

Preliminary Plan for
Tarakee Farm® - No. 1
 A PRUD Subdivision
 A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 January 2018

Northeast Corner of Section 9,
 T6N, R2W, SLB&M, U.S. Survey

(2640.03' W.C.S.)

Northeast Corner of Section 9,
 T6N, R2W, SLB&M, U.S. Survey

(2632.75' W.C.S.)

Southeast Corner of Section 9,
 T6N, R2W, SLB&M, U.S. Survey

(2644.81' W.C.S.)

(S 89°15'28" E W.C.S.)

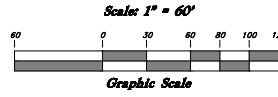
Center of Section 9,
 T6N, R2W, SLB&M, U.S. Survey

(2641.11' W.C.S.)

(N 0°51'29" E W.C.S.)

(S 89°26'19" E W.C.S.)

South Quarter Corner of Section 9,
 T6N, R2W, SLB&M, U.S. Survey

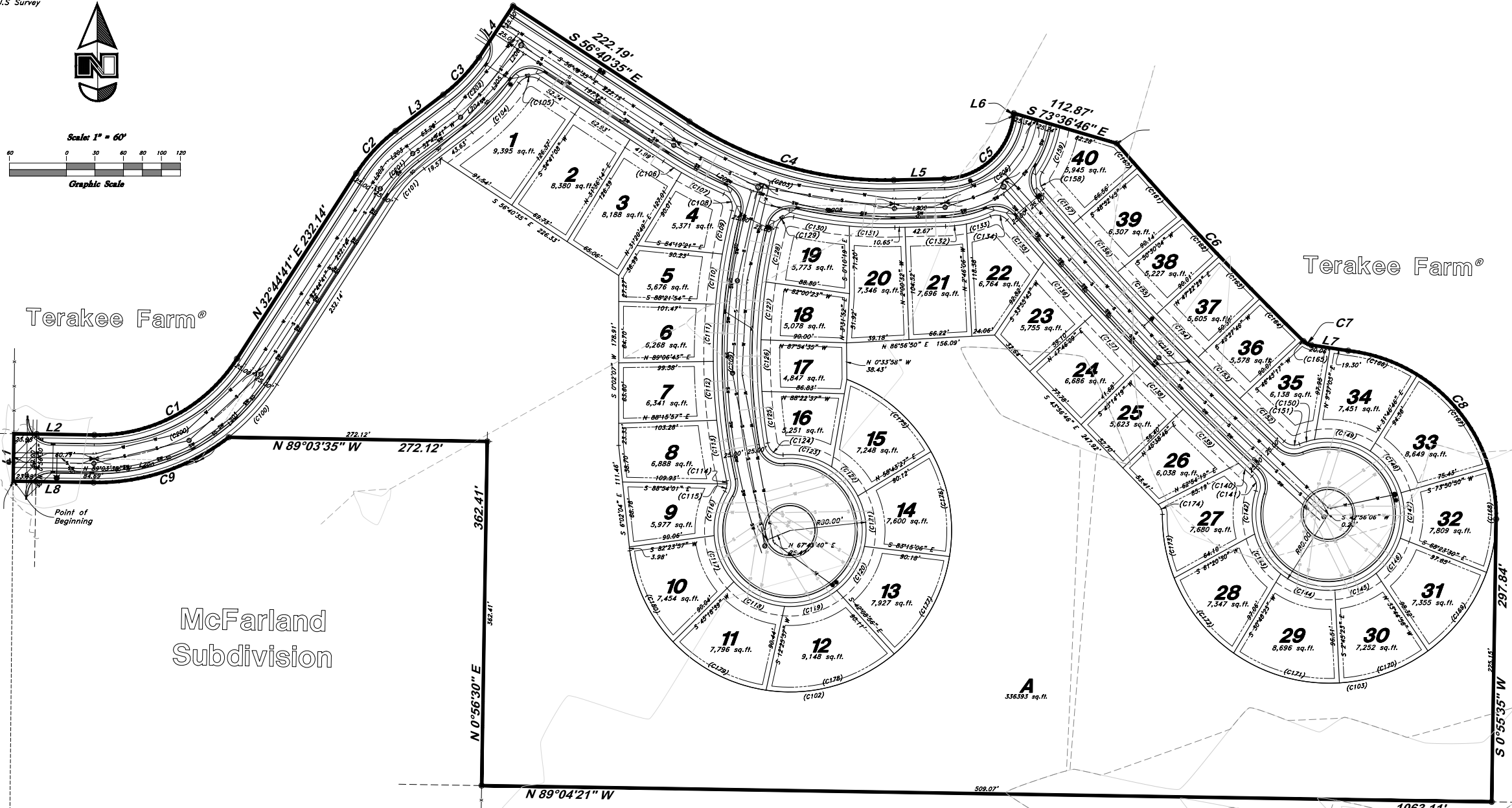


Terakee Farm®

Terakee Farm®

McFarland
 Subdivision

Jed J. & Pamela McCormick



Sheet 3 of 5

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

DEVELOPER:
 Tarakee Investments, LLC
 c/o Brad Blanch
 1080 East 3400 North
 North Ogden, UT 84414
 (801) 668-8565

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND
 RECORDED _____ AT _____

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

WEBER COUNTY RECORDER

BY: _____ DEPUTY



PRELIMINARY PLAN

Preliminary Plan for Terakee Farm PRUD Subdivision

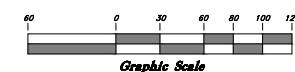
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2018

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 Higwell Trustee's 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) Northeast 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) Northeast 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°45'11" East 60.83 feet to a point of curvature, (6) Northeast 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) Southeast 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) Northeast 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) Southeast 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) Southeast 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) Southeast 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) Southwest 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

