

# Terakee Village® No. 1

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
April 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 Professional 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

# NOT FOR RECORDING

## 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, Senior Assisted Living Center, 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 dedicate and reserve unto ourselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said Subdivision (and those adjoining Subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private rights-of-way) as access to the individual lots, to be maintained by Terakee Farms, Inc, their grantees, successors, or assigns.

We also do hereby dedicate, grant and convey to Terakee Farm, Inc, the Parcels referred to as Open Spaces A, B, C and D, and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces A, B, C and D, for Storm Water Detention, Landscaping, and Secondary Water facility purposes. The same to be used for the maintenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential buildings or structures being erected within such parcels except for that area designated as Senior Assisted Living Center Area, as shown hereon which is defined in the Codes, Covenants, and Restrictions (CC&R's) for this development.

We also dedicate, grant and convey to \_\_\_\_\_ all those parts or portions of said tract designated as canal easement, the same to be used for maintenance and operation of the canal, as may be authorized by \_\_\_\_\_ with no buildings or structures being constructed within such easement.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2019.

- Terakee Properties LP -

Brad Blanch - Owner  
PO Box 14016  
Ogden, UT 84412  
(801) 668-8565

## ACKNOWLEDGMENT

State of Utah  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2019 by Brad Blanch - Owner.

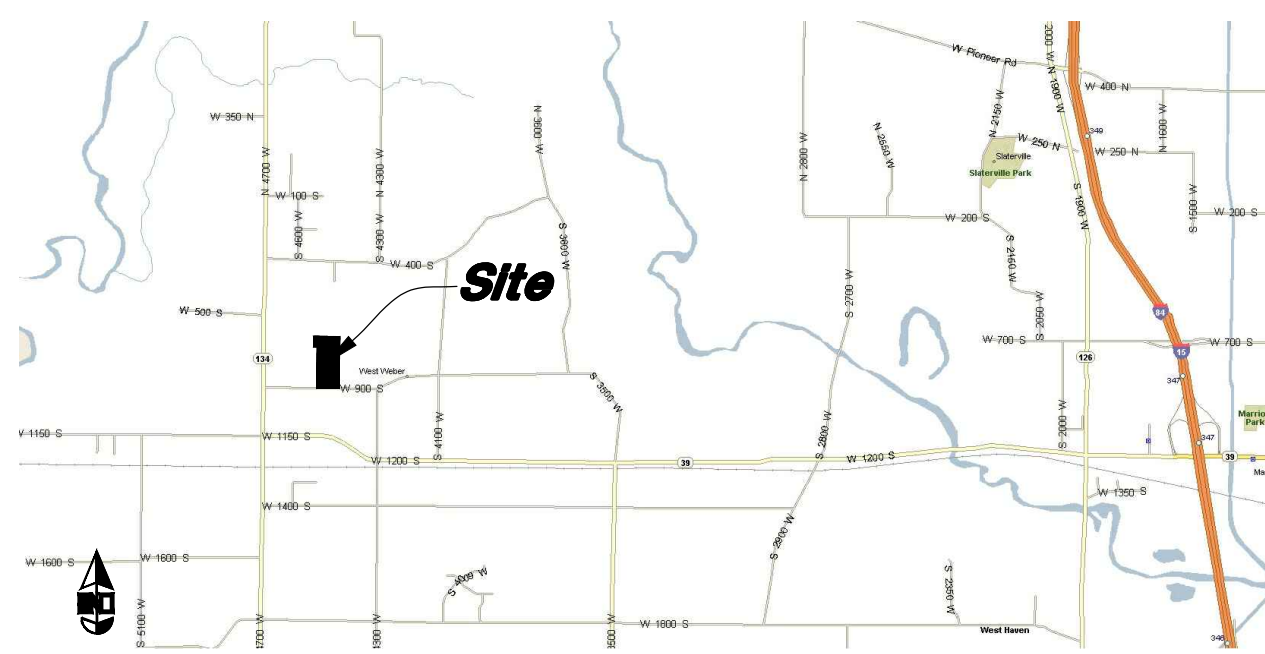
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name

## NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- All Lots with an "A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is owner occupied.
- Agri-tourism is an approved use on agricultural lots.
- All Property Corners will be set prior to recording of the Plat, Monuments and Nails in the curb will be set once improvements are completed allowing their installation.
- A Geotechnical Report prepared by GMT Engineering Laboratories was provided to Weber County as part of this project.

