

Terakee Village No. 1

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

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential Lots, an assisted senior living center, and (4) 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

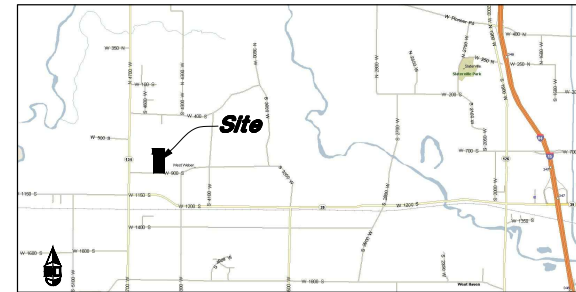
A part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, more particularly described as follows:

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 Properties 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 Dario & 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 Properties Property and the Point of Beginning.

Containing 755,373 Sq. Ft. or 17.341 Acres

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.



VICINITY MAP
Not to Scale

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 Engineer 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

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 guarantee to Weber County that the Open Space parcels will remain open and undeveloped except for approved Open Space 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 the the governing authority, with no buildings or structures being erected within such easements.

We also do hereby dedicate and grant to Weber County a perpetual right and easement on and over Dedicate and reserve unto themselves, 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 a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns.

Signed this _____ Day of _____, 2019.

Terakee Properties LP

ACKNOWLEDGMENT

State of Utah

County of _____

} ss

The foregoing instrument was acknowledged before me this _____ day of

_____, 2019, by _____.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name

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

Engineer & Land Surveyor

Andy Hubbard PLS
Great Basin Engineering
5746 South 1475 East
Ogden, Utah 84403

Developer

Brad Blanch
736 South 4700 West
West Weber, Utah 84404

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.

Signed this _____ day of _____, 2019.

Weber County Surveyor



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

Sheet 1 of 2

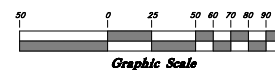
WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____
IN BOOK _____	AT _____
RECORDS, PAGE _____	OF OFFICIAL _____
FOR _____	RECORDED _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____

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 Weber County, Utah
 March 2019



Scale: 1" = 50'



2670.10' Meas. (2669.43' WCS)

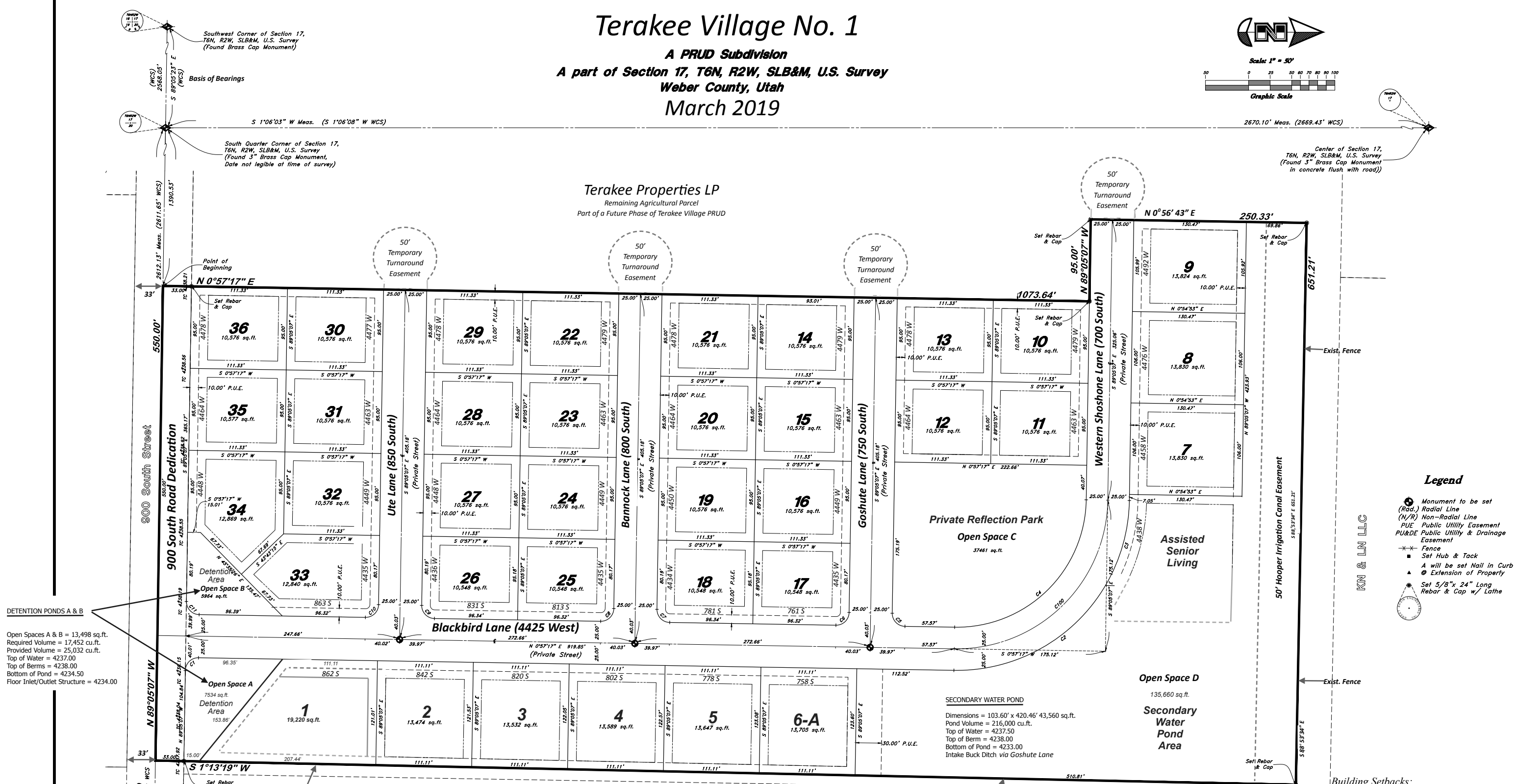
Southwest Corner of Section 17,
 T6N, R2W, SLB&M, U.S. Survey
 (Found Brass Cap Monument)

Basis of Bearings

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))

Terakee Properties LP
 Remaining Agricultural Parcel
 Part of a Future Phase of Terakee Village PRUD



DETENTION PONDS A & B
 Open Spaces A & B = 13,498 sq.ft.
 Required Volume = 17,452 cu.ft.
 Provided Volume = 25,032 cu.ft.
 Top of Water = 4237.00
 Top of Berm = 4238.00
 Bottom of Pond = 4234.50
 Floor Inlet/Outlet Structure = 4234.00

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
- ▲ Will be set Nail in Curb
- ⊙ Extension of Property
- ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

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:

- Lot 6 may have an ADU
- ADUs may be used for monthly rentals only when primary residence is owner occupied.
- Agri-tourism is an approved use on agricultural lots.
- Ditch along 900 South Street to be piped with 15" RCP storm drain.
- Recommendations on the Geotech Report shall be followed during construction of this site.
- 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.

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

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

