PROPERTY LINE CURVE DATA PROPERTY LINE CURVE DATA Curve | Delta | Radius | Length | Chord | Chord Bearing Curve | Delta | Radius | Length | Chord | Chord Bearing (C1) | 15°42'21" | 225.00' | 61.68' | 61.48' | N 41°21'26" E (C21) 85°52'48" 15.00' 22.48' 20.44' N 52°10'03" W (C2) 89°49'10" 10.00' 15.68' 14.12' N 78°24'50" E (C22) | 5°31'12" | 567.64' | 54.69' | 54.67' | N 6°28'24" W (C3) | 2°44'11" | 442.54' | 21.14' | 21.13' | S 58°14'47" E (C23) | 5°29'26" | 567.64' | 54.40' | 54.38' | N 0°58'05" W (C4) | 7°00'39" | 442.54' | 54.15' | 54.12' | S 63°07'12" E (C24) | 6°10'10" | 567.64' | 61.12' | 61.09' | N 4°51'44" E (C5) 80°51'07" 10.08' 14.22' 13.07' S 26°01'47" E (C25) | 6°20'55" | 567.64' | 62.90' | 62.86' | N 11°07'16" E (C6) | 4°42'42" | 617.64' | 50.79' | 50.78' | S 12°24'53" W (C26) | 89°15'24" | 10.03' | 15.63' | 14.10' | N 59°06'17" E (C7) | 4°56'49" | 617.64' | 53.33' | 53.31' | S 7°35'08" W | (C27) | 9°11'09" | 425.00' | 68.14' | 68.06' | S 80°40'22" E (C8) | 5°35'43" | 617.64' | 60.32' | 60.29' | S 2°18'52" W | (C28) | 6°06'39" | 425.00' | 45.33' | 45.31' | S 88°19'16" E (C29) | 23°54'38" | 125.00' | 52.16' | 51.79' | N 76°40'06" E (C9) | 5°45'55" | 617.64' | 62.15' | 62.12' | S 3°21'57" E (C10) | 5°59'12" | 617.64' | 64.53' | 64.51' | S 9°14'30" E (C30) | 5°38'41" | 10.00' | 0.99' | 0.98' | N 67°32'07" E (C11) | 13°04'28" | 15.00' | 3.42' | 3.42' | S 5°41'29" E (C31) | 68°51'43" | 10.00' | 12.02' | 11.31' | S 75°12'40" E (C12) 30°21'49" 15.00' 7.95' 7.86' S 16°01'39" W (C32) | 1°28'01" | 3701.68' | 94.78' | 94.78' | S 41°30'49" E (C13) | 35°03'23" | 80.00' | 48.95' | 48.19' | S 13°40'52" W | (C33) | 0°55'40" | 3701.68' | 59.95' | 59.94' | S 42°42'40" E (C14) | 38°27'31" | 80.00' | 53.70' | 52.70' | S 23°04'35" E | (C34) | 0°55'38" | 3701.68' | 59.90' | 59.90' | S 43°38'19" E (C15) | 43°33'19" | 80.00' | 60.81' | 59.36' | S 64°05'00" E (C35) | 0°55'38" | 3701.68' | 59.91' | 59.91' | S 44°33'57" E (C16) | 42°04'39" | 80.00' | 58.75' | 57.44' | N 73°06'00" E | (C36) | 1°15'56" | 3701.68' | 81.76' | 81.76' | S 45°39'45" E (C37) | 0°17'53" | 3701.68' | 19.26' | 19.26' | 5 46°26'39" E (C17) 39°57'44" 80.00' 55.80' 54.67' N 32°04'49" E (C18) 36°03'01" 80.00' 50.34' 49.51' N 5°55'34" W | (C38) | 64°48'27" | 15.00' | 16.97' | 16.08' | S 14°11'22" E (C19) 32°55'22" 80.00' 45.97' 45.34' N 40°24'45" W (C39) 33°13'35" 80.00' 46.39' 45.75' S 1°36'04" W (C20) | 38°14'01" | 80.00' | 53.38' | 52.40' | N 75°59'27" W | (C40) | 36°33'40" | 80.00' | 51.05' | 50.19' | S 33°17'34" E PROPERTY LINE CURVE DATA PROPERTY LINE CURVE DATA

						1						
Curve	Delta	Radius	Length	Chord	Chord Bearing		Curve	Delta	Radius	Length	Chord	Chord Bearing
(C41)	43°35′14"	80.00'	60.86	59.40'	S 73°22'01" E		(C61)	1°00'14"	3551.68'	62.23'	62.23'	S 45°07'48" E
(C42)	33°58'41"	80.00'	47.44'	46.75	N 67°51'01" E		(C62)	0°08'51"	3551.68'	9.14'	9.14'	S 45°42'20" E
(C43)	32°35'32"	80.00'	45.51'	44.90'	N 34°33'55" E		(C63)	45°05'36"	15.00'	11.81'	11.50'	S 68°19'33" E
(C44)	34°47'28"	80.00'	48.58'	47.83'	N 0°52'25" E		(C64)	1°45'07"	180.00'	5.50'	5.50'	S 89°55'29" E
(C45)	39°51'07"	80.00'	55.64'	54.53'	N 36*26'52" W		(C65)	31°41'39"	180.00'	99.57'	98.31	S 73°12'06" E
(C46)	43°52'02"	80.00'	61.25	59.77'	N 78°18'27" W		(C66)	41°06'56"	180.00'	129.17'	126.41	S 36°47'48" E
(C47)	11°44'31"	80.00'	16.39'	16.37'	S 73°53'17" W		(C67)	20°02'50"	180.00'	62.98'	62.66'	S 6°12'55" E
(C48)	65°23'46"	15.00'	17.12'	16.21	N 79°17'05" W		(C68)	16°23'38"	180.00'	51.50'	51.33'	S 12°00'19" W
(C49)	1°01'08"	3651.68	64.93	64.93'	N 46°04'39" W		(C69)	33°46'02"	180.00'	106.08	104.55	S 37°05'09" W
(C50)	0*58'09"	3651.68	61.78'	61.78'	N 45°05'00" W		(C70)	32°12'22"	180.00'	101.18'	99.85'	S 70°04'21" W
(C51)	0°59'18"	3651.68	62.99	62.99	N 44°06'16" W		(C71)	37°57'55"	180.00'	119.27'	117.10'	N 74°50'31" W
(C52)	0*56'58"	3651.68'	60.52'	60.52'	N 43°08'08" W		(C72)	33°08'50"	180.00'	104.13'	102.69	N 39°17'08" W
(C53)	1°04'46"	3651.68	68.81	68.80'	N 42°07'15" W		(C73)	19 ° 58'20"	180.00'	62.74'	62.43'	N 12°43'33" W
(C54)	0°47'31"	3651.68	50.48	50.48	N 41°11'07" W		(C74)	0°04'59"	3801.68	5.52'	5.52'	N 45°48'36" W
(C55)	75°26'56"	10.00'	13.17'	12.24'	N 3°03'53" W		(C75)	43°11'32"	15.00'	11.31	11.04'	N 24°15'20" W
(C56)	25°34'51"	125.00'	55.81	55.35	N 21°52'10" E		(C76)	0°45'29"	3801.68	50.30'	50.30'	N 45°23'22" W
(C57)	0°17'31"	3551.68'	18.09'	18.09	S 41°26'51" E		(C77)	0°54'34"	3801.68	60.34	60.34	N 44°33'21" W
(C58)	1°09'21"	3551.68	71.64'	71.64'	S 42°10'17" E		(C78)	0°54'10"	3801.68'	59.90'	59.90'	N 43°38'59" W
(C59)	0°53'17"	3551.68'	55.06	55.06'	S 43°11'36" E		(C79)	0°54'12"	3801.68	59.94'	59.94'	N 42°44'48" W
(C60)	0*59'26"	3551.68	61.40'	61.40'	S 44°07'58" E		(C80)	0°36'44"	3801.68	40.63'	40.63'	N 41°59'19" W
	PRO	OPERTY L	INE CUP	RVE DA	 TA]		PRO	PERTY L	NE CUR	VE DATA	4

