

Terakee Farm® PRUD No. 3

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

Weber County, Utah
September 2022
A PRUD Subdivision

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 herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Terakee Farm® PRUD No. 3 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.

Signed this _____ day of _____, 2022.

6242920
License No.

Andy Hubbard

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 Farm® PRUD No. 3 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 herein 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 easements. 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 herein 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 buildings or structures being erected within such parcels unless otherwise defined in the Codes, Covenants, and Restrictions (CC&R's) for this development.

Terakee Farms Inc.

Brad Blanch

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____ Brad Blanch - Owner.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
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 _____, 2022.

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 _____, 2022.

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 _____, 2022.

Chairman, Weber County Commission

Attest:

Title:

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	61°34'41"	330.00'	354.66'	337.84'	N 31°03'58" E
(C2)	14°30'41"	330.00'	83.58'	83.36'	N 7°31'57" E
(C3)	23°10'37"	330.00'	133.49'	132.58'	N 26°22'36" E
(C4)	16°19'41"	330.00'	94.04'	93.73'	N 46°07'45" E
(C5)	7°33'42"	330.00'	43.55'	43.52'	S 58°04'27" E
(C6)	38°17'18"	45.00'	30.07'	29.52'	N 42°42'39" E
(C7)	33°12'49"	175.00'	101.44'	100.03'	S 45°14'54" W
(C8)	5°53'56"	200.00'	20.59'	20.58'	S 58°54'20" W
(C9)	18°37'45"	200.00'	65.03'	64.74'	S 46°38'30" W
(C10)	21°34'19"	200.00'	75.30'	74.86'	S 26°32'27" W
(C11)	15°28'41"	200.00'	54.03'	53.86'	S 8°00'57" W
(C12)	30°47'24"	150.00'	80.61'	79.64'	N 15°40'19" E
(C13)	30°47'18"	150.00'	80.60'	79.64'	N 46°27'39" E
(C14)	12°39'18"	225.00'	49.70'	49.60'	N 55°31'39" E
(C15)	5°23'34"	225.00'	21.18'	21.17'	N 46°30'13" E
(C16)	76°58'39"	15.00'	20.15'	18.67'	N 82°17'46" E
(C17)	20°20'28"	125.00'	44.38'	44.14'	S 69°23'09" E
(C18)	116°59'45"	15.00'	30.63'	25.58'	S 21°03'30" E
(C19)	13°44'01"	225.00'	77.90'	77.72'	S 44°18'23" W
(C20)	10°40'55"	325.00'	60.59'	60.50'	S 56°30'51" W
(C21)	6°36'22"	125.03'	14.42'	14.41'	S 58°33'07" W
(C22)	31°39'00"	125.03'	69.07'	68.19'	S 39°25'26" W

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C23)	23°18'47"	125.03'	50.87'	50.52'	S 11°56'33" W
(C24)	42°54'54"	101.03'	75.67'	73.92'	N 21°44'36" E
(C25)	18°39'15"	101.03'	32.89'	32.75'	N 52°31'41" E
(C26)	6°10'18"	349.00'	37.59'	37.58'	N 58°46'09" E
(C27)	13°04'47"	349.00'	79.67'	79.50'	N 49°08'37" E
(C28)	10°00'48"	349.00'	60.99'	60.92'	N 37°35'49" E
(C29)	67°51'12"	11.00'	13.03'	12.28'	N 66°31'01" E
(C30)	90°35'54"	11.00'	17.39'	15.64'	S 34°15'26" E
(C31)	3°27'58"	2025.51'	122.53'	122.52'	S 12°46'30" W
(C32)	2°15'13"	2025.51'	79.67'	79.67'	S 15°38'06" W
(C33)	0°12'50"	2025.51'	7.56'	7.56'	S 16°52'08" W
(C34)	3°35'11"	1149.22'	71.93'	71.92'	S 15°10'57" W
(C35)	4°30'53"	1149.22'	90.55'	90.53'	S 11°07'56" W
(C36)	4°24'26"	1149.22'	88.40'	88.38'	S 6°40'16" W
(C37)	4°23'39"	1239.00'	95.02'	95.00'	N 6°33'12" E
(C38)	4°29'24"	1239.00'	97.09'	97.07'	N 10°59'44" E
(C39)	3°44'13"	1239.00'	80.81'	80.80'	N 15°06'32" E
(C40)	0°09'32"	1934.51'	5.36'	5.36'	N 16°53'53" E
(C41)	2°16'33"	1934.51'	76.84'	76.84'	N 15°40'50" E
(C42)	2°26'05"	1934.51'	82.20'	82.20'	N 15°45'36" E
(C43)	12°37'16"	1239.00'	272.93'	272.38'	S 10°40'00" W
(C44)	17°18'08"	439.00'	132.57'	132.07'	N 53°12'14" E



