

# Terakee Meadow Subdivision

A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
January 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 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 Meadows 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.

## NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating twelve (12) residential Lots and five (5) Open Space Parcels.

Brass Cap Monuments were found at the Northeast Corner and the North Quarter Corner of Section 21, 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. Where? None shown on 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.

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

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

6242920  
License No.

Andy Hubbard

## NOTES

- Subdivision will be connected to Central Weber Sanitary Sewer via 900 South design previously submitted with Terakee Village PRUD.
- Recommendations on the Geotech Report shall be followed during construction of this site.
- Private Roads shall have a 41.0' Temporary Turnaround Easement at the end of each street during the construction of each Phase.
- Fire Flow for Subdivision shall be 1000 GPM.
- A temporary address marker shall be required at the building site during construction.
- Any Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
- Roads shall have a maximum grade of 10% unless specifically approved as outlined in the International Fire Code.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible material construction.
- The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where Guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (see IFC 3308)
- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- Fire department apparatus access is required for each lot.



VICINITY MAP  
Not to Scale

Note #2 shows a land drain easement Owner's Dedication Certificate shall include the following Private Land Drain Easements dedication as applicable:  
"Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation."

## 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 Meadows Subdivision and do hereby dedicate and grant to Weber County 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. Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

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

- X -

X - Title  
Add owners name

## DESCRIPTION

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Northwest Corner of said Section 21, said point being the Easterly Right of Way Line of 4300 West Street; and running thence South 89°15'32" East (East Record) 1055.51 feet (1056 feet Record); thence due South 538.10 feet (551.76' Record); thence due West 1056.00 feet to said Easterly Right of Way Line; thence North 0°03'37" East (North Record) 551.75 feet (551.76 feet Record) along said Easterly Right of Way Line to the Northwest Corner of said Section 21 and the Point of Beginning.

Contains 575,286 Sq. Ft. or 13.207 Acres

## ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2019 by \_\_\_\_\_ X \_\_\_\_\_

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

## 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 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

## 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 associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Weber County Surveyor

A signature block for County Surveyor conforming to state code and county ordinance.

## Webber County Surveyor:

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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