Curve Delta Radius Length Chord Chord Bearing Curve Delta Radius Length Chord Chord Bearing

| (C63) | 45°05'36" | 15.00' | 11.81' | 11.50' | S 68°19'33" E | | (C83) | 40°35'59" | 180.00' | 127.55' | 124.90' | S 29°21'39" W

(C81) 37°12'29" | 180.00' | 116.89' | 114.85' | S 44°57'48" E

| (C82) | 35°25'13" | 180.00' | 111.28' | 109.51' | S 8°38'57" E

(C64)	1°45'07"	180.00'	5.50'	5.50'	S 89°55'29" E	Ī	(C84)	49°05'35"	180.0	0' 15	4.23	149.56	' S 74°12'	'26" W
(C65)	31°41′39"	180.00'	99.57'	98.31	S 73°12'06" E		(C85)	<i>37°36'58"</i>	180.0	0' 11	8.17	116.06	N 62°26	'18" W
(C66)	41°06'56"	180.00'	129.17'	126.41	S 36°47'48" E	Ī	(C86)	37°41'48"	180.0	o' 11	8.43	116.30	N 24°46	'55" W
(C67)	20°02'50"	180.00'	62.98'	62.66	S 6°12'55" E		(C87)	5°41'17"	180.0	0' 1.	7.87'	17.86	' N 3°05'2	22" W
(C68)	16 ° 23'38"	180.00'	51.50'	51.33'	S 12°00'19" W			LINE DA	TA	<u>'</u>		•		
(C69)	33°46'02"	180.00'	106.08'	104.55	S 37°05'09" W	Ī	Line	Bearing		ength			C	ENTERL
(C70)	32°12'22"	180.00'	101.18'	99.85	S 70°04'21" W	-	L3	N 0°56'57"	Ε	5.66		Curve	Delta	Radius
(C71)	<i>37°57'55"</i>	180.00'	119.27'	117.10'	N 74°50'31" W		L101	S 89°13'13'	' E	37.95		(C201)	41°34'11"	99.97
(C72)	33°08'50"	180.00'	104.13'	102.69	N 39°17'08" W		L102	N 49°12'36'	' E	37.95		(C202)	15°49'53"	200.00
(C73)	19 ° 58'20"	180.00'	62.74	62.43'	N 12°43'33" W		L103	N 49°12'36'	' E 2	27.81		(C203)	34°42'00"	400.00
(C74)	0°04'59"	3801.68	5.52'	5.52'	N 45°48'36" W		L104	N 33°22'43'	' E 2	27.81		(C204)	14°34'35"	400.00
(C75)	43°11'32"	15.00'	11.31'	11.04'	N 24°15'20" W		L106	S 56°40'35'		24.97		(C205)	20°07'25"	400.00
(C76)	0°45'29"	3801.68	50.30'	50.30'	N 45°23'22" W	-	L107	N 88*37'25'		24.97		(C206)	81°45'10"	100.00
(C77)	0*54'34"	3801.68	60.34	60.34	N 44°33'21" W	L	L108	N 88°37'25'	' E 3	3.32]	(C207)	<i>38*51'57"</i>	100.00
(C78)	0°54'10"	3801.68'	59.90'	59.90'	N 43°38'59" W							(C208)	42°53'13"	100.00
(C79)	0°54'12"	3801.68	59.94	59.94'	N 42°44'48" W							(C209)	<i>36°46'19"</i>	592.92

DEVELOPER:

Terakee Investments, LLC

North Ogden, UT 84414

c/o Brad Blanch

(801) 668-8565

(C61) | 1°00'14" | 3551.68' | 62.23' | 62.23' | S 45°07'48" E

| (C62) | 0°08'51" | 3551.68' | 9.14' | 9.14' | S 45°42'20" E |

CENTERLINE CURVE DATA								
Curve	Delta	Radius	Length	Chord	Chord Bearing			
(C201)	41°34'11"	99.97'	72.53'	70.95	N 69°59'42" E			
(C202)	15°49'53"	200.00'	55.26'	55.09'	N 41°17'40" E			
(C203)	34°42'00"	400.00'	242.25'	238.57	S 74°01'35" E			
(C204)	14°34'35"	400.00'	101.76	101.49	S 63°57'53" E			
(C205)	20°07'25"	400.00'	140.49'	139.77	S 81°18'53" E			
(C206)	81°45'10"	100.00'	142.69'	130.89	N 47°44'49" E			
(C207)	<i>38*51'57"</i>	100.00'	67.83'	66.54	N 69°11'26" E			
(C208)	42°53'13"	100.00'	74.85	73.12'	N 28°18'51" E			
(C209)	36°46'19"	592.92'	380.53	374.03'	S 0°35'45" E			
(C210)	7°37'18"	3676.68	489.09	488.72	S 44°07'19" E			

WEBER COUNTY ATTORNEY

documents associated with this subdivision plat, and

Weber County Attorney

Ordinance applicable thereto and now in force and

in my opinion they conform with the County

Signed this _____ day of _____

I have examined the financial guarantee and other

Terakee Farm® - No. 1

A PRUD Subdivision

A part of the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah November 2021

Legend

- Monument to be set

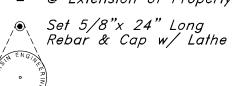
- Found Centerline Monument

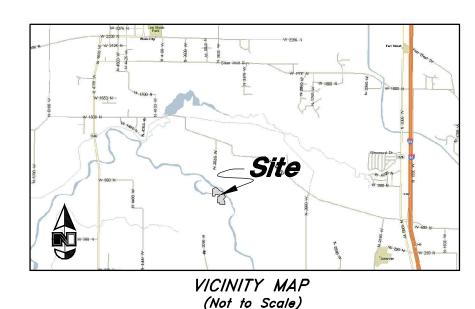
(Rad.) Radial Line (N/R) Non-Radial Line PUE Public Utility Easement PU&DE Public Utility & Drainage Easement

XXX Fence ---- Buildable Area ---- Fasement — — Existing Boundary

■ Set Hub & Tack

A will be set Nail in Curb ▲ @ Extension of Property





NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating forty (40) residential Lots and five (1) Open Space Parcel.

- Brass Cap Monuments were found at the Southeast Corner and the South Quarter Corner of Section 17, 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.
- 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.
- SEE ROS# _____ Filed with the Weber County Surveyor's Office for Overall Boundary Retracement Details.