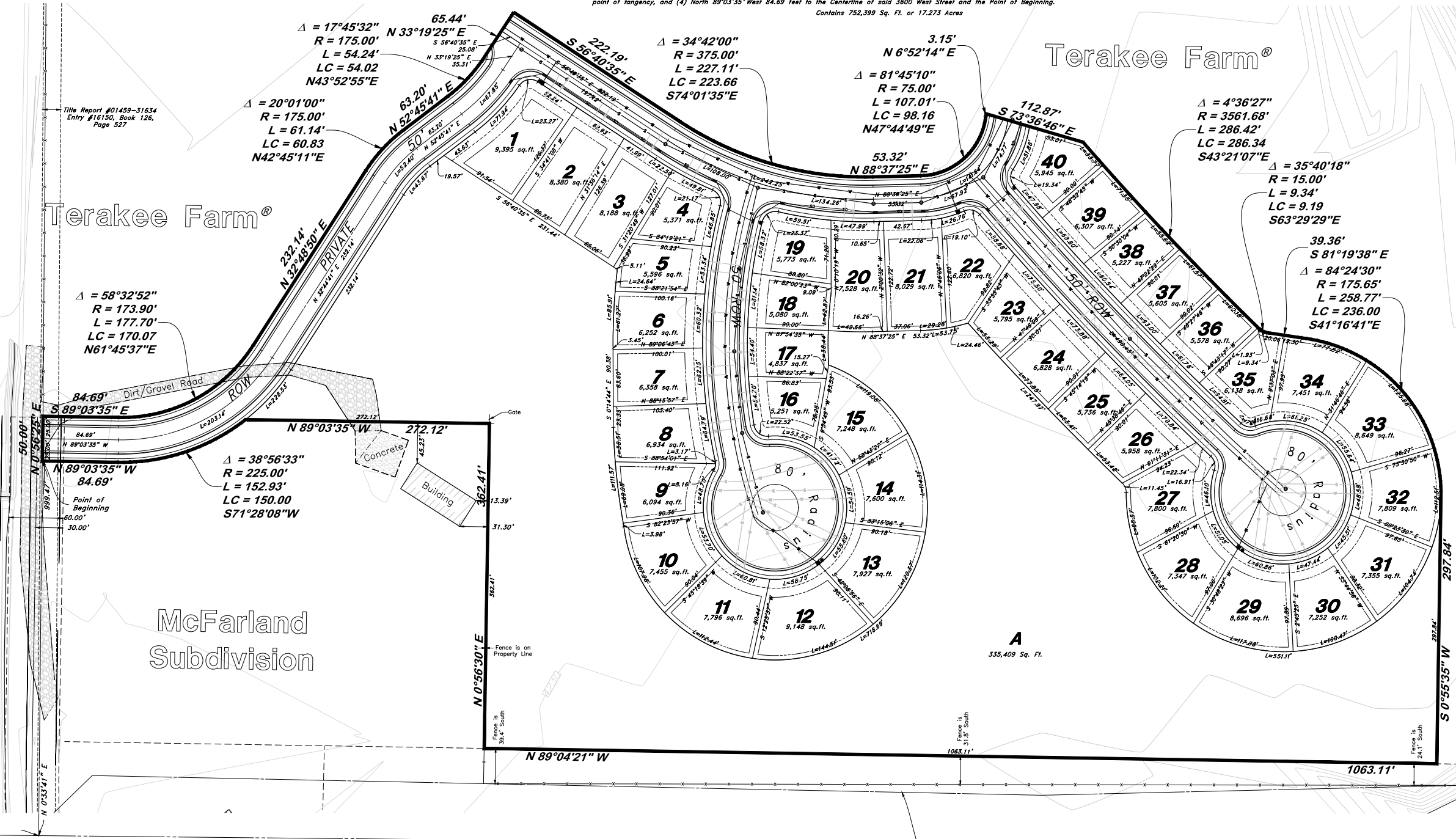


Scale: 1" = 60'



East Quarter Corner of Section 9, T6N, R2W, SLB&M, U.S. Survey

- LEGEND**
- C— Centerline
 - UGT- Buried Telephone line
 - OHT- Overhead Telephone line
 - OHP- Overhead Power line
 - UGP- Power line
 - S- Sanitary Sewer line
 - CW- 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
 - Water Meter
 - Gas Meter
 - 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
 - FLD Flowline of Ditch
 - TOE Toe of Slope
 - TC Top of Slope
 - CD Cleanout
 - FC Fence
 - Flowline
 - Drain Manhole
 - Spot Elevation
 - Contour
 - DMH x99.00
 - Asphalt
 - Concrete
 - Building
 - Catch Basin
 - Corrugated Metal Pipe
 - R.C.P. Reinforced Concrete Pipe
 - CONC Edge of Concrete
 - RWALL Retaining Wall
 - SMH Water Valve
 - 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
 - Light Pole
 - Power Pole w/guy
 - Deciduous Tree
 - Coniferous Tree
 - ARP Area Reference Plat
 - Building Columns
 - LS Landscaping



REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515 S.L.C. (801) 521-0222
 WWW.GRETBASINENGINEERING.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