Sheet 1 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



VICINITY MAP  
Not to Scale

## NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential Lots and four (4) Open Space Parcels.

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

A line bearing North 89°05'07" West between the Southeast and South Quarter corner monuments was used as the Basis of Bearings.

The Northerly and Easterly Lines were established by comparing similar calls in adjoining deeds and honoring the historic fence line.

The South Property line was established along the Section Line as called for in the Deeds.

The North Right of way line for 900 South Street was established by offsetting the Section line 33' to the North.

The East Right of way line of 4700 West Street (Remainder Parcel) was established by Offsetting the Section line as shown on the UDOT, right of way maps (FAP-155-A(4), 4B09, B10, & B11).

The Westerly Line was created from a line to separate a future Phase of this development. Property Corners were monumented as depicted on this plat.

Once Curb and Gutter has been installed, Rivets will be set in the Top Back of Curb at the extensions of the Property Line (Not Perpendicular to the Road way).

## BOUNDARY 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°53'33" East 651.21 feet to a point on an Existing Fence, said point also being the Westerly Line of the Darío & 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°05'07" 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

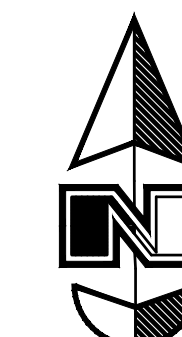
South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, 4" below road surface, In Poor Condition, Date not legible at time of survey Elevation = 4238.10, used as Benchmark)

(WCS) 2568.05'

Southwest Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument 0.5' below surface in good condition, dated 2006)

## BENCHMARK

Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.



Scale: 1" = 200'

Graphic Scale

## REMAINDER PARCEL 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 Quarter Section Line and the Northerly Right of Way Line of 900 South Street and the Easterly Right of Way Line of 4700 South Street, said point being 36.48 feet South 89°05'07" East along the Section Line from the South Quarter Corner of said Section 17; and running thence North 1°00'33" East 1328.21 feet along said Easterly Right of Way Line of 4700 West Street; thence South 88°53'33" East 1257.74 feet; thence South 0°56'43" East 250.33 feet; thence South 89°05'07" East 95.00 feet; thence South 0°57'17" West 1073.64 feet to the Northerly Right of Way Line of said 900 South Street; thence North 89°05'07" West 1354.04 feet along said Quarter Section Line and Northerly Right of Way Line to the Point of Beginning.

Contains 40.651 Acres, More or Less

## 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.

## 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 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 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

ENGINEER:  
Great Basin Engineering, Inc.  
c/o Andy Hubbard, PLS  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Terakee Properties  
c/o Brad Blanch  
PO Box 14016  
Ogden, Utah 84412  
(801) 668-8565

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

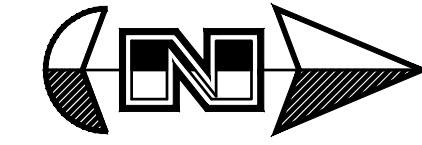
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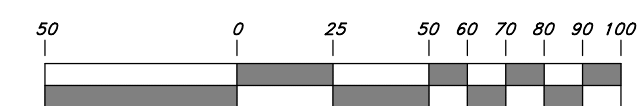
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Weber County, Utah