DESCRIPTION

A part of the Southeast Quarter of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Beginning at the Northwest corner of Lot 1 McFarland Subdivision (Weber County Recorder Entry # 1672850) said point being 937.19 feet South 89°26'19" East along the Section line and 1,049.27 feet North 00°33'41" East from the South Quarter corner of said Section, and running thence North 89°03'30" West 17.49 feet along the North Line of said McFarland Subdivision to the Easterly line of the Richard and Carisa Hipwell property (Parcel #15-028-0054); thence North 00°46'31" East 55.61 feet along said Easterly line; thence South 89°13'13" East 64.06 feet to a point of curvature; thence Easterly along the arc of a 74.97 foot radius curve to the left a distance of 54.39 feet (Central Angle equals 41°34'11" and Long Chord bears North 69°59'42" East 53.21 feet); thence North 49°12'36" East 448.50 feet to a point of curvature; thence Northeasterly along the arc of a 175.00 foot radius curve to the left a distance of 47.74 feet (Central Angle equals 15°37'45" and Long Chord bears North 41°23'44" East 47.59 feet) to a point of compound curvature thence Northerly along the arc of a 10.00 foot radius curve to the left a distance of 15.75 feet (Central Angle equals 90°15'26" and Long Chord bears North 11°32'52" West 14.17 feet); thence along a line non-tangent to said curve, North 33°19'25" East, a distance of 50.00 feet; thence South 56°40'35" East 233.49 feet to a point of curvature; thence Easterly 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); thence North 88°37'25" East 53.32 feet to a point of curvature; thence 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); thence along a line non-tangent to said curve, South 83°07'46" East, a distance of 50.00 feet to the point of curve of a non-tangent curve, of which the radius point lies North 83°07'46" West; thence Southerly along the arc of a 125.00 foot radius curve to the right a distance of 4.82 feet (Central Angle equals 02°12'30" and Long Chord bears South 07°58'29" West 4.82 feet); thence along a line non-tangent to said curve, South 73°49'55" East, a distance of 79.81 feet to the point of curve of a non—tangent curve, of which the radius point lies North 48°41'54" East; thence Southeasterly along the arc of a 3,551.68 foot radius curve to the left a distance of 277.57 feet (Central Angle equals 04°28'40" and Long Chord bears South 43°32'26" East 277.50 feet) to a point of compound curvature thence Easterly along the arc of a 15.00 foot radius curve to the left a distance of 11.81 feet (Central Angle equals 45°05'36" and Long Chord bears South 68°19'33" East 11.50 feet) to the point of curve of a non-tangent curve, of which the radius point lies South 00°55'17" East: thence Southeasterly along the arc of a 179.65 foot radius curve to the right a distance of 297.40 feet (Central Angle equals 94°51'02" and Long Chord bears South 43°29'46" East 264.59 feet); thence along a line non-tangent to said curve, South 01°26'04" West, 292.07 feet; thence North 89°04'28" West 1,056.69 feet to the Southeast corner of said McFarland Subdivision; thence two (2) courses along the East and North Boundaries of said Subdivision as follows (1) North 00°56'30" East 362.32 feet; and (2) North 89°03'30" West 438.81 feet to the point of curve of a non-tangent curve, of which the radius point lies South 30°56'09" East; thence Southwesterly along the arc of a 88.67 foot radius curve to the left a distance of 89.65 feet (Central Angle equals 57°55'36" and Long Chord bears South 30°06'03" West 85.88 feet) tot eh East right of way line of 3600 West Street as dedicated on said Subdivision; thence North 00°49'22" East 75.00 feet along said East right of way line to the POINT OF BEGINNING.

Containing 17.704 acres, more or less.

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 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 _____, 2021.

Weber County Surveyor

1. 10' wide Public Utility and

Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise

2. All Lots will have a 20' Frontage and 5' Side (20' Corner) and Rear Yard Building Setback except as otherwise shown.

3. Second Fire Apparatus Access Road approved by the Weber County Fire Marshall must be capable of carrying 75,000 pounds in all weather conditions year-round. The Second Fire Apparatus Access Road surface will include 8" road base to support this capacity.

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 Farm No. 1 - A RRUD 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

Signed this day of	, 2021. 01/10/2022 P
6242920	AMEN HUBBARD TO
License No.	Ardys Hubbard ATE OF UT ANHIHITE

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 Farms No. 1 -A PRUD Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Private Streets and/or public utility easements, the same to be used for the maintenance and operation of Sanitary Sewer lines and Structures, Storm Drainage Lines and Structures and/or public utility service lines and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such

We also dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said Subdivision (and those adjoining Subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private rights-of-way) as access to the individual lots, to be maintained by Terakee Farms, Inc, their grantees, successors, or assigns.

We also do hereby dedicate, grant and convey to Terakee Farm, Inc. the Parcels and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Parcels, for Storm Water Detention, Landscaping, and Secondary Water facility purposes. The same to be used for the maintenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential Covend

ngs or structures to ants, and Restriction				rwise detined	in the	Code
			rms Inc.			
		– Brad Bl	anch –			
te of Utah		ACKNOWLEDO	GMENT			
unty of	} ss					
The foregoing		vas acknowledged Brad Blanch —		5 da	y of	
iding At:			A Notary Publi	ic commissio	ned in 1	Utah

AGRICULTURAL NOTE

WEBER COUNTY ENGINEER

improvement standards and drawings for this subdivision

conform with County standards and the amount of the

financial guarantee is sufficient for the installation of

I hereby certify that the required public

Print Name

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.

these improvements.

Signed this _____ of ____

WEBER COUNTY PLANNING COMMISSION APPROVAL

was						subdivisio er County	on plat Planning
	missi		oved D	1116	WEDE	County	riaining
COM				,	,		
	_	ed th	is	<i>d</i> o	ay of		
2021	1.						

Chairman Weber County Planning Comission

onan mar	,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, coming		Weber	County E	ngineer		
WEBER CO	UNTY (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 Comission

Commission Number:

Commission Expires:

	Sheet 1 of 2
	WEBER COUNTY RECORDER
ENT	RY NOFEE_PAID
	FILED FOR RECORD AND
RECO	ORDED, AT
	IN BOOK OF OFFICIA
RECO	DRDS, PAGE RECORDEL
FOR_	
	WEBER COUNTY RECORDER
BY:_	
	DEPLITY

GREAT BASIN 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

(C80) 0°36'44" 3801.68' 40.63' 40.63' N 41°59'19" W

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Great Basin Engineering Inc

5746 South 1475 East Suite 200

c/o Andy Hubbard, PLS

Ogden, Utah 84405

(801) 394-4515

16N704 - Terakee Farm - PRUD No. 1

Terakee Farm® PRUD No. 1 A PRUD Subdivision Northeast Corner of Section 9 T6N, R2W, SLB&M, U.S. Survey A part the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah November 2021 (S 89°15'28" E W.C.S.) (2640.03' W.C.S.) Northeast Corner of Section 9, T6N, R2W, SLB&M, U.S. Survey Legend Center of Section 9, T6N, R2W, SLB&M, U.S Survey $\Delta = 90^{\circ}15'26''$ *50.00'* $L = 15.75^{\circ}$ S 33°19'25" W - Monument to be set R = 10.00'Found Centerline Monument LC = 14.17' $\Delta = 34^{\circ}42'00''$ $\Delta = 2^{\circ}12'30''$ (Rad.) Radial Line S 11°32'52" E L = 227.11'*50.00'* (N/R) Non-Radial Line L = 4.82'N 83°07'46" W PUE Public Utility Easement R = 375.00' $\Delta = 15^{\circ}37'45''$ R = 125.00'PU&DE Public Utility & Drainage LC = 223.66'△ = 81°18′06″ L = 47.74'Easement LC = 4.82'N 74°01'35" W R = 175.00'L = 107.08' \times \times Fence N 7°58'29" E ---- Buildable Area R = 75.46'LC = 47.59'*79.81*′ ---- Easement S 41°23'44" W LC = 98.32'N 73°49'55" W — — Existing Boundary S 47°50'30" W Set Hub & Tack A will be set Nail in Curb *53.32*′ **▲** @ Extension of Property S 88°37'25" W △ = 4°28'40" Set 5/8"x 24" Long Rebar & Cap w/ Lathe Graphic Scale 40 L = 277.57'Terakee Farm® R = 3551.71'TC 4232.54 LC = 277.50'△ = 41°34′11″ N 43°32'26" W L = 54.39'R = 74.97'LC = 53.21' $\Delta = 45^{\circ}05'36''$ 6,362 sq.ft. 20 55.05.7 6,442 sq.ff. S 69°59'42" W L = 11.81'6,415 sq.ft. -R = 15.00'LC = 11.50'- N- 88°21 '54" - ₩ Set Rebar N 68°19'33" W Parcel A 64.06' N 90°00'00" E 110.49' N 89°13'13" W S 87°46'56" E 36 3600 West\Street 6,760 sq.ft. $\Delta = 94^{\circ}51'02''$ _Road Dedication **17** 5,878 sq.ft. L = 297.40'- 5- 89°06'43" W *55.61'* R = 179.65'S 88°22'37" E-S 0°46'31" W LC = 264.59'N 43°29'46" W 60' Right of Way $\Delta = 4^{\circ}10'09''$ R = 3801.68'S69°59'42"W L = 276.63' LC = 276.57S 89°03'30" E 17.49' 438.81 26 6,622 sq.ft. S43°46'02"E S 89°03'30" E 6,993 sq.ft. △ = 57°55'36" -<u>-113.99</u>',-<u>(C11</u>)-Beginning L = 89.65'-R = 88.67' Set Rebar LC = 85.88'S 0°49'22" W _S 42°27'31" W 0.57' 32 N 30°06'03" E 6,484 sq.ft. [W N 67°43'40" E S 83°21'51" F 10 McFarland *13* 31 Subdivision **29** 8,985 sq.ff. $\Delta = 173^{\circ}27'06"$ R = 180.00'= 243°19'19" L = 544.91' LC = 359.41= 764.42' S89°27'56"E LC = 306.42N58°05'37"E Set Rebar & Cap S 89°04'26" E 1056.92' Jed J. & Pamela McCormick 937.19 (2644.81' W.C.S.) (S 89°26'19" E W.C.S.) Southeast Corner of Section 9, T6N, R2W, SLB&M, U.S. Survey South Quarter Corner of Section 9, T6N, R2W, SLB&M, U.S Survey (Found Weber County Brass Cap Sheet 2 of 2 1. 10' wide Public Utility and Drainage Easements (Found Weber County Brass Cap Dated 1988 in Good Condition) (P.U.&D.E.) on front lot lines as indicated by dashed lines Dated 1988 in Good Condition) except as otherwise shown. WEBER COUNTY RECORDER AGRICULTURAL NOTE FEE PAID 2. Setbacks for the Lots are as Follows: ENTRY NO.___ Agriculture is the preferred use in the agriculture zones. __FILED FOR RECORD AND 2.1. Small Lots (60' wide): 20' front, 5' side and 5' Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the ____ IN BOOK______ OF OFFICIA 2.2. All Other Lots (80' feet wide or more): 20' front, operation of farm machinery and no allowed agricultural use RECORDS, PAGE____ 10' foot side and 5' back. shall be subject to restrictions on the basis that it interferes GREAT BASIN O ENGINEERING Z with activities of future residents of this subdivision. DEVELOPER: 3. Subdivision Boundary and Lot Corners will be set prior Great Basin Engineering Inc c/o Andy Hubbard 5746 South 1475 East Suite 200 Terakee Investments, LLC to final recording of plat. c/o Brad Blanch WEBER COUNTY RECORDER 1060 East 3400 North North Ogden, UT 84414 Ogden, Utah 84405 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