11 Jan, 2018

SHEET NO. **2**

of 4

16N704 - Prelim - Phase 1

PRELIMINARY PLAN

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

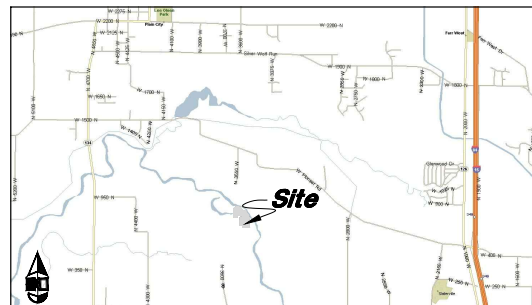
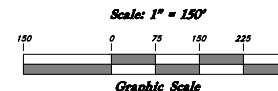
DEVELOPER:
Terakee Investments, LLC
c/o Brad Blanch
1060 East 3400 North
North Ogden, UT 84414
(801) 668-8565

Title Report #01459-31634
Entry #118272, Book 255, Page 514

South Quarter Corner of Section 9, T6N, R2W, SLB&M, U.S. Survey

Preliminary Plan for Terakee Farm PRUD Subdivision

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



VICINITY MAP
(Not to Scale)

GENERAL NOTES

- Single family homes within the development have been approved in whole or in part for nightly rentals or monthly rentals including the ability to utilize lockout sleeping rooms for nightly rentals.
- "A" Accessory Dwelling Unit (ADU) permitted.
- "M" Mixed Use approved lots.
- Secondary water will be provided by a privately owned and operated water district.
- Developer may be required to install and maintain temporary pressure sanitary sewer stations as each phase progresses.