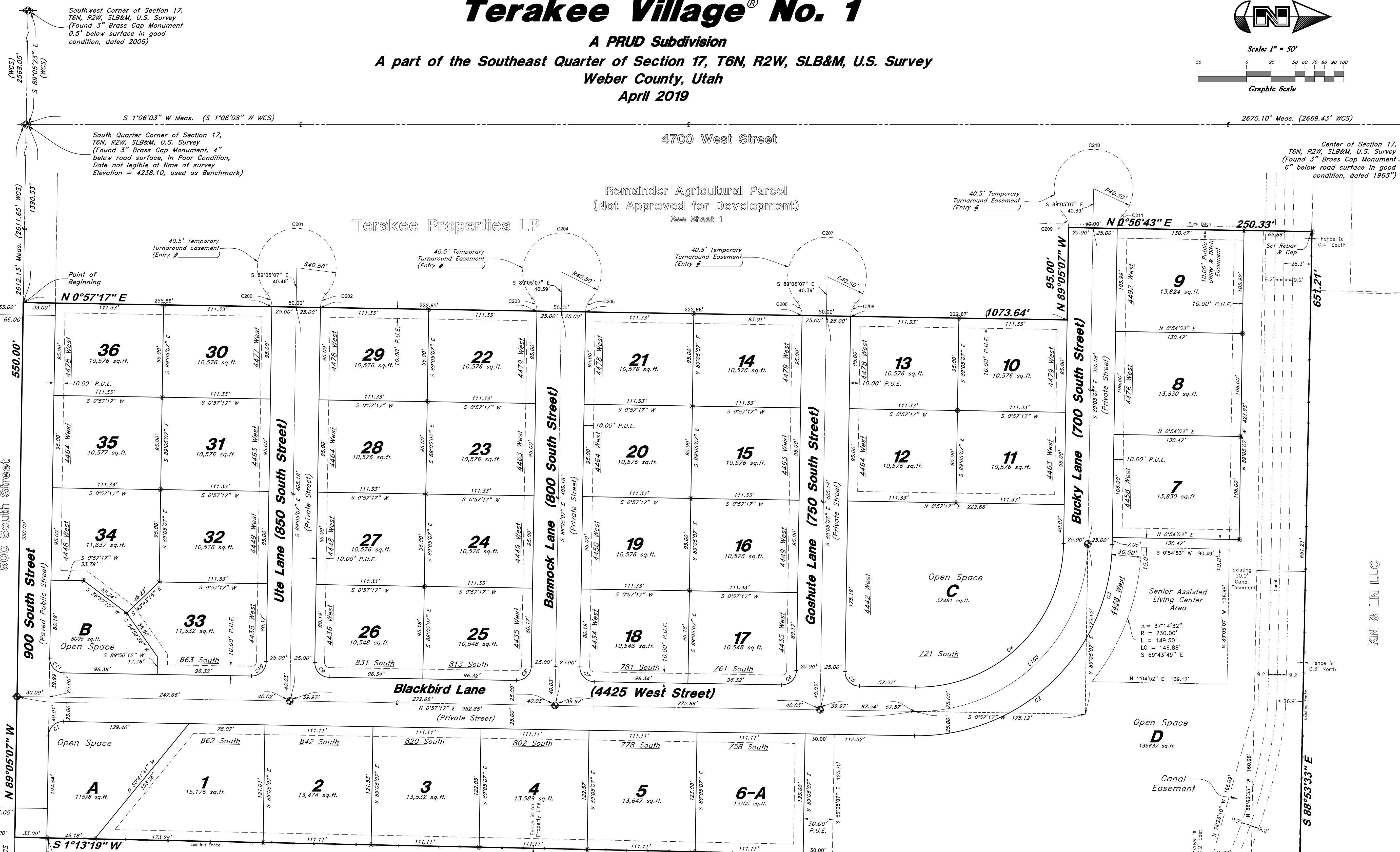
April 2019



Scale: 1" = 50'



Graphic Scale



### Legend

- ⊙ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- P.U.D.E. 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
  - (20 Feet Corner Facing Street)
  - Rear Yard - 10 Feet
  - Building Height - 40 Feet Max.

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	90°02'24"	200.00'	314.30'	282.94'	N 44°03'55" W
C3	90°02'24"	200.00'	314.30'	282.94'	N 44°03'55" 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'	N 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

EASEMENT CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C200	41°56'37"	20.00'	14.64'	14.32'	S 69°56'34" W
C201	26°3'53'15"	40.50'	186.53'	60.25'	N 0°54'53" E
C202	42°02'37"	20.00'	14.68'	14.35'	S 68°09'48" E
C203	41°51'49"	20.00'	14.61'	14.29'	S 69°58'58" W
C204	26°3'53'14"	40.50'	186.53'	60.25'	N 0°59'41" E
C205	41°45'49"	20.00'	14.58'	14.26'	S 67°56'36" E
C206	41°51'49"	20.00'	14.61'	14.29'	S 69°58'58" W
C207	26°3'53'14"	40.50'	186.53'	60.25'	N 0°59'41" E
C208	41°45'48"	20.00'	14.58'	14.26'	S 67°56'36" E
C209	41°51'49"	20.00'	14.61'	14.29'	S 69°58'58" W
C210	26°3'53'14"	40.50'	186.53'	60.25'	N 0°59'41" E
C211	41°44'23"	20.00'	14.57'	14.25'	S 67°55'53" E

NOT FOR RECORDING

Dario & Mary R. Costesso

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Sheet 2 of 2

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RECORDED \_\_\_\_\_ FILED FOR RECORD AND AT \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

**GREAT BASIN ENGINEERING**

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