

# The Meadow @ Terakee Farms

**A Lot Averaging Subdivision**  
**A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey**  
**Weber County, Utah**  
**March 2021**

**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 The Meadow @ Terakee Farms 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 \_\_\_\_\_, 2021.

6242920  
License No.

Andy Hubbard

**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 of Section 21 and the North Quarter Corner of Section 20, T6N, R2W, SLB&M. A line bearing North 89°05'07" West between these two monuments was used as the Basis of Bearings.

The Northerly, Easterly and Southerly Boundary Lines were recreated by following the surrounding deeds. The Westerly Boundary Line was recreated by honoring the Right-of-Way Line of 4300 West Street.

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.

**NOTES**

1. Subdivision will be connected to Central Weber Sanitary Sewer via 900 South design previously submitted with Terakee Village PRUD.
2. Recommendations on the Geotech Report shall be followed during construction of this site.
3. Fire Flow for Subdivision shall be 1000 GPM.
4. A temporary address marker shall be required at the building site during construction.
5. 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).
6. Roads shall have a maximum grade of 10% unless specifically approved as outlined in the International Fire Code.
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. 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.
9. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible material construction.
10. 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 330B)
11. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
12. Fire department apparatus access is required for each lot.
13. Lots restricted from having finished floor elevations deeper than 30" from top back of curb



**VICINITY MAP**  
Not to Scale

**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, and running thence South 89°15'32" East (East Record) 1054.10 feet (1056 feet Record); thence South 00°26'02" West (South Record) 546.86 feet (551.76 Record); thence due North 89°31'27" West (West Record) 1050.48 Feet (1056.0 Feet Record) to the Section Line; thence North 0°03'37" East (North Record) 551.75 feet (551.76 feet Record) along said Section Line to the Northwest Corner of said Section 21 and the Point of Beginning.

Contains 575,286 Sq. Ft. or 13.269 Acres

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable: "Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements." WCO 106-7-1

Need to dedicate ditch easement,s to governing authority and what are the detention ponds are they being dedicated to a HOA or the County ?

**OWNERS DEDICATION**  
and streets

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 The Meadow @ Terakee Farms and do hereby dedicate and grant to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate 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.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

who is signing for LLC

Cory Rasmussen

Peter B Development LLC

**ACKNOWLEDGMENT**

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by Cory Rasmussen.

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

**ACKNOWLEDGMENT**

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by Peter B Development LLC.

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

**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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Attorney

**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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman, Weber County Planning Commission

**TAYLOR WEST WEBER WATER**

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Taylor West Weber Water

**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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman, Weber County Commission

**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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Engineer

**WEBER COUNTY SURVEYOR**

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for 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 \_\_\_\_\_, 2021.

**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



WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_

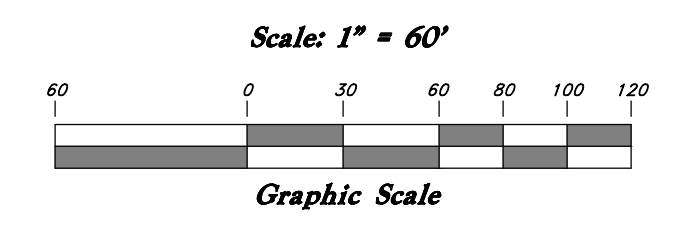
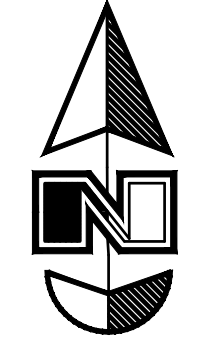
WEBER COUNTY RECORDER

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

# The Meadow @ Terakee Farms

A Lot Averaging Subdivision  
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 Weber County, Utah  
 March 2021

When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs. Monument Improvement Agreement and letter will be attached on next review



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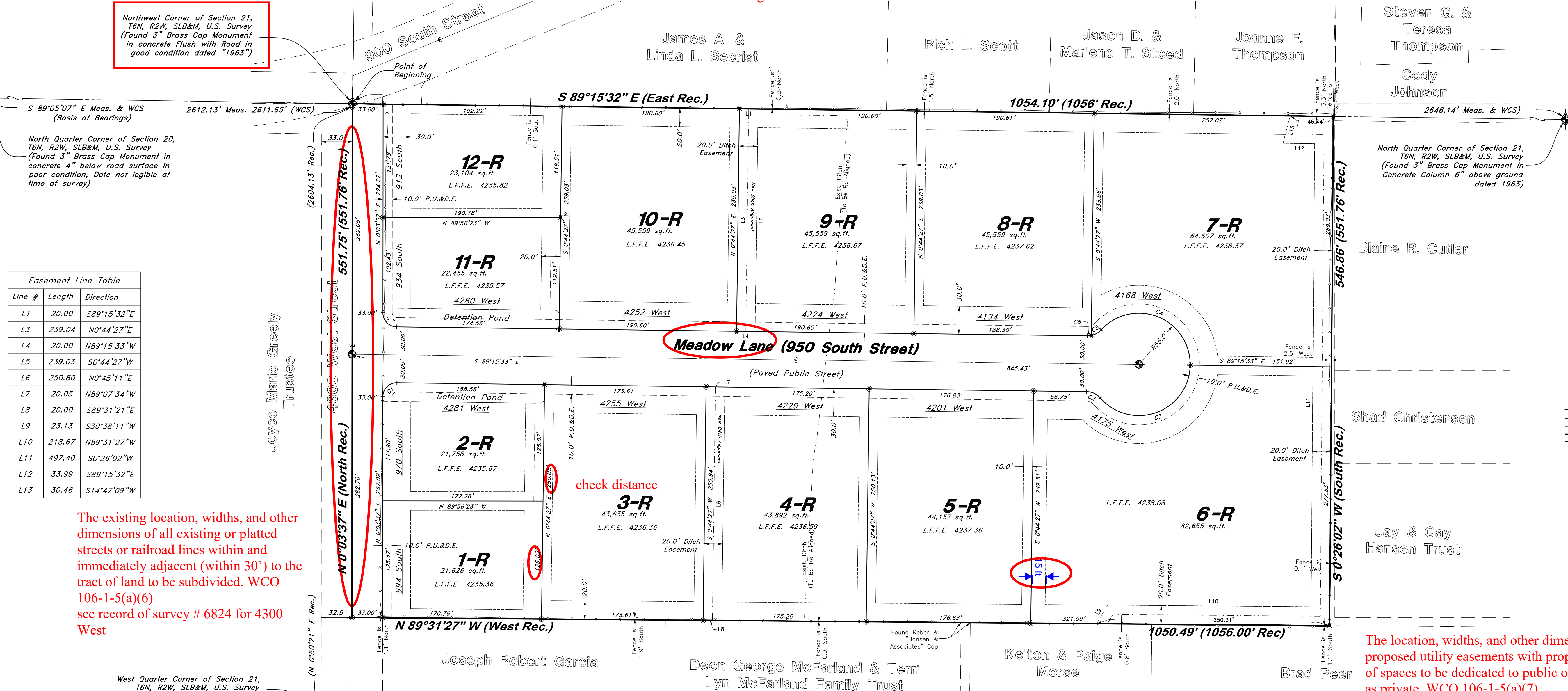
The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

Where streets are given a number as the primary identifier a street name may be assigned as a secondary identifier. WCO 106-1-8(c)(1)e Meadow Lane has already been used see new addressing review

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) show location of ditch on lots 7R and 6R to be removed or piped where ditch easement is located

monument replaced in 2019

Northwest Corner of Section 21, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in concrete Flush with Road in good condition dated 1963")



Line #	Length	Direction
L1	20.00	S89°15'32"E
L3	239.04	N0°44'27"E
L4	20.00	N89°15'33"W
L5	239.03	S0°44'27"W
L6	250.80	N0°45'11"E
L7	20.05	N89°07'34"W
L8	20.00	S89°31'21"E
L9	23.13	S30°38'11"W
L10	218.67	N89°31'27"W
L11	497.40	S0°26'02"W
L12	33.99	S89°15'32"E
L13	30.46	S14°47'09"W

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) see record of survey # 6824 for 4300 West

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m  
 Need new title report

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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'

ENGINEER:  
 Great Basin Engineering, Inc.  
 c/o Andy Hubbard, PLS  
 5746 South 1475 East Suite 200  
 Ogden, Utah 84405  
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DEVELOPER:  
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 c/o Brad Blanch  
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  - 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.
  - Lots with a "R" designation are restricted to maximum of 15" below top back of the curb at the lowest point on the lot.
  - Lots restricted from having finished floor elevations deeper than 30" from top back of curb

**BENCHMARK**  
 Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.

Sheet 2 of 2

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