DEPUTY

(801) 668-8565

(801) 394-4515

* See All Sheets*

- 1. All construction shall conform to Weber County standards and specifications. 2. Underground utility piping materials will meet or exceed West Point City
- 3. All manholes to be vacuum test. BOA Tape shall be used and other water tightness materials per manufacturer.
- 4. Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
- 5. 4" Sanitary sewer laterals to be constructed 10' down slope from the center
- of the lot and extended 10' beyond the right of way line. 6. 4" Land drain laterals to be constructed at the low corner of the lot and
- extended 10' beyond the right of way line.
- 4. Saw Cut Existing Asphalt to provide a smooth clean edge. 5. All Utility trenches within the Street right of way shall have a City approved
- imported granular backfill.
- 6. Thrust block all water line fittings. 7. All inlet grates shall be bicycle safe.
- 8. All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- 9. All fire hydrants shall be placed with 4 $\frac{1}{2}$ inch connections facing the point of access for the Fire Department Apparatus.
- 10. Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- 11. Curb & gutter installed along 2200 South Street will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor
- to verify prior to construction of curb. 12. An excavation permit is required for all work done within the existing Right
- 13. A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards. 14. All improvements need to be either installed or escrowed prior to recording
- 15. If construction activity will disturb more than an acre then a State SWPPP
- will be required. This includes the construction of the homes etc. on each

GENERAL UTILITY NOTES:

- 1. Coordinate all utility connections to building with plumbing plans and building
- 2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- 3. All catch basin and inlet box grates are to be bicycle proof. 4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or
- cast in place boxes are acceptable 5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- 6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- 7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- 8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- 9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- 10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials,

CULINARY SERVICE LATERALS

- 1. 3/4" to 2" diameter pipe copper tube ASTM B, Type K, Soft Temper
- 2. Over 2" diameter pipe AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 1. 10" pipes or smaller Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 2. 12" to 21" pipes Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes
- 3. 24" pipes or larger Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

CAUTION NOTICE TO CONTRACTOR The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Tarakee Farm® - No. 1

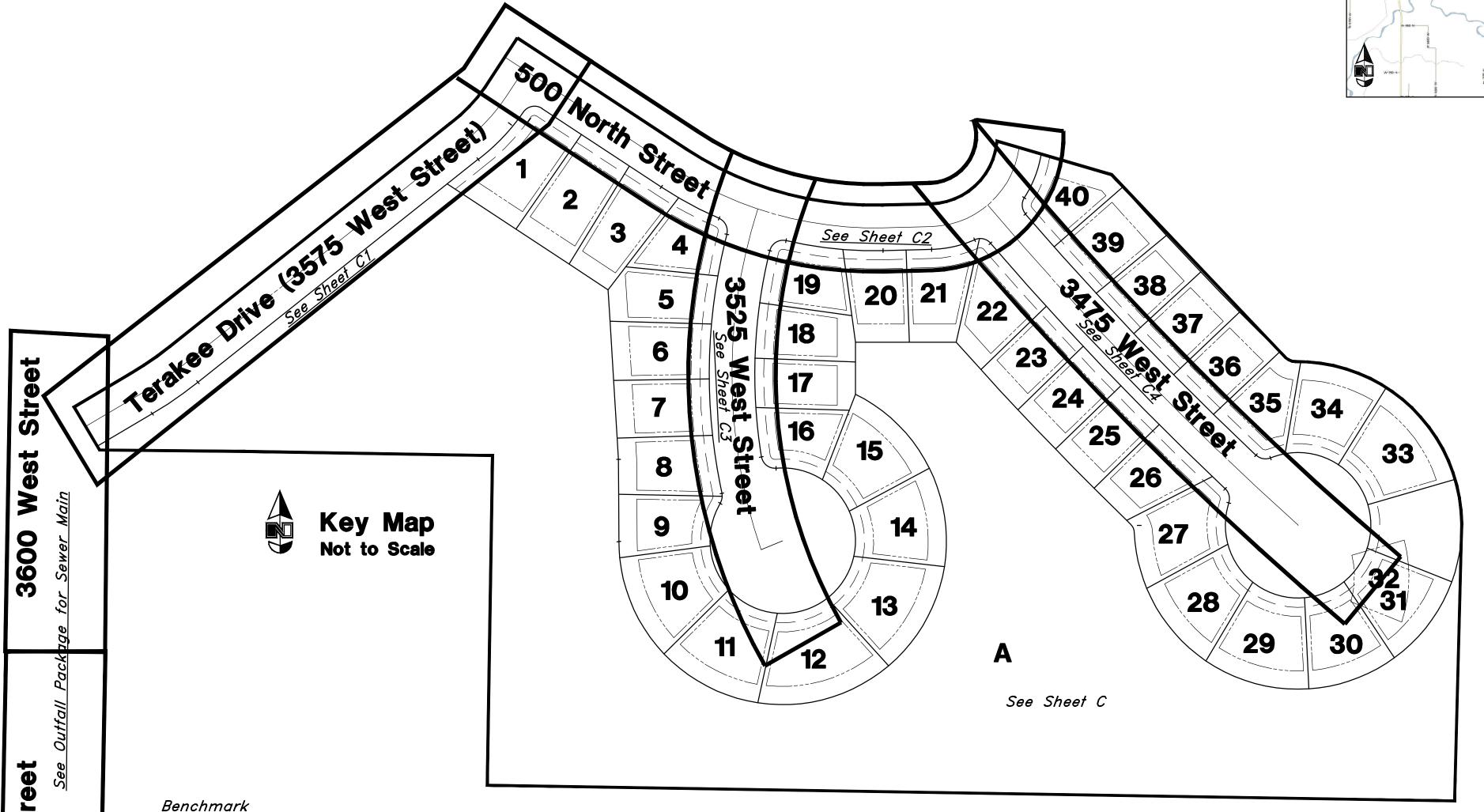
A PRUD Subdivision

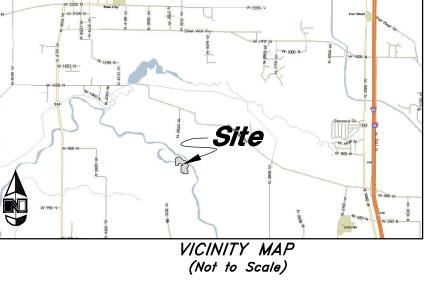
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah November 2021

