP & prelim.

Need to show the area that will remain in the wetlands that was reflected on the preliminary plan. All areas outside of that area and the building envelope for the assisted senior living area are considered open space per the approved CUP and the preliminary approval. An irrigation plan to go along with a landscape plan for this parcel is required, this area cannot be a detention area.

What happened to the easement and trail? They both need to be shown. We also need construction details on the trail for review and approval prior to PC review.

Legend

- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Building Setbacks:
 Front Yard = 20 feet
 Side Yard = 10 feet
 Rear Yard = 10 feet
 Side Facing Street on Corner Lot = 20 feet
 Building Height = 40 feet maximum

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	90°20'55"	15.00'	23.65'	21.28'	N 44°23'12" W
C2	60°23'17"	200.00'	210.79'	201.17'	N 29°14'22" W
C3	29°39'07"	200.00'	103.50'	102.35'	N 74°15'34" W
C4	90°02'24"	150.00'	235.72'	212.21'	S 44°03'55" E
C5	89°57'36"	15.00'	23.55'	21.21'	S 45°56'05" W
C6	90°02'24"	15.00'	23.57'	21.22'	S 44°03'55" E
C7	89°57'36"	15.00'	23.55'	21.21'	S 45°56'05" W
C8	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C9	89°57'36"	15.00'	23.55'	21.21'	N 45°56'05" E
C10	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C11	89°46'21"	15.00'	23.50'	21.17'	N 46°00'50" E

CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	90°02'24"	175.00'	275.01'	247.57'	S 44°03'55" E

Dario & Mary R. Costesso

- Notes:
1. Lot 6 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.
 4. Ditch along 900 South Street to be piped with 15" RCP storm drain.
 5. Recommendations on the Geotech Report shall be followed during construction of this site.
 6. Private roads shall have a 50 foot temporary turnaround easement at the end of each street during the construction of each phase.

AGRICULTURAL 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.

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

