

Terakee Village® No. 1

A PRUD Subdivision

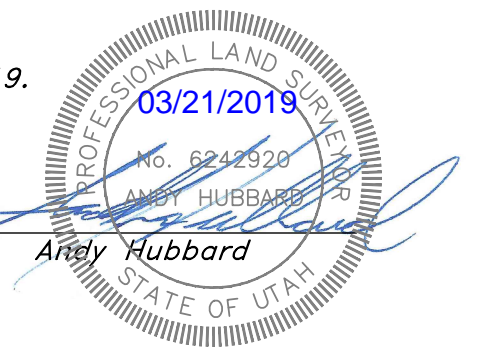
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
March 2019

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 herein 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.



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 a lot (unit) owners association whose membership consists of said owners, their grantees, successors, or assigns.

We also do hereby grant, dedicate and convey to Terakee Farm, Inc. the Parcels referred to as Open Spaces A, B, C and D, a perpetual right and easement over, upon and under the lands designated hereon 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 designated as Senior Assisted Living Center Area, as shown hereon which will be defined in the codes, covenants, and Restrictions (CC&R's) for this development.

Signed this _____ Day of _____, 2019.

Are we still talking about the open spaces?

and also grant? Please clarify this line, so that it's more clear. I presume that the intent is to convey open space, and to create a perpetual easement...

- Terakee Properties LP -

Brad Blanch - Owner
1060 East 3400 North
North Ogden, UT 84414
(801) 668-8565

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

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

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

HOOPER IRRIGATION COMPANY
This is to certify that this subdivision plat was duly approved by Hopper Irrigation Company.

Signed this _____ day of _____, 2019.

Hooper Irrigation Company

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.

Webber County Attorney

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 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: _____

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.

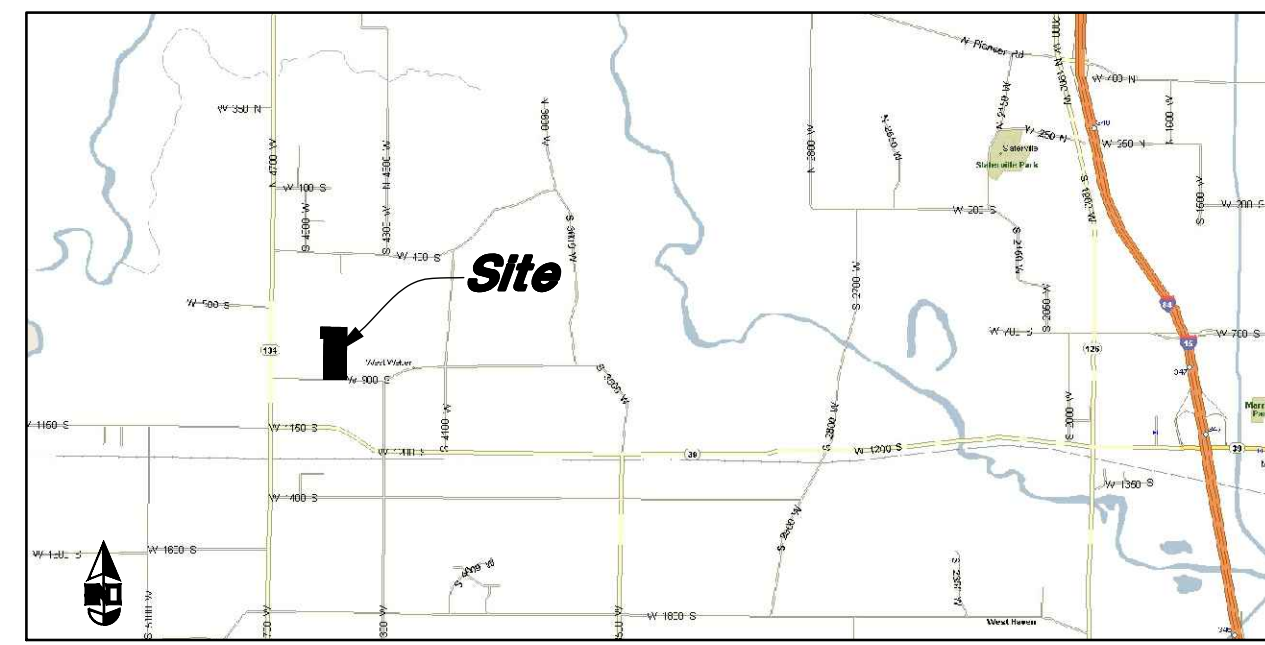
Webber County Engineer

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.

