Preliminary Plan for

Terakee Farm PRUD Subdivision

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2018

PRELIMINARY DESCRIPTION

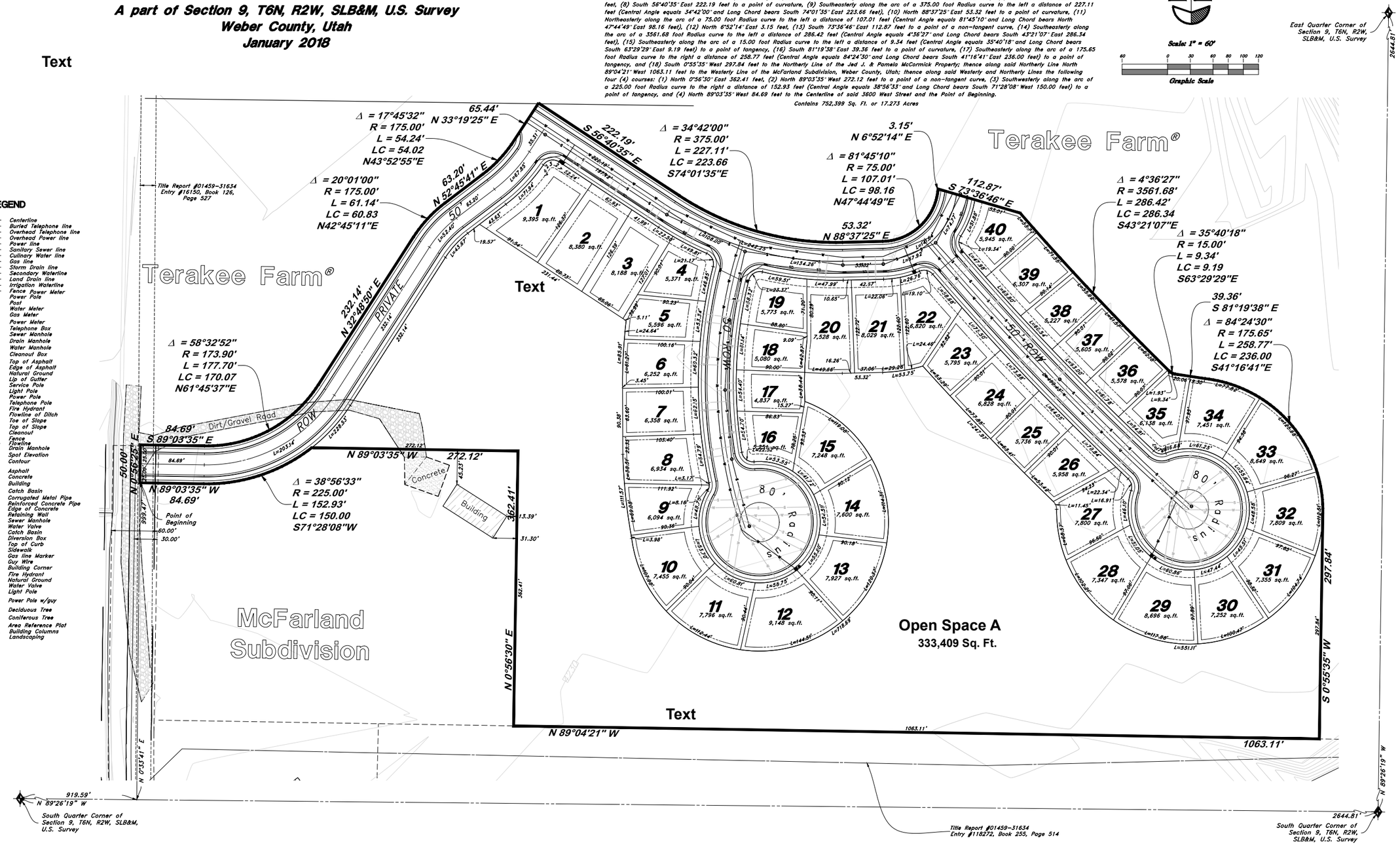
A part of the Southeast Quarter of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a point on the Easterly Line of the Levar J. & Elise Hipwell Trustees Property, said point being 919.59 feet South 89°26'19" East along the Section Line and 999.47 feet North 0°33'41" East along the Centerline of 3600 West Street from the South Quarter Corner of said Section 9; and running thence North 0°56'25" East 50.00 feet along said Easterly Line to the Southerly Line of the Terakee Farm property; thence along said Southerly, Easterly and Westerly Lines the following eighteen (18) courses: (1) South 89°03'35" East 84.69 feet to a point of curvature, (2) Northeasterly along the arc of a 173.90 foot Radius curve to the left a distance of 177.70 feet (Central Angle equals 58°32'52" and Long Chord bears North 61°45'37" East 170.07 feet), (3) North 32°44'41" East 232.14 feet to a point of curvature, (4) Northeasterly along the arc of a 175.00 foot Radius curve to the right a distance of 61.14 feet (Central Angle equals 20°01'00" and Long Chord bears North 42°45'11" East 60.83 feet), (5) North 52°45'41" East 63.20 feet to a point of curvature, (6) Northeasterly along the arc of a 175.00 foot Radius curve to the left a distance of 54.24 feet (Central Angle equals 17°45'32" and Long Chord bears North 43°52'55" East 54.02 feet), (7) North 33°19'25" East 65.44 feet, (8) South 56°40'35" East 222.19 feet to a point of curvature, (9) Southeasterly along the arc of a 375.00 foot Radius curve to the left a distance of 227.11 feet (Central Angle equals 34°42'00" and Long Chord bears South 74°01'35" East 223.66 feet), (10) North 88°37'25" East 53.32 feet to a point of curvature, (11) Northeasterly along the arc of a 75.00 foot Radius curve to the left a distance of 107.01 feet (Central Angle equals 81°45'10" and Long Chord bears North 47°44'49" East 98.16 feet), (12) North 6°52'14" East 3.15 feet, (13) South 73°36'46" East 112.87 feet to a point of a non-tangent curve, (14) Southeasterly along the arc of a 3561.68 foot Radius curve to the left a distance of 286.42 feet (Central Angle equals 4°36'27" and Long Chord bears South 43°21'07" East 286.34 feet), (15) Southeasterly along the arc of a 15.00 foot Radius curve to the left a distance of 9.34 feet (Central Angle equals 35°40'18" and Long Chord bears South 63°29'29" East 9.19 feet) to a point of tangency, (16) South 81°19'38" East 39.36 feet to a point of curvature, (17) Southeasterly along the arc of a 175.65 foot Radius curve to the right a distance of 258.77 feet (Central Angle equals 84°24'30" and Long Chord bears South 41°16'41" East 236.00 feet) to a point of tangency, and (18) South 0°55'35" West 297.84 feet to the Northerly Line of the Jed J. & Pamela McCormick Property; thence along said Northerly Line North 89°04'21" West 1063.11 feet to the Westerly Line of the McFarland Subdivision, Weber County, Utah; thence along said Westerly and Northerly Lines the following four (4) courses: (1) North 0°56'30" East 362.41 feet, (2) North 89°03'35" West 272.12 feet to a point of a non-tangent curve, (3) Southwesterly along the arc of a 225.00 foot Radius curve to the right a distance of 152.93 feet (Central Angle equals 38°56'33" and Long Chord bears South 71°28'08" West 150.00 feet) to a point of tangency, and (4) North 89°03'35" West 84.69 feet to the Centerline of said 3600 West Street and the Point of Beginning.

