

Tarakee Village® No. 1

A PRUD Subdivision
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2019

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 Tarakee Village No. 1 - A PRUD 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 _____, 2019.

6242920
License No.

Andy Hubbard

Owner's Dedication Certificate shall include the following Private Streets, access, rights-of-way dedication as applicable:
"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 a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns."

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential Lots and five (5) Open Space Parcels.

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.

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

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 Right of Way Line of 900 South Street, said point being 1390.53 feet South 89°05'07" East along the Section Line from the South Quarter Corner of said Section 17 to the Easterly Line of the Tarakee Farm Property; and running thence along said Easterly and Southerly Lines the following three (3) courses: (1) North 0°57'17" East 1073.74 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°56'37" East 250.33 feet to a point on an Existing Fence Line, said point also being the Southerly Line of the KN & LN LLC Property; thence along said Fence Line and Southerly Line South 88°53'34" East 651.21 feet to a point on an Existing Fence, said point also being the Westerly Line of the Darlo & Mary R. Costesso Property; thence along said Fence Line and Westerly Line South 1°13'19" West 1321.80 feet to said Northerly Right of Way Line of said 900 South Street; thence along said Northerly Right of Way Line North 89°05'43" West 550.00 feet to the Easterly Line of said Tarakee Farm Property and the Point of Beginning.

Contains 755,373 Sq. Ft. or 17.341 Acres



VICINITY MAP
Not to Scale

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 _____, 2019.

Weber County Engineer

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 _____, 2019.

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 _____, 2019.

Chairman, Weber County Commission

Attest: _____

Title: _____

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this _____ day of _____, 2019.

Taylor West Weber Water

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 _____, 2019.

Weber County Attorney

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. 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 _____, 2019.

Weber County Surveyor

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 Tarakee Village 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 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 do hereby grant and dedicate to the owner of Open Spaces LS.1 and LS.2, a perpetual right and easement over, upon and under the lands designated hereon as Landscape.

Signed this _____ Day of _____, 2019.

No LS.1 or LS.2 On the plat,
No open space shown on plat,
Who is the Reflection park being dedicated to?

NOT SURE
WHAT IS
INTENDED
HERE, PLEASE
CLARIFY

Owner (s)

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____ by _____, 2019.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

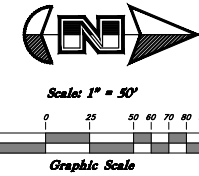


Sheet 1 of 2
WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

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A PRUD Subdivision
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2019

A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c)



The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

A MONUMENT IMPROVEMENT AGREEMENT WILL BE REQUIRED TO BE EXECUTED WITH THE COUNTY SURVEYOR PRIOR TO FINAL APPROVAL OF THE SUBDIVISION

Remainder Parcel

The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).

When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information, will be shown on the subdivision plat. WCO 106-1-8(c)(3).

CORRECT TITLE SPELLING

Terakee Properties LP

PLEASE DEFINE THE WHOLE ROAD WIDTH, NOT JUST THE HALF WIDTH BEING DEDICATED.

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Differs from what is shown in description N 89°05'43" W

Calls to and along a fence in description, SHOW FENCE

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)

Legend

- ⊕ Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line PUE Public Utility Easement PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