UTILITY NOTES

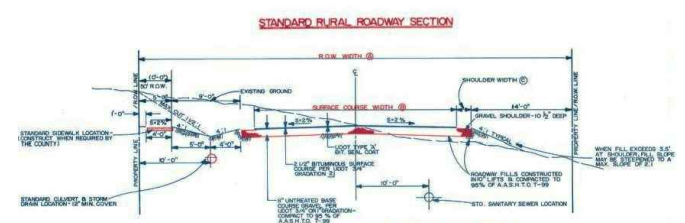
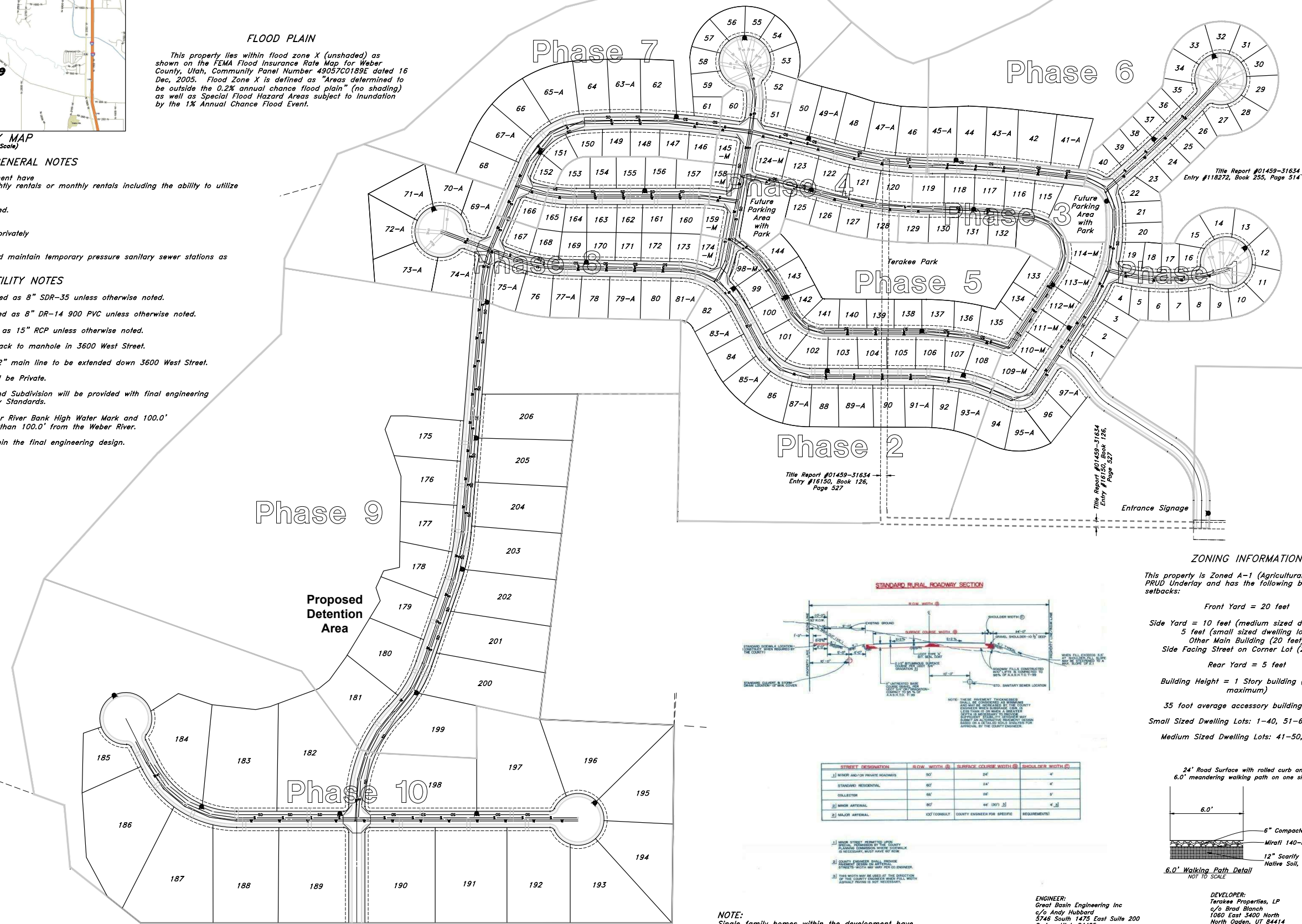
- All Sanitary Sewer Lines shall be installed as 8" SDR-35 unless otherwise noted.
- All Cullinary Water Lines shall be installed as 8" DR-14 900 PVC unless otherwise noted.
- All Storm Drain Lines shall be installed as 15" RCP unless otherwise noted.
- Sanitary Sewer Lines will be pressure back to manhole in 3600 West Street.
- Cullinary Water Line will connect to a 12" main line to be extended down 3600 West Street.
- All Streets throughout Terakee Farm will be Private.
- Final Roadway design affecting McFarland Subdivision will be provided with final engineering design in accordance with Weber County Standards.
- Final engineering design will show Weber River Bank High Water Mark and 100.0' setback. Phase 1 is considerably more than 100.0' from the Weber River.
- Pedestrian traffic will be addressed within the final engineering design.

