

Preliminary Plan For Tarakee Village®

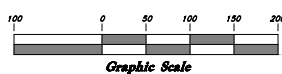
A PRUD Subdivision
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
July 2017



VICINITY MAP
Not to Scale



Scale: 1" = 100'



Graphic Scale

Center of Section 17,
T6N, R2W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

Margene H. Blanch Trustee

Bret D Harper ETAL Trustees

Larry E. Blanch

Douglas K. & Leslie H. Parslow

Bret D Harper ETAL Trustees

KN & LN LLC

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polymyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Caterline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Tree

D & C Farm Inc.

Duanne L. Wagstaff Revocable Trust 1/2 ETAL

D & C Farm Inc.

Nicholas R. Dagsen

D & C Farm Inc.

D & C Farm Inc.

Five Blanch Property LLC

Elden H. Knudson Construction Company

Elden H. Knudson Construction Company

John E. Etherington Trustee

Robert W. & Ila Jane Belt

Jerry B. & Janice L. Lerohl

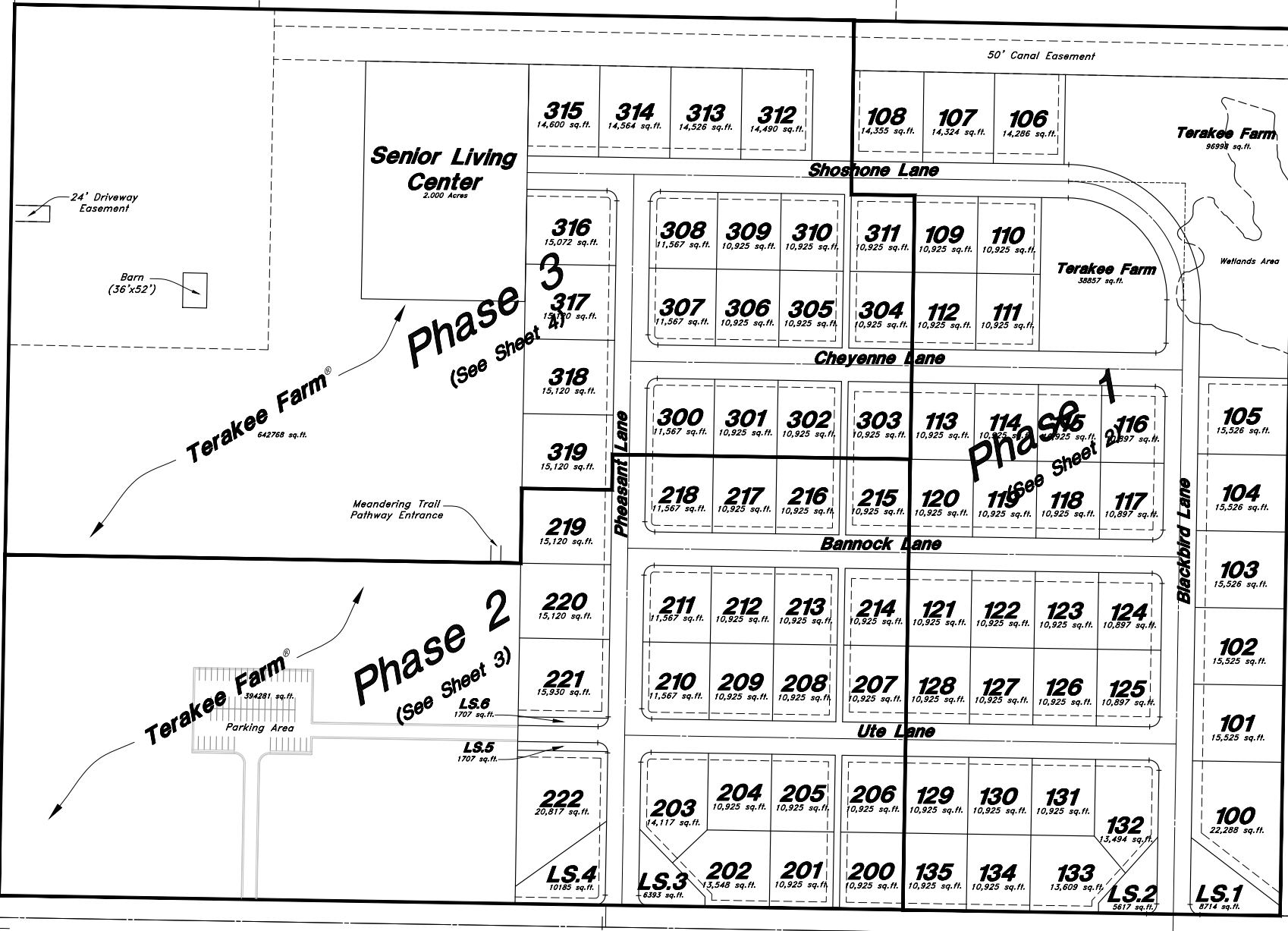
Melinda Brook Rhodes Trust

Lisa Messerly Living Trust

Kipp H. & Hollis Cabaness

Kim C. & Robert Roberts

Joseph G. & Janice M. Morse Trustees



ZONING INFORMATION

This property is Zoned PRUD and has the following building setbacks:

- Front Yard = 20 feet
- Other Main = 30 feet
- Side Yard = 8 feet (Dwelling)
- Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Yard = 30 feet
- Other Main = 30 feet
- Building Height = 1 Story building (40 feet maximum)

DESCRIPTIONS

A part of the Southeast Corner of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S Survey, Weber County, Utah:

Beginning at a point on the Easterly Right of Way Line of 4700 West Street, said point being 32.93 feet North 0°51'46" East and 36.54 feet South 89°08'17" East from the South Quarter Corner of said Section 17; and running thence along said Easterly Right of Way Line North 1°00'38" East 1334.90 feet; thence South 88°53'34" East 1917.94 feet; thence South 0°57'19" West 1328.45 feet to the Northerly Right of Way Line of 900 South Street; thence along said Northerly Line North 89°05'07" West 1919.22 feet to the point of beginning.

Together With:

A part of the Southeast Corner of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S Survey, Weber County, Utah:

Beginning at a point on the Westerly Right of Way Line of 4700 West Street, said point being 1253.29 feet North 1°06'08" East and 39.89 feet North 88°53'52" West from the South Quarter Corner of said Section 17; and running thence South 89°09'36" West 200.11 feet; thence North 1°06'08" East 387.75 feet; thence South 89°21'31" East 200.00 feet; thence South 1°06'08" West 382.58 feet to the point of beginning.

Contains 2,554,920 Sq. Ft. or 58.652 Acres

FLOOD PLAIN

This property lies within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec. 2005 as well as Panel Number 49057C0189E dated 16 Dec. 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

NOTES

1. Lots 105, 318, 319 & 320 may have ADUs.
2. ADUs may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515 FAX (801) 394-7544
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Tarakee Village® PRUD Subdivision
 Weber County, Utah
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

26 July, 2017

SHEET NO.
1
of 4

PRELIMINARY PLAN