

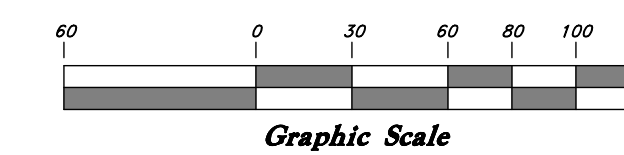
# Preliminary Plan For Terakee Village® - Phase 1

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
October 2017



Scale: 1" = 60'



Graphic Scale

## PROPOSED UTILITY NOTE

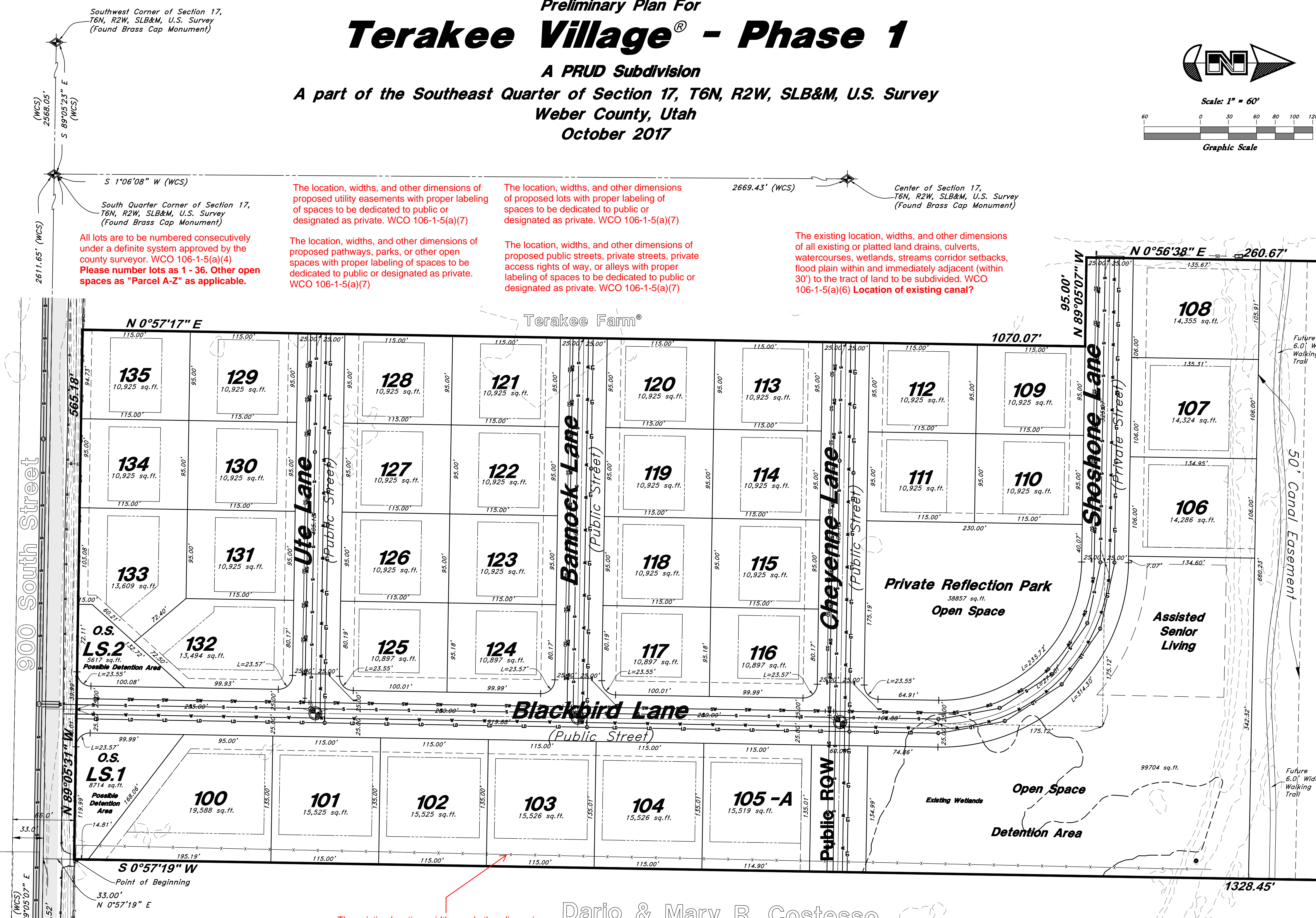
- Land Drain - 8" PVC Tight Joint
  - Sanitary Sewer - 8" SDR-35
  - Secondary Water - 8" PVC
  - Water (Culinary) - 8" PVC
- (Unless otherwise specified on plans)

## 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 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
- Polyvinyl Chloride
- PVC
- TA
- EA
- CL
- FL
- FF
- TC
- TW
- Top of Wall
- Top of Walk
- Top of Concrete
- Top of Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- FDC
- Open Space
- 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

Joseph G. & Janice M. Morse Trustees



The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)  
Please number lots as 1 - 36. Other open spaces as "Parcel A-Z" as applicable.