LEGEND

- Centerline
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- C.M.P. Corrugated Metal Pipe
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- Fire Hydrant
- NG Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- ARP Area Reference Plot
- Building Columns
- Landscaping

FLOOD PLAIN

This property lies within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0189E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading) as well as Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood Event.



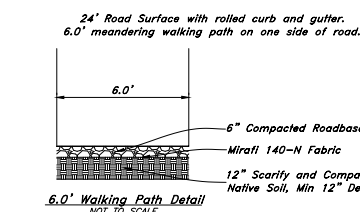
STREET DESIGNATION	ROW WIDTH @	SURFACE COURSE WIDTH @	SHOULDER WIDTH @
1) WIDER ARD/ OR PRIVATE ROADS	50'	24'	4'
2) STANDARD RESIDENTIAL	60'	24'	4'
3) COLLECTOR	60'	24'	4'
4) HIGH ARTERIAL	60'	44' (30' @)	4'
5) MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- ROAD STREET PERMITTED ONLY. ROADWAY DESIGNATION MUST BE CLEARLY INDICATED ON ALL PLANS. ROADWAY DESIGNATION MUST BE CLEARLY INDICATED ON ALL PLANS. ROADWAY DESIGNATION MUST BE CLEARLY INDICATED ON ALL PLANS.
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- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER WHEN THE ROADWAY DESIGNATION IS NOT NECESSARY.

ZONING INFORMATION

This property is Zoned A-1 (Agricultural) with PRUD Underlay and has the following building setbacks:

- Front Yard = 20 feet
- Side Yard = 10 feet (medium sized dwelling lot)
5 feet (small sized dwelling lots)
Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Yard = 5 feet
- Building Height = 1 Story building (40 feet maximum)
- 35 foot average accessory building height
- Small Sized Dwelling Lots: 1-40, 51-61, 98-174
- Medium Sized Dwelling Lots: 41-50, 62-97



NOTE:
Single family homes within the development have been approved in whole or in part for nightly rentals or monthly rentals including the ability to utilize lockout sleeping rooms for nightly rentals.

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DEVELOPER:
Terakee Properties, LP
c/o Brad Blanch
1060 East 3400 North
North Ogden, UT 84414
(801) 868-8565

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Preliminary Plan
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. **1**
of 4
16N704 - Prelim - Phase 1