South Quarter corner of Section 9,

Elevation 4233.17 (NAVD88)

T6N, R2W, SLB&M





Legend

San. Sewer Manhole Water Manhole Storm Drain Manhole Cleanout Electrical Manhole Catch Basins Exist. Fire Hydrant Fire Hydrant

Exist. Water Valve Water Valve Sanitary Sewer Culinary Water Irrigation Line Storm Drain Telephone Line Secondary Waterline Power Line Fire Line

Power pole Power pole w/guy Light Pole Flowline of ditch Overhead Power line Corrugated Metal Pipe Concrete Pipe Reinforced Concrete Pipe Ductile Iron

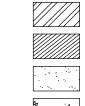
Polyvinyl Chloride Top of Asphalt Edge of Asphalt Centerline
Flowline
Finish Floor
Top of Curb Top of Walk Top of Concrete Natural Ground Finish Grade Match Existing Fire Department Connection FDC Finish Contour Exist. Contour

Ridge Line Direction of Flow Existing Asphalt

> Existing Concrete New Concrete

New Asphalt

Finish Grade Exist. Grade



--90--95.33TA

95.72TA

— R —



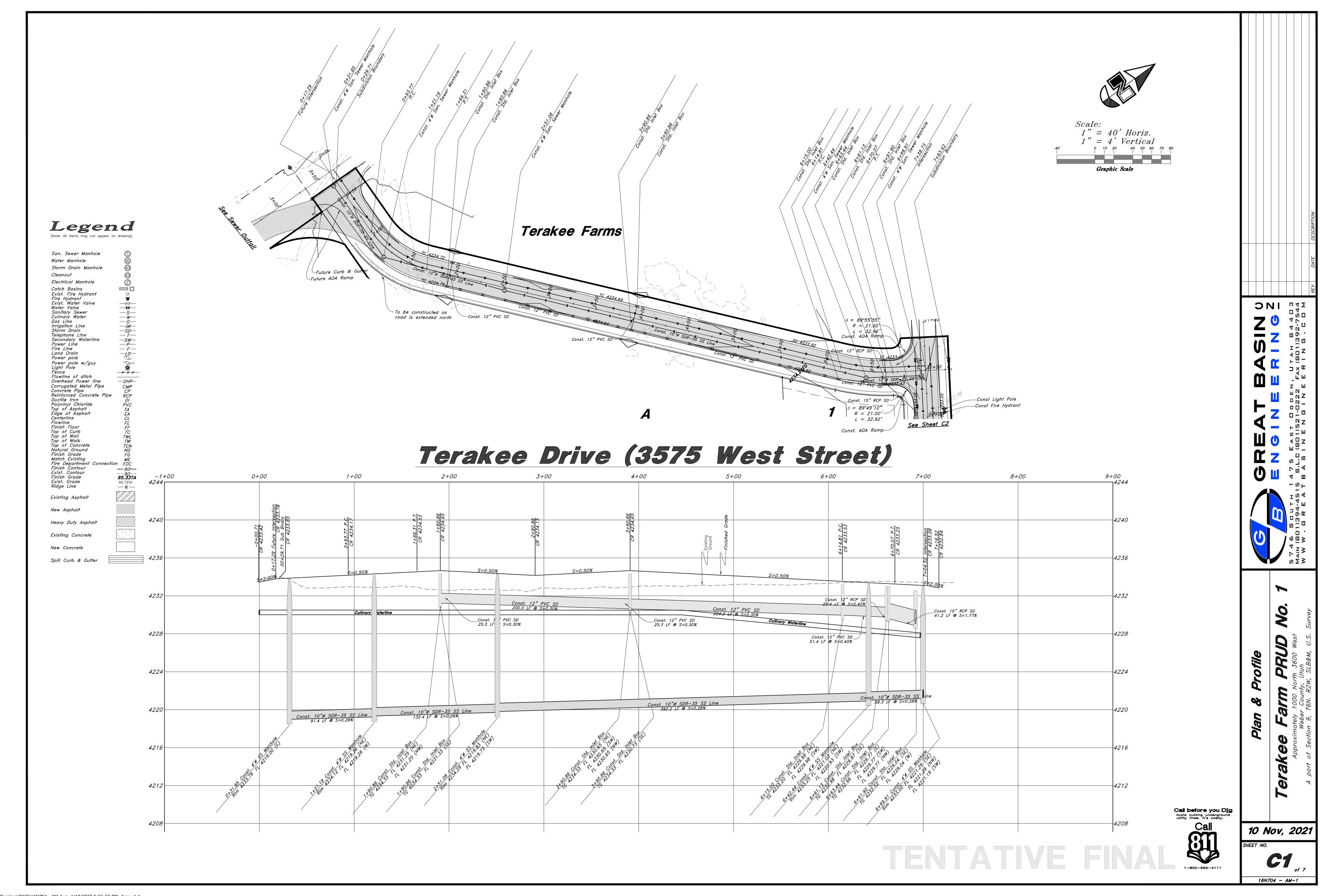
Call before you Dig Avoid cutting underground utility lines. It's costly.