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

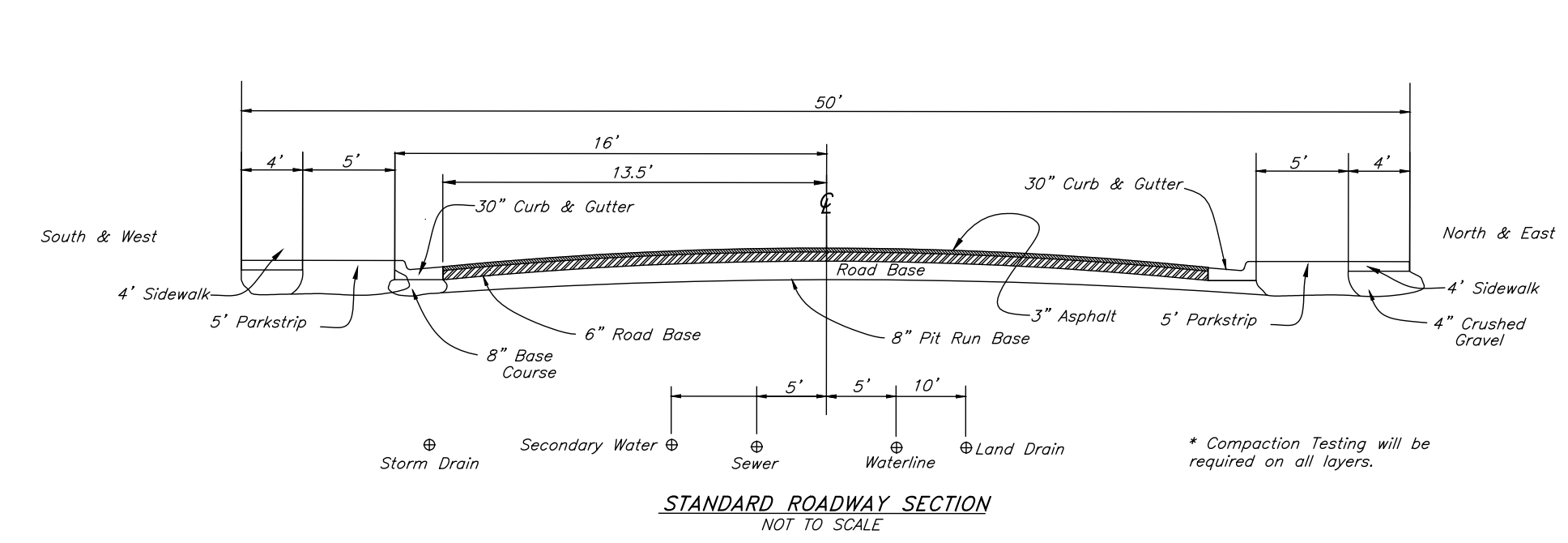
The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted land drains, ditches, 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) Location of existing canal?

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)  
Please show the location of the existing fence line in relation to the Subdivision Boundary Line? Are the rules of acquiescence applicable to this fence?

Dario & Mary R. Costesso

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)  
How far is this fence from the Subdivision Boundary Line? Are the rules of acquiescence applicable to this fence?



**DESCRIPTION**

A part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, more particularly described as follows:

Beginning at a point on the Northerly Line of 900 South Street, said point being 656.52 feet North 89°05'07" West and 33.00 feet North 0°57'19" East from the Southeast Corner of said Section 17; and running thence along said Northerly Line North 89°05'31" West 565.18 feet to the Easterly Line of Terakee Farms property; thence along said Easterly and Southerly Lines the following three (3) courses: (1) North 0°57'17" East 1070.07 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°56'38" East 260.67 feet to the Southerly Line of the KN & LN LLC Property; thence along said Southerly Line South 88°53'34" East 660.24 feet to the Westerly Line of the Dario & Mary R. Costesso Property; thence along said Westerly Line South 0°57'19" West 1328.45 feet to the Northerly Line of said 900 South Street and the Point of Beginning.

Contains 776,132 Sq. Ft. or 17,818 Acres

- NOTE**
- Lot 105 may have an ADU.
  - ADUs may be used for monthly rentals only when primary residence is owner occupied.
  - Agri-tourism is an approved use on agricultural lots.

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 P.O. BOX 115, SALT LAKE CITY, UTAH 84143  
 WWW.GREATBASINENGINEERING.COM

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

23 Oct, 2017  
 SHEET NO. **1**  
 16N719 - Prelim - Phase 1

PRELIMINARY PLAN