PRELIMINARY PLAN

Tarakee Farm® PRUD No. 1

A PRUD Subdivision

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

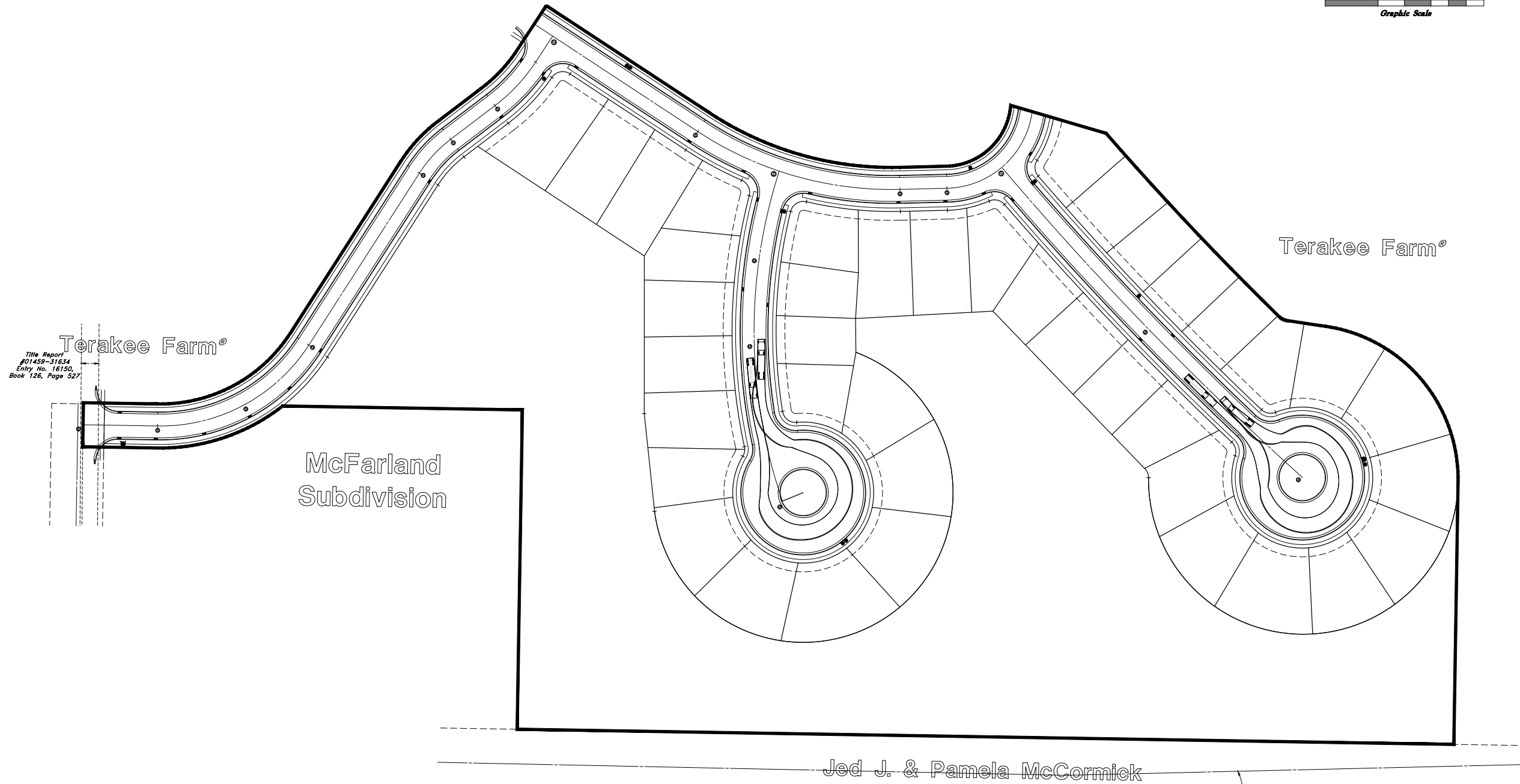
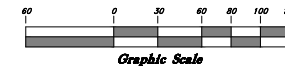
Weber County, Utah

January 2018

Auto-Turn Around Plan



Scale 1" = 60'



Title Report #01459-31634
Entry No. 16150,
Book 126, Page 527

Title Report #01459-31634
Entry #118232 in
Book 255, Page 514

ENGINEER:
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Ogden, Utah 84405
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PRELIMINARY PLAN

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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Auto Turn Around Plan

Terakee Farm - PRUD No. 1

Approximately 1000 North 3600 West
Weber County, Utah
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

5 Jan, 2018

SHEET NO.

4
of 4