Contains 752,399 Sq. Ft. or 17.273 Acres

Scale: 1" = 60'

Graphic Scale



LEGEND

—℄—	Centerline
--UGT--	Buried Telephone line
--OHT--	Overhead Telephone line
--OHP--	Overhead Power line
--UGP--	Power line
--S--	Sanitary Sewer line
--W--	Culinary Water line
--G--	Gas line
--SD--	Storm Drain line
--SW--	Secondary Waterline
--LD--	Land Drain line
--IW--	Irrigation Waterline
-x-x-x-	Fence Power Meter
	Power Pole
	Post
	Water Meter
GM	Gas Meter
PM	Power Meter
	Telephone Box
	Sewer Manhole
	Drain Manhole
	Water Manhole
	Cleanout Box
TA	Top of Asphalt
EA	Edge of Asphalt
NG	Natural Ground
LG	Lip of Gutter
SP	Service Pole
LP	Light Pole
PP	Power Pole
TP	Telephone Pole
FH	Fire Hydrant
DIT	Flowline of Ditch
TOE	Toe of Slope
TOP	Top of Slope
CO	Cleanout
FC	Fence
	Flowline
DMH	Drain Manhole
x99.00	Spot Elevation
	Contour
	Asphalt
	Concrete
	Building
	Catch Basin
C.M.P.	Corrugated Metal Pipe
R.C.P.	Reinforced Concrete Pipe
CONC	Edge of Concrete
RWALL	Retaining Wall
SMH	Sewer Manhole
WV	Water Valve
CB	Catch Basin
DV	Diversion Box
TC	Top of Curb
SW	Sidewalk
GAS	Gas line Marker
GUY	Guy Wire
BLDG	Building Corner
	Fire Hydrant
NG	Natural Ground
	Water Valve
LP	Light Pole
	Power Pole w/guy
	Deciduous Tree
	Coniferous Tree
ARP	Area Reference Plat
COL	Building Columns
LS	Landscaping

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 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

PREMILINARY PLAN

REV	DATE	DESCRIPTION

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

Phase 1

Terakee Farm® PRUD Subdivision
Approx 700 North 3600 West
Weber County, Utah
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

5 Jan, 2018

SHEET NO.
2 of 4

16N704 – Prelim – Phase 1