Webber County Surveyor



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 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 Farm Property and the Point of Beginning.

Contains 755,373 Sq. Ft. or 17.341 Acres

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.

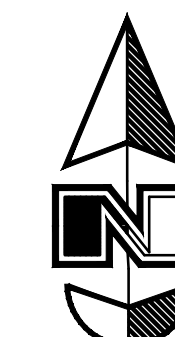
Contains 40.651 Acres, More or Less

AGRICULTURAL NOTE

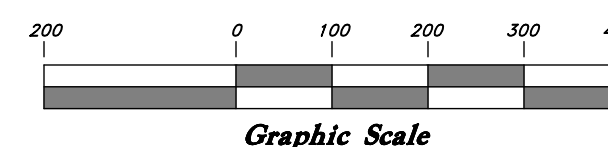
Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

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



Scale: 1" = 200'



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

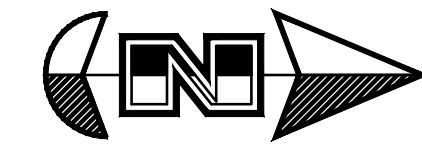
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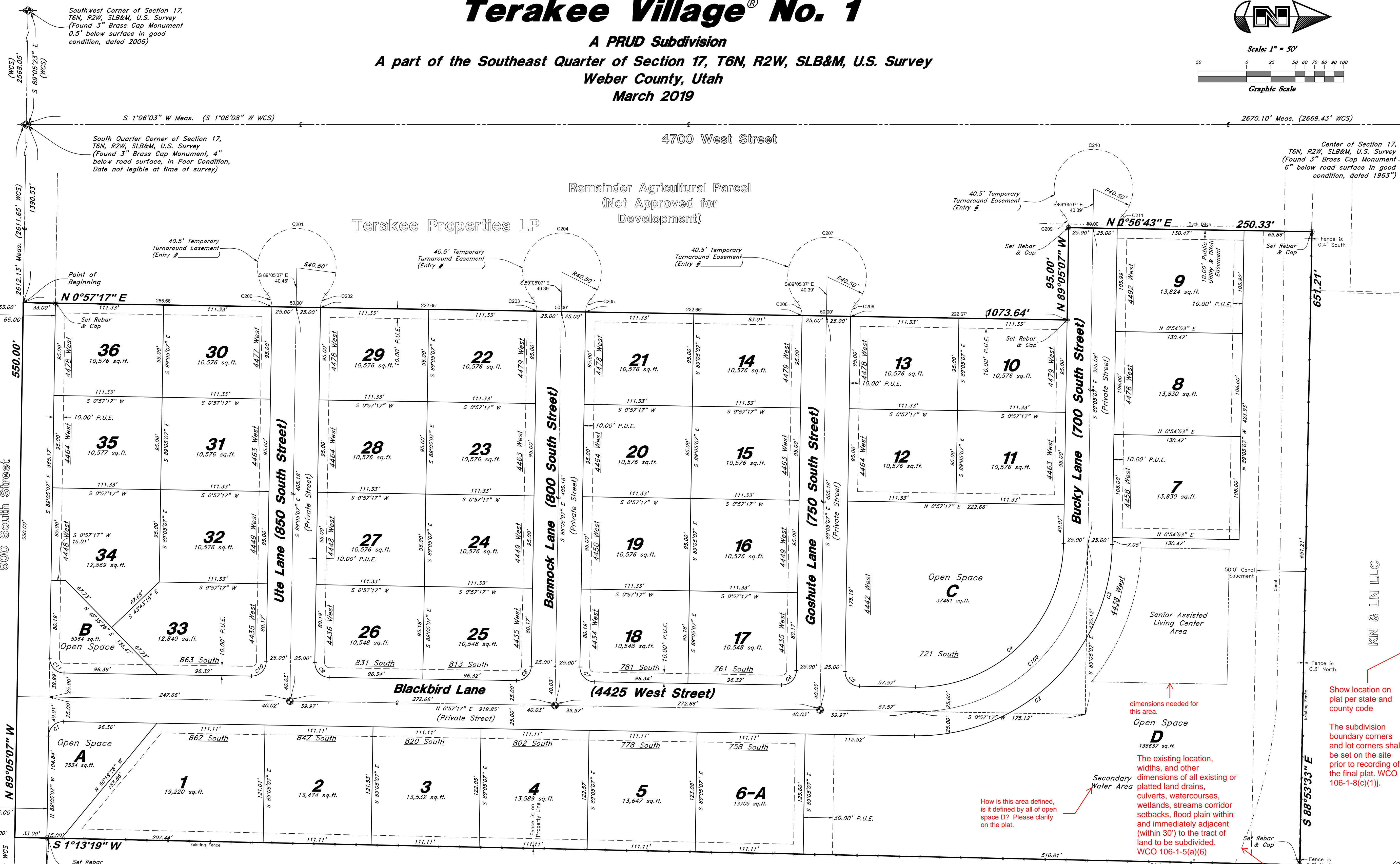
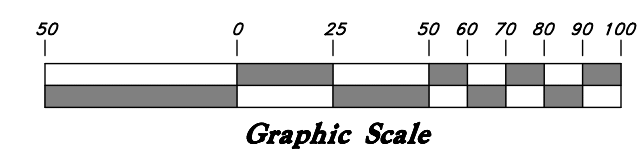
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