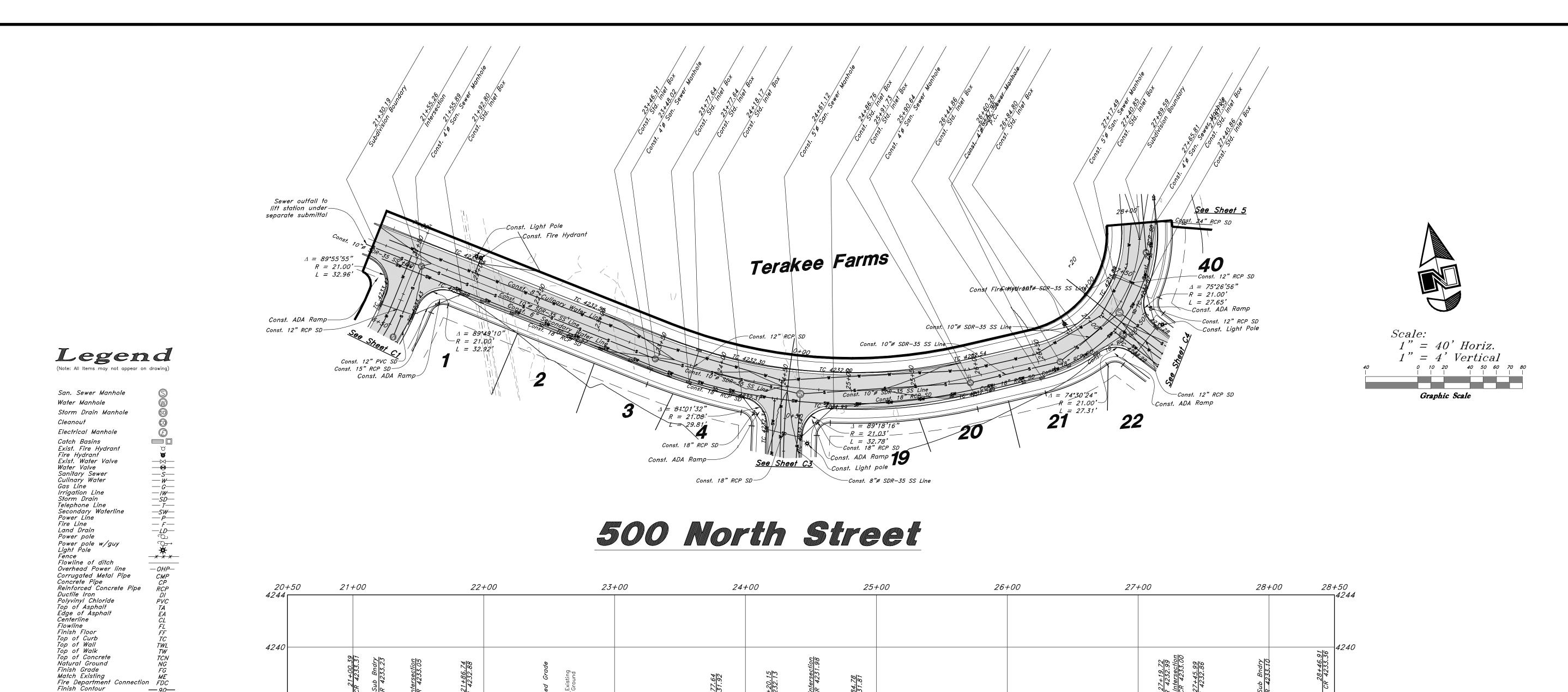


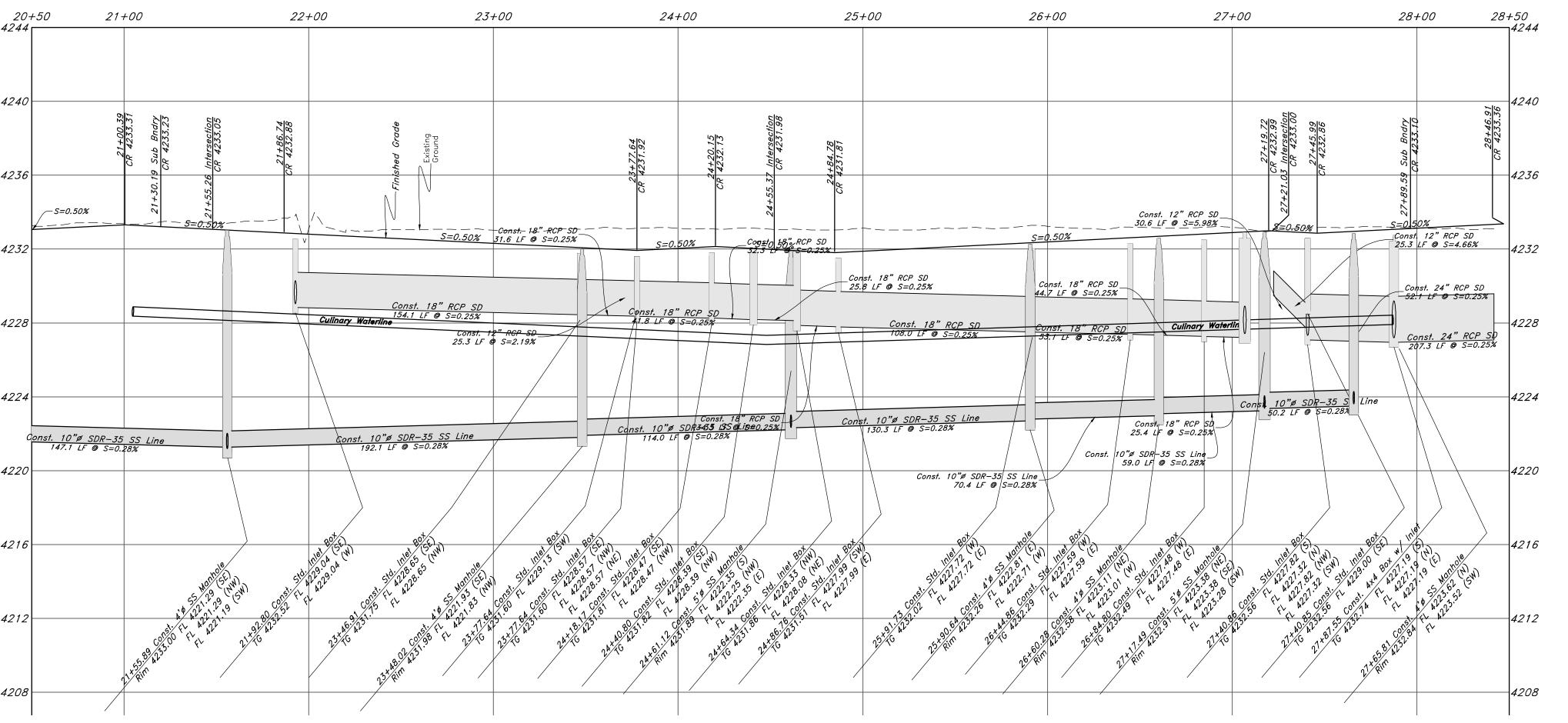
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Call before you Digated a cutting underground utility lines. It's costly.

TENTATIVE FINAL

10 Nov, 2021
SHEET NO.

6 7

16N704 - AM-1

Fire Department Connection
Finish Contour
Exist. Contour
Finish Grade
Exist. Grade
Ridge Line