VICINITY MAP
(Not to Scale)

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating Forty (40) residential Lots and Three (3) Open Space Parcels.

Brass Cap Monuments were found at the Southeast Corner and the South Quarter Corner of Section 9, T6N, R2W, SLB&M.

A line bearing South 89°26'19" East 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, U.S. Survey

Beginning at a point 923.36 feet South 89°26'19" East along the Section Line and 2028.61 feet North 00°33'41" East from the South Quarter Corner of said Section, and running thence North 0°46'31" East 609.13 feet; thence South 89°15'44" East 391.46 feet; thence South 88°46'44" East 220.25 feet; thence South 13°58'20" West 15.30 feet; thence South 59°36'20" East 130.24 feet to a point of non-tangent curvature; thence Northeasterly along an arc of a 175.00 foot radius to the left a distance of 41.56 feet (Central Angle equals 13°36'28" and Long Chord bears North 21°50'16" East 41.46 feet) to a point of non-tangency; thence South 82°07'51" East 234.02 feet to a point of non-tangent curvature; thence Southwesterly along an arc of a 416.38 foot radius to the left a distance of 10.38 feet (Central Angle equals 1°25'44" and Long Chord bears South 3°39'23" West 310.38 feet) to a point of non-tangency; thence South 82°11'15" East 131.03 feet; thence South 83°59'53" East 87.61 feet to a point of non-tangent curvature; thence Southwesterly along an arc of a 2011.00 foot radius to the left a distance of 6.11 feet (Central Angle equals 0°10'27" and Long Chord bears South 7°55'52" West 6.11 feet) to a point of non-tangent curvature; thence South 84°48'55" East 117.30 feet; thence South 38°05'50" East 54.16 feet to a point of non-tangent curvature; thence Southwesterly along an arc of a 80.00 foot radius curve to the right a distance of 17.05 feet (Central Angle equals 12°12'39" and Long Chord bears South 12°52'55" West 17.02 feet) to a point of tangent curvature; thence Southwesterly along an arc of a 15.00 foot radius curve to the left a distance of 19.87 feet (Central Angle equals 75°53'25" and Long Chord bears South 44°42'27" West 18.45 feet) to a point of non-tangency; thence South 24°04'27" East 51.80 feet to a point of non-tangent curvature; thence Southwesterly along an arc of a 285.58 foot radius curve to the right 44.30 feet (Central Angle equals 8°53'20" and Long Chord bears South 84°06'38" West 44.26 feet) to a point of non-tangency; thence South 8°31'55" West 88.40 feet; thence South 76°15'54" East 75.75 feet; thence South 46°16'48" East 244.10 feet; thence South 40°18'29" West 106.25 feet; thence South 35°48'14" West 67.07 feet; thence South 20°10'26" West 35.27 feet; thence North 83°03'07" West 343.54 feet to a point of non-tangent curvature; thence Southwesterly along an arc of a 1079.59 foot radius curve to the right a distance of 61.90 feet (Central Angle equals 3°17'06" and Long Chord bears South 4°29'39" West 61.89 feet) to a point of non-tangency; thence North 87°19'26" West 100.38 feet to a point of non-tangent curvature; thence Northeasterly along an arc of a 1117.91 foot radius curve to the right a distance of 37.72 feet (Central Angle equals 1°56'00" and Long Chord bears North 3°32'11" East 37.72 feet) to a point of non-tangency; thence North 87°03'05" West 114.04 feet; thence North 61°22'34" West 200.48 feet; thence South 88°57'52" West 114.03 feet; thence South 0°16'24" West 60.47 feet; thence South 89°28'59" West 100.01 feet; thence North 0°16'35" East 44.86 feet; thence South 88°48'29" West to the Point of Beginning.