\_\_\_\_\_  
Surveyor  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

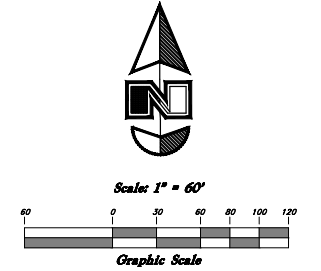
Sheet 1 of 2

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



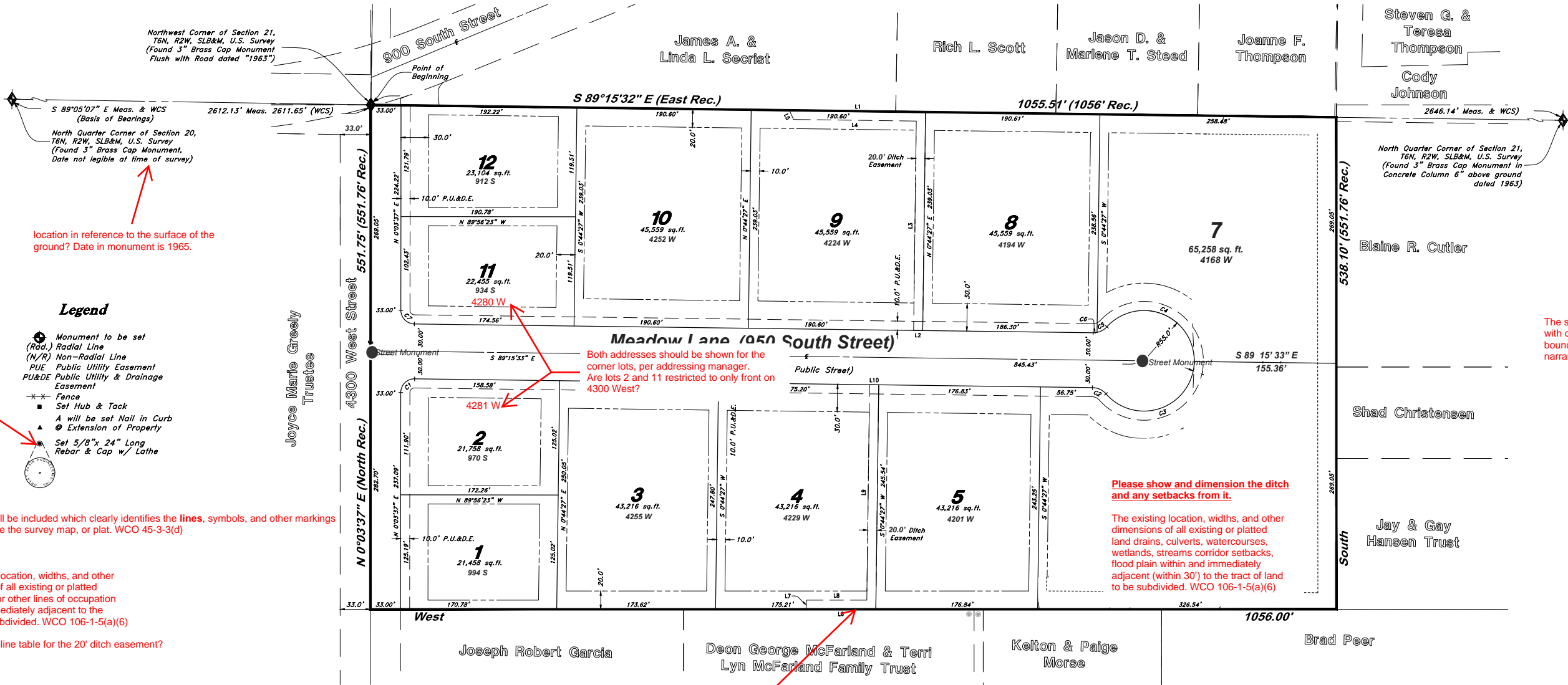
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### AGRICULTURAL NOTE

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### 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

Show location on map UCA 17-23-17(3)(h) WCO 108-1-8(c)(1) WCO 45-8-5(a)

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

Where is the line table for the 20' ditch easement?

Both addresses should be shown for the corner lots, per addressing manager. Are lots 2 and 11 restricted to only front on 4300 West?

Please show and dimension the ditch and any setbacks from it.

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)

The subdivision boundary appears to conflict with occupation lines, please explain how the boundary lines were established in the narrative.

### NOTES

1. Subdivision will be connected to Central Weber Sanitary Sewer via 900 South design previously submitted with Terakee Village PRUD.
2. 20.0' land drainage public easement. Show on map
3. Recommendations on the Geotech Report shall be followed during construction of this site.
4. Private Roads shall have a 41.0' Temporary Turnaround Easement at the end of each street during the construction of each Phase.
5. Fire Flow for Subdivision shall be 1000 GPM.
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14. Fire department apparatus access is required for each lot.

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°40'50"	15.00'	23.74'	S 45°24'03" W	21.34'
C2	48°15'59"	20.00'	16.85'	N 65°12'09" W	16.35'
C3	138°11'23"	55.00'	132.65'	S 69°50'08" W	102.76'
C4	138°11'23"	55.00'	132.65'	S 68°21'14" E	102.76'
C5	35°45'37"	20.00'	12.48'	N 60°25'53" E	12.28'
C6	12°25'46"	20.00'	4.34'	N 84°31'34" E	4.33'
C7	89°19'10"	15.00'	23.38'	S 44°35'58" E	21.09'

Ditch easement appears to be dimensioned as a 10' easement



Sheet 2 of 2

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

WEBER COUNTY RECORDER

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