Existing Asphalt

Heavy Duty Asphalt

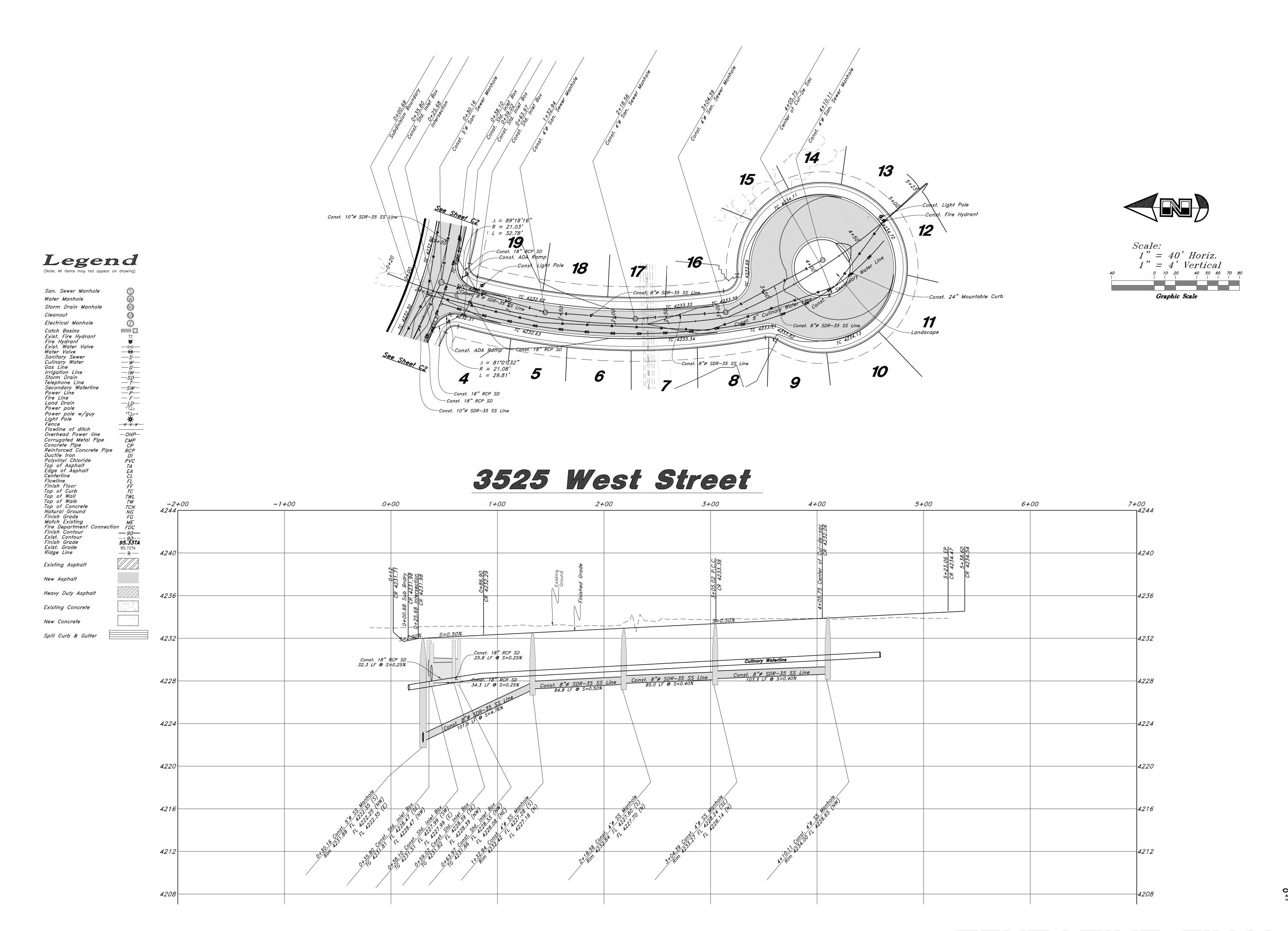
Existing Concrete

Spill Curb & Gutter

New Concrete

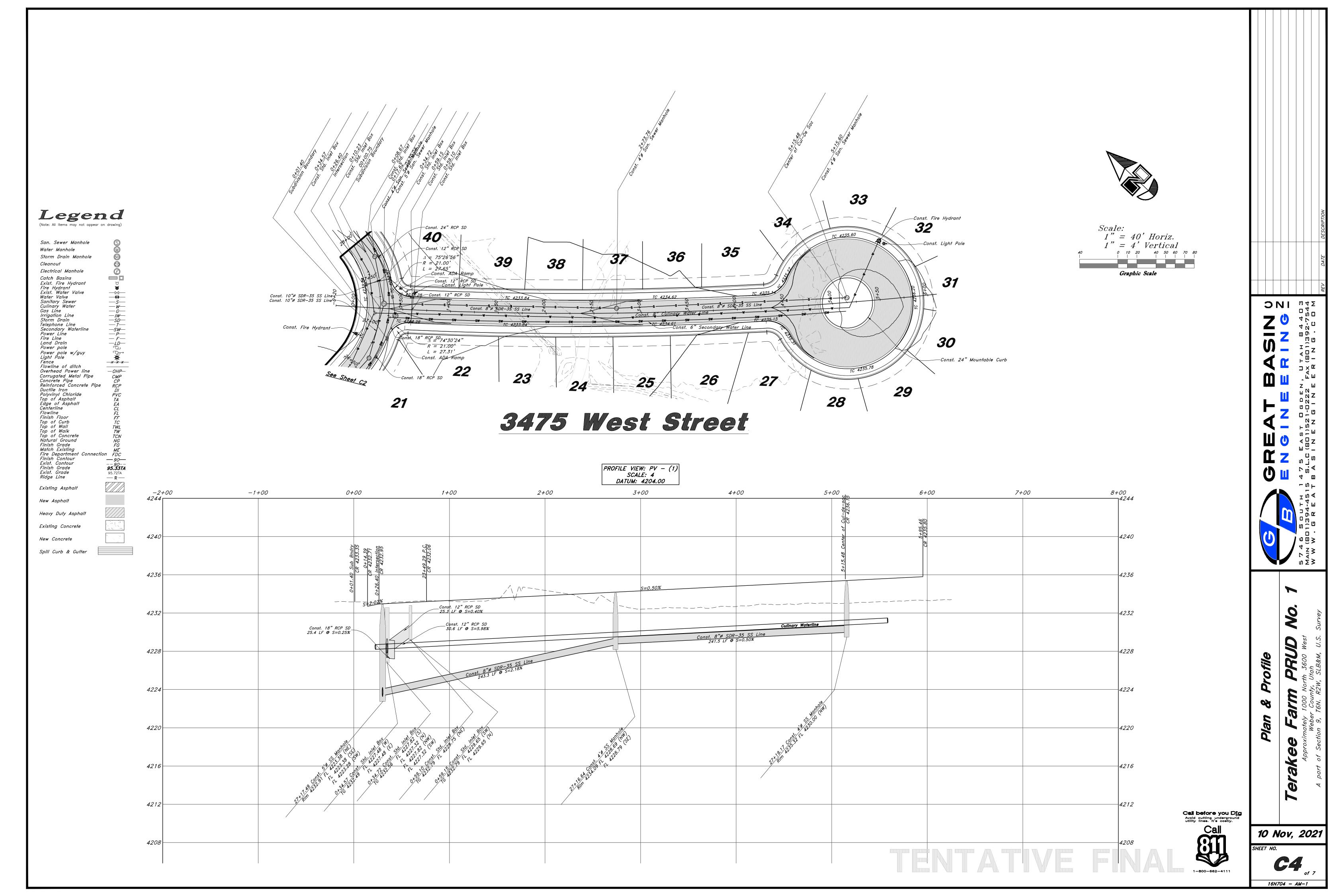
New Asphalt

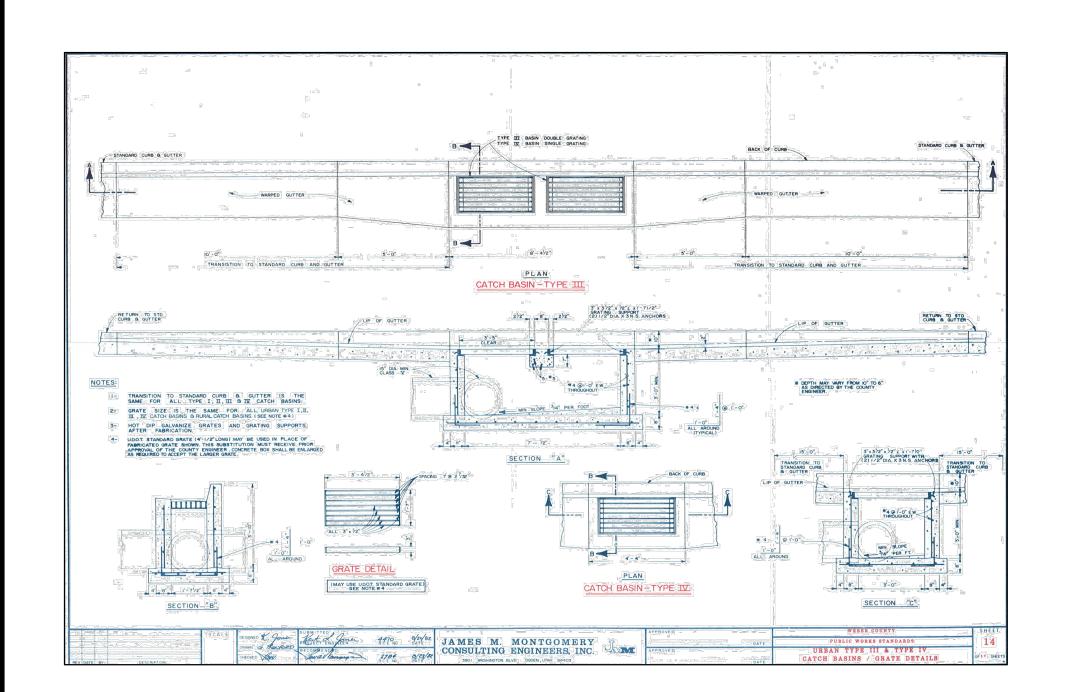
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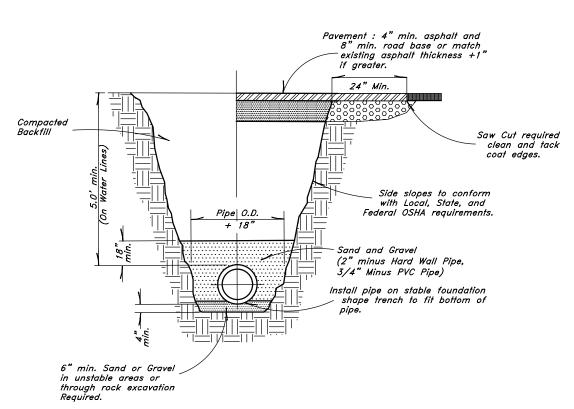