Containing 18.803 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.

NOTES:

- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
- All Lots will have a 20' Frontage and 5' Side (20' Corner) and Rear Yard Building Setback except as otherwise shown.
- 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.

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 _____ day of _____, 2022.

Weber County Surveyor
Record of Survey # _____

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 _____, 2022.

Weber County Attorney

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard, PLS
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) 688-8565

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
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Sheet 1 of 2

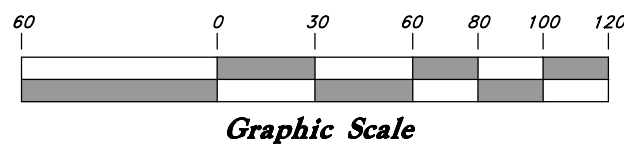
WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND
AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

Terakee Farm® PRUD No. 3

A part the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
September 2022
A PRUD Subdivision



Scale: 1" = 60'



Line	Bearing	Length
L1	S 55°43'28" E	28.16

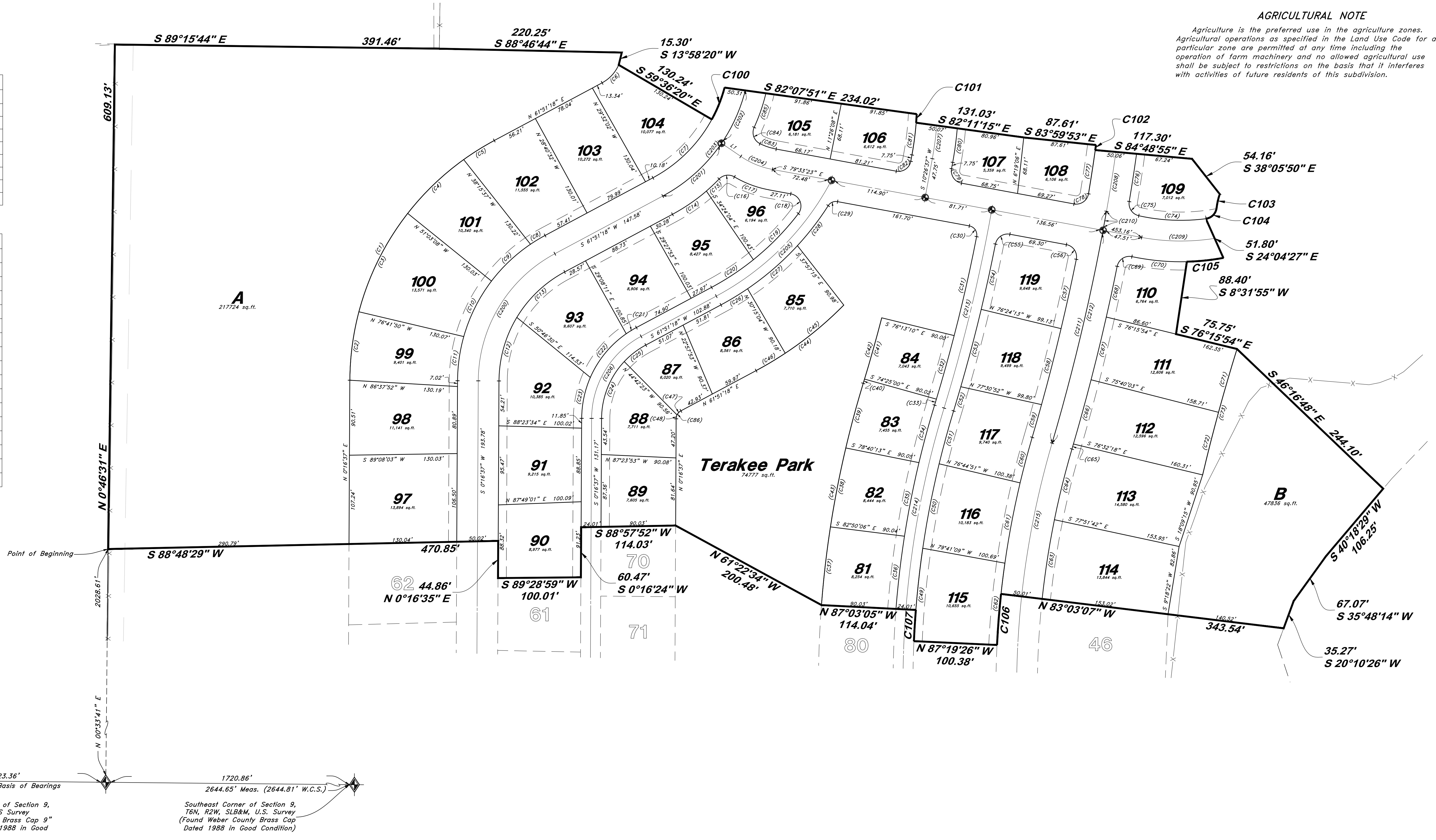
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	13°56'28"	175.00'	41.56'	41.46'	N 21°50'16" E
C101	1°25'44"	416.38'	10.38'	10.38'	S 3°39'23" W
C102	0°10'27"	2011.00'	6.11'	6.11'	S 7°55'52" W
C103	12°12'39"	80.00'	17.05'	17.02'	S 12°52'55" W
C104	75°53'25"	15.00'	19.87'	18.45'	S 44°42'27" W
C105	8°53'20"	285.58'	44.30'	44.26'	S 84°06'38" W
C106	3°17'06"	1079.59'	61.90'	61.89'	S 4°29'39" W
C107	1°56'00"	1117.91'	37.72'	37.72'	N 3°32'11" E