March 2019



Scale: 1" = 50'

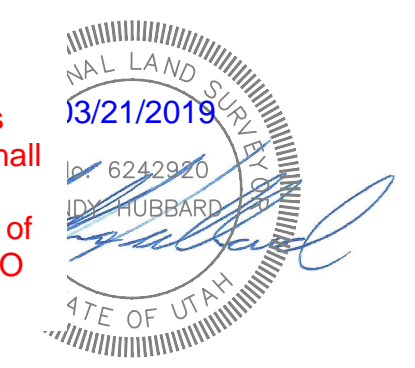


Legend

- ⊙ 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

Show location on plat per state and county code

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1);



BUILDING SETBACKS

- Front Yard - 20 Feet
- Side Yard - 10 Feet
- (20 Feet Corner Facing Street)
- Rear Yard - 10 Feet
- Building Height - 40 Feet Max.

dimensions needed for this area.

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

How is this area defined, is it defined by all of open space D? Please clarify on the plat.

PROPERTY LINE CURVE DATA				
Curve	Delta	Radius	Length	Chord
C1	90°20'55"	15.00'	23.65'	21.28'
C2	90°02'24"	200.00'	314.30'	282.94'
C3	90°02'24"	200.00'	314.30'	282.94'
C4	90°02'24"	150.00'	235.72'	212.21'
C5	89°57'36"	15.00'	23.55'	21.21'
C6	90°02'24"	15.00'	23.57'	21.22'
C7	89°57'36"	15.00'	23.55'	21.21'
C8	90°02'24"	15.00'	23.57'	21.22'
C9	89°57'36"	15.00'	23.55'	21.21'
C10	90°02'24"	15.00'	23.57'	21.22'
C11	89°46'21"	15.00'	21.17'	18.60'50"

CENTERLINE CURVE DATA				
Curve	Delta	Radius	Length	Chord
C100	90°02'24"	175.00'	275.01'	247.57'

EASEMENT CURVE DATA				
Curve	Delta	Radius	Length	Chord
C200	41°56'37"	20.00'	14.64'	14.32'
C201	26°3'53'15"	40.50'	186.53'	60.25'
C202	42°02'37"	20.00'	14.68'	14.35'
C203	41°51'49"	20.00'	14.61'	14.29'
C204	26°3'53'14"	40.50'	186.53'	60.25'
C205	41°45'49"	20.00'	14.58'	14.26'
C206	41°51'49"	20.00'	14.61'	14.29'
C207	26°3'53'14"	40.50'	186.53'	60.25'
C208	41°45'48"	20.00'	14.58'	14.26'
C209	41°51'49"	20.00'	14.61'	14.29'
C210	26°3'53'14"	40.50'	186.53'	60.25'
C211	41°44'23"	20.00'	14.57'	14.25'

Dario & Mary R. Costesso

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.

NOTES

1. 10' wide Public Utility Easement as indicated by dashed line, except as otherwise shown.
2. All Lots with an "A" Designation may have an ADU, to be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.
4. Recommendations on the Geotechnical Report shall be followed during construction of this site.
5. Private Roads shall have a 40.5 foot temporary turnaround easement at the end of each street during the construction of each phase.
6. All Property Corners and Street Monuments to be placed before the Recording of the Plat.



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