

# The Meadow @ Terakee Farms

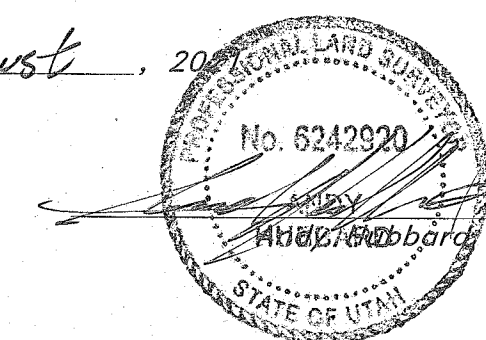
A Lot Averaging Subdivision  
 A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey  
 Weber County, Utah  
 March 2021

## 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 10<sup>th</sup> day of August, 2021

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 and streets 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.

We also hereby dedicate and grant to Weber County all those part or portion so said tract of land designated as Detention Pond Easement, the same to be used for the maintenance and operation of 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 grant to Deon George McFarland and Terri Lyn McFarland Family Trust all those parts or portions of said tract designated as Ditch Easement the same to be used for the maintenance and operation irrigation ditches, piping and appurtenances, whichever is applicable as may be authorized by the governing authority.

Signed this 11<sup>th</sup> Day of August, 2021.

Big Bucks LLC  
 by: Allan Karris  
 its: Member/Manager

## 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 Centerline of 4300 West Street, which was Established along the Section Line. A survey prepared by Weber County and Filed as ROS #6824 was reviewed and also uses the section line as the centerline of the 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.

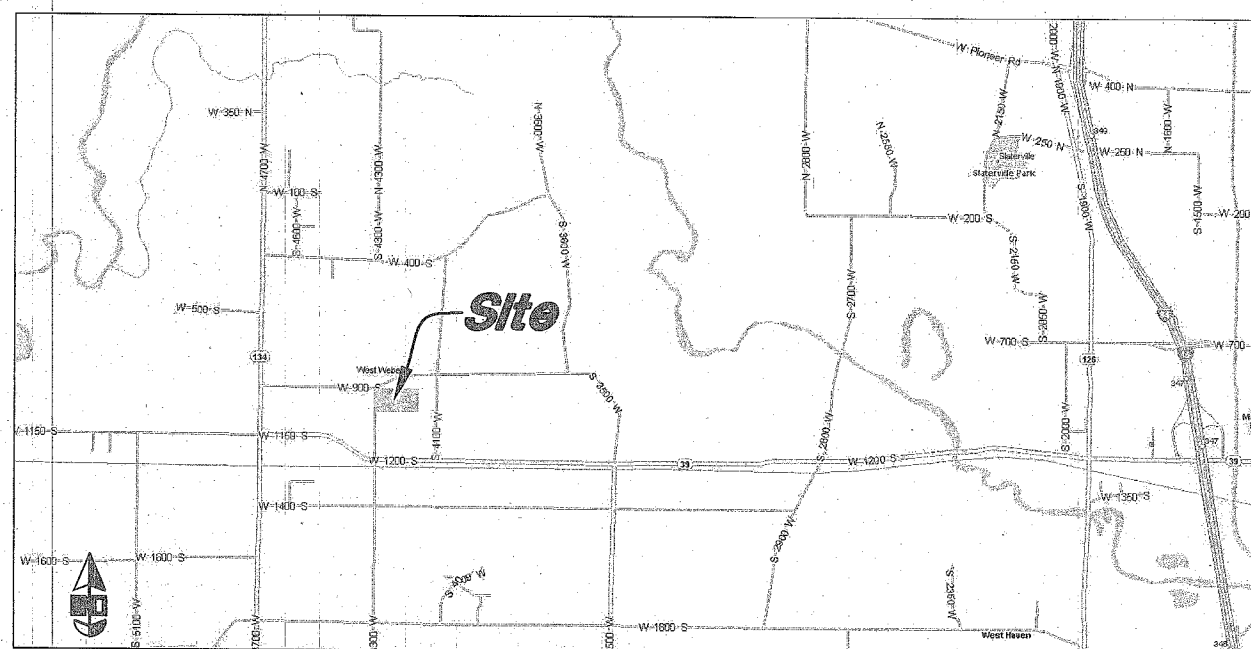
If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

## 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 3308)
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" below top back of curb at the lowest point on the lot.
14. FOR EACH ZONE IN THE SUBDIVISION THE AVERAGE AREA AND WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4(b) OF THE WEBER COUNTY CODE.

## 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.



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 feet 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

## WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
 Signed this 10<sup>th</sup> day of August, 2021.

Chairman, Weber County Planning Commission

Big Bucks LLC  
 5419 S 3275 W  
 R04 UT 84067  
 801-941-9503

## 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 10<sup>th</sup> day of August, 2021.

Chairman, Weber County Commission  
 Attest: Clerk/Auditor

## 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 13<sup>th</sup> of August, 2021.

Chairman, Weber County Engineer

## 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 16<sup>th</sup> day of August, 2021.

Chairman, Weber County Attorney

## 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 13<sup>th</sup> day of August, 2021.

Chairman, Weber County Surveyor

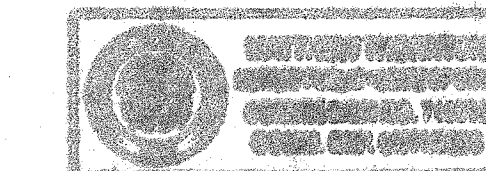
## ACKNOWLEDGMENT

State of Utah  
 County of Weber

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, 2021 by Allan Karris

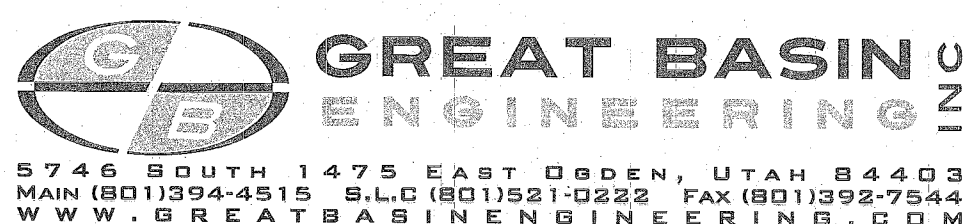
Residing At: Roy, UT  
 Commission Number: 715514  
 Commission Expires: 01/10/2025

Notary Public  
 A Notary Public commissioned in Utah  
 Matthew Thornton  
 Print Name



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



SEE RECORD OF SURVEY # 6824

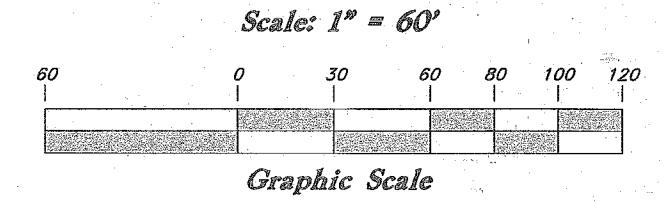
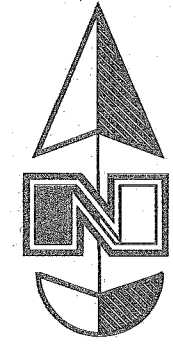
Sheet 1 of 2

WEBER COUNTY RECORDER  
 ENTRY NO. 317659 FEE PAID 7400  
 FILED FOR RECORD AND  
 RECORDED 17 AUG 21 AT 10:58  
 IN BOOK 91 OF OFFICIAL  
 RECORDS, PAGE 2122 RECORDED  
 FOR Big Bucks LLC

LEANN H KILTS  
 WEBER COUNTY RECORDER  
 DEPUTY

# The Meadow @ Terakee Farms

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 Weber County, Utah  
 March 2021



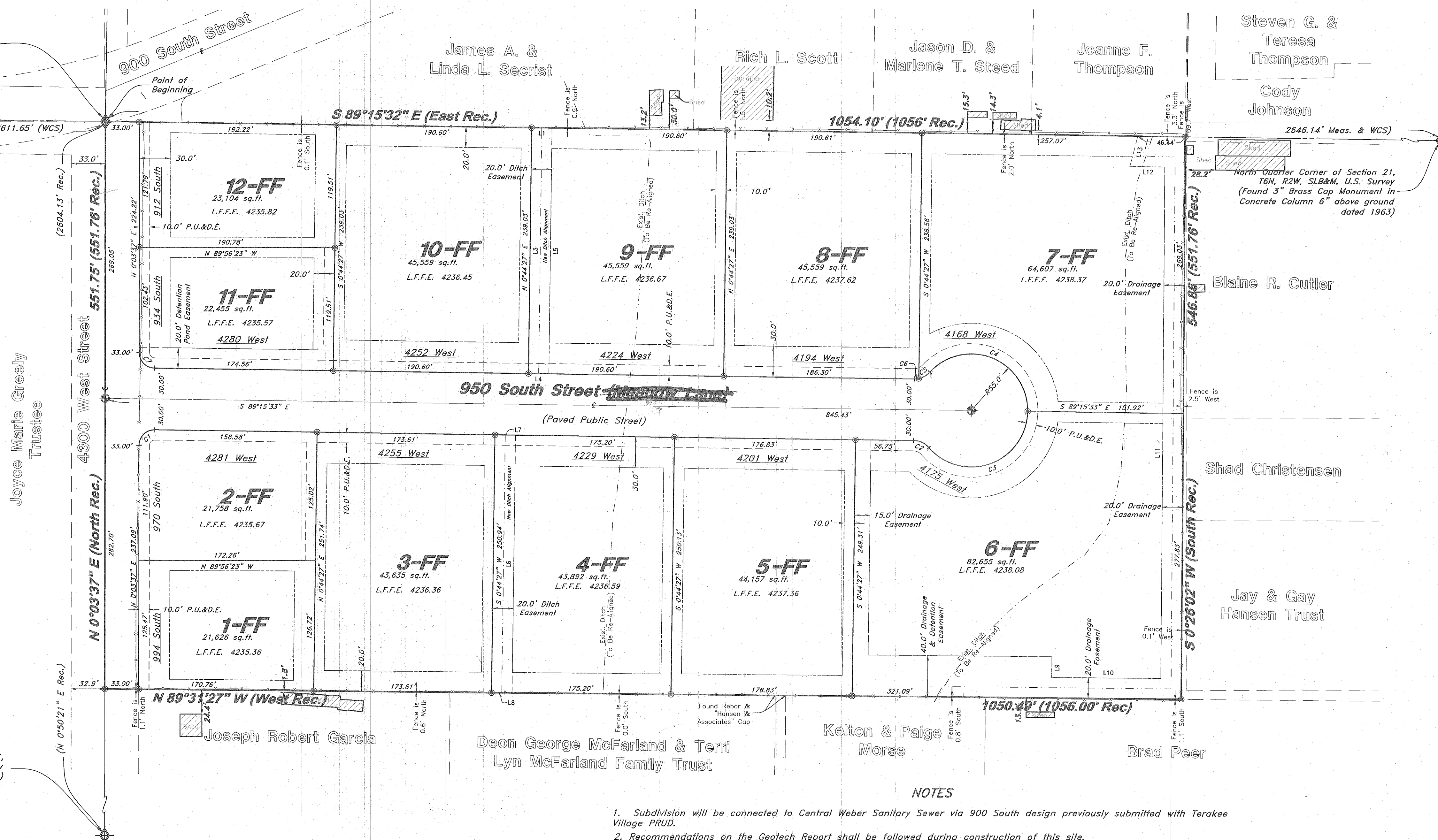
### AGRICULTURAL NOTE

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Northwest Corner of Section 21, T6N, R2W, SLB&M, U.S. Survey (in 2017) a Found 3" Brass Cap Monument in concrete Flush with Road in good condition dated "1963" Weber County Replaced Monument in 2019).

North Quarter Corner of Section 20, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in concrete 4" below road surface in poor condition, Date not legible at time of survey)

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	20.00	N0°28'33"E
L10	106.54	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



### Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊕ Set Hub & Tack
- ⊙ Monument to be set
- ⊕ Monument set by others
- W.C.S. Weber County Survey
- Found Section Corner
- P.U.E. Public Utility Easement
- Buildable Area Line
- Easement
- Centerline
- Property Boundary
- Lot Line
- L.F.F.E. Lowest Finished Floor Elevation
- Set 5/8" x 24" Long Rebar & Cap w/ Lothe

### NOTES

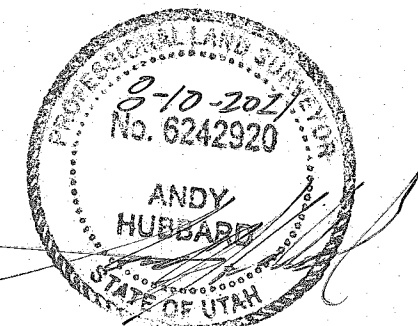
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- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- Fire department apparatus access is required for each lot.
- Lots with a "-FF" designation are restricted to maximum of 30" below top back of the curb at the lowest point on the 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'

14. FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGING WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITH ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4 (B) OF THE WEBER COUNTY CODE.

### 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.



WEBER COUNTY RECORDER  
 ENTRY NO. 316551 FEE PAID \$740  
 RECORDED 17-AUG-2021 AT 10:56 IN BOOK 91 OF OFFICIAL RECORDS, PAGE 21, 22 RECORDED FOR: BIG BUCKS LLC  
 LEANN H. KILTS  
 WEBER COUNTY RECORDER  
 BY: [Signature] DEPUTY

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