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C200)	61°34'41"	175.00'	188.08'	179.16'	S 31°03'58" W
(C201)	27°34'44"	200.00'	96.27'	95.34'	N 48°03'56" E
(C202)	20°08'30"	200.00'	70.31'	69.95'	N 24°12'19" E
(C203)	47°43'14"	200.00'	166.58'	161.80'	S 37°59'41" W
(C204)	23°49'54"	100.00'	41.59'	41.30'	S 67°38'26" E
(C205)	34°01'20"	337.00'	200.11'	197.18'	S 44°50'39" W
(C206)	61°34'09"	113.03'	121.46'	115.70'	S 31°04'14" W
(C207)	5°47'02"	400.00'	40.38'	40.36'	S 7°33'07" W
(C208)	2°02'35"	2036.00'	72.60'	72.60'	N 9°00'18" E
(C209)	19°25'50"	260.58'	88.37'	87.95'	S 89°16'18" E
(C210)	0°30'54"	2596.00'	23.33'	23.33'	S 10°17'02" W
(C211)	6°20'58"	2596.00'	287.69'	287.54'	N 13°12'05" E
(C212)	5°50'05"	2596.00'	264.36'	264.24'	S 13°27'32" W
(C213)	6°55'28"	2037.51'	246.24'	246.09'	N 13°30'48" E
(C214)	12°29'32"	1137.22'	247.95'	247.46'	N 10°43'46" E
(C215)	10°15'31"	1054.59'	188.82'	188.57'	N 11°14'49" E

- NOTES:**
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
 - Setbacks for the Lots are as Follows:
 - Small Lots (60' wide): 20' front, 5' side and 5' back.
 - All Other Lots (80' feet wide or more): 20' front, 10' foot side and 5' back.
 - Subdivision Boundary and Lot Corners will be set prior to final recording of plat.

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.



GREAT BASIN ENGINEERING

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TENTATIVE FINAL

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

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

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

WEBER COUNTY RECORDER

BY: _____ DEPUTY