Avoid cutting underground utility lines. It's costly. 10 Nov, 2021

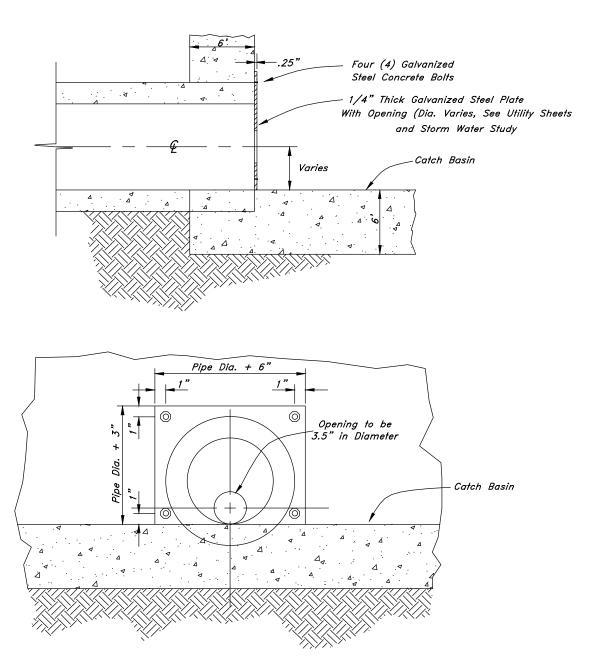
C3 16N704 - AM-1



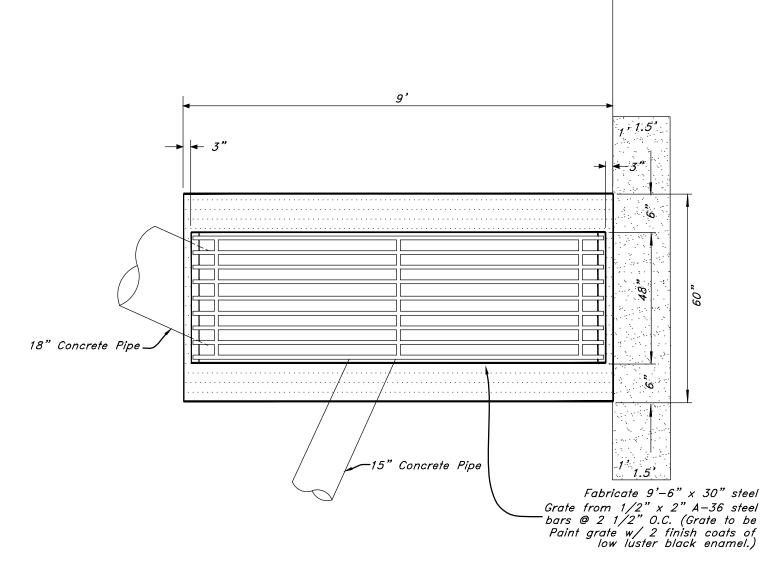




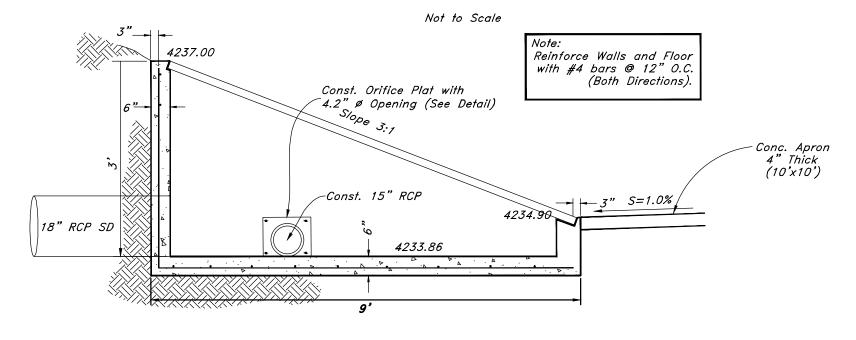
Typical Trench Detail Not to Scale



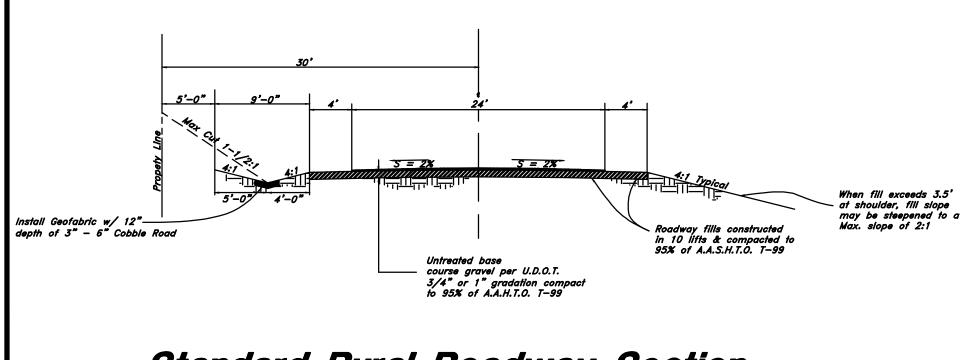
Orifice Plate Detail



Plan View Detail of Inlet / Outlet Structure

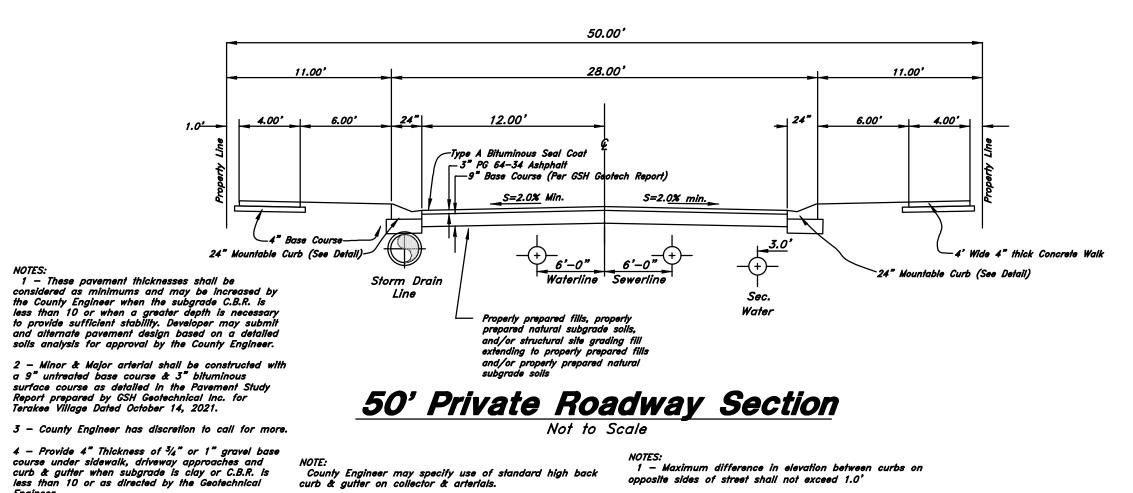


Profile View Detail of East Inlet / Outlet Structure



Standard Rural Roadway Section

Not to Scale



Notes: 1. Concrete shall attain 4,000 psi compression strength 2. Contraction Joints shall be constructed at all points of 3. This curb design is limited to use within private alley

Call before you Dig Avoid cutting underground utility lines. It's costly.

10 Nov, 2021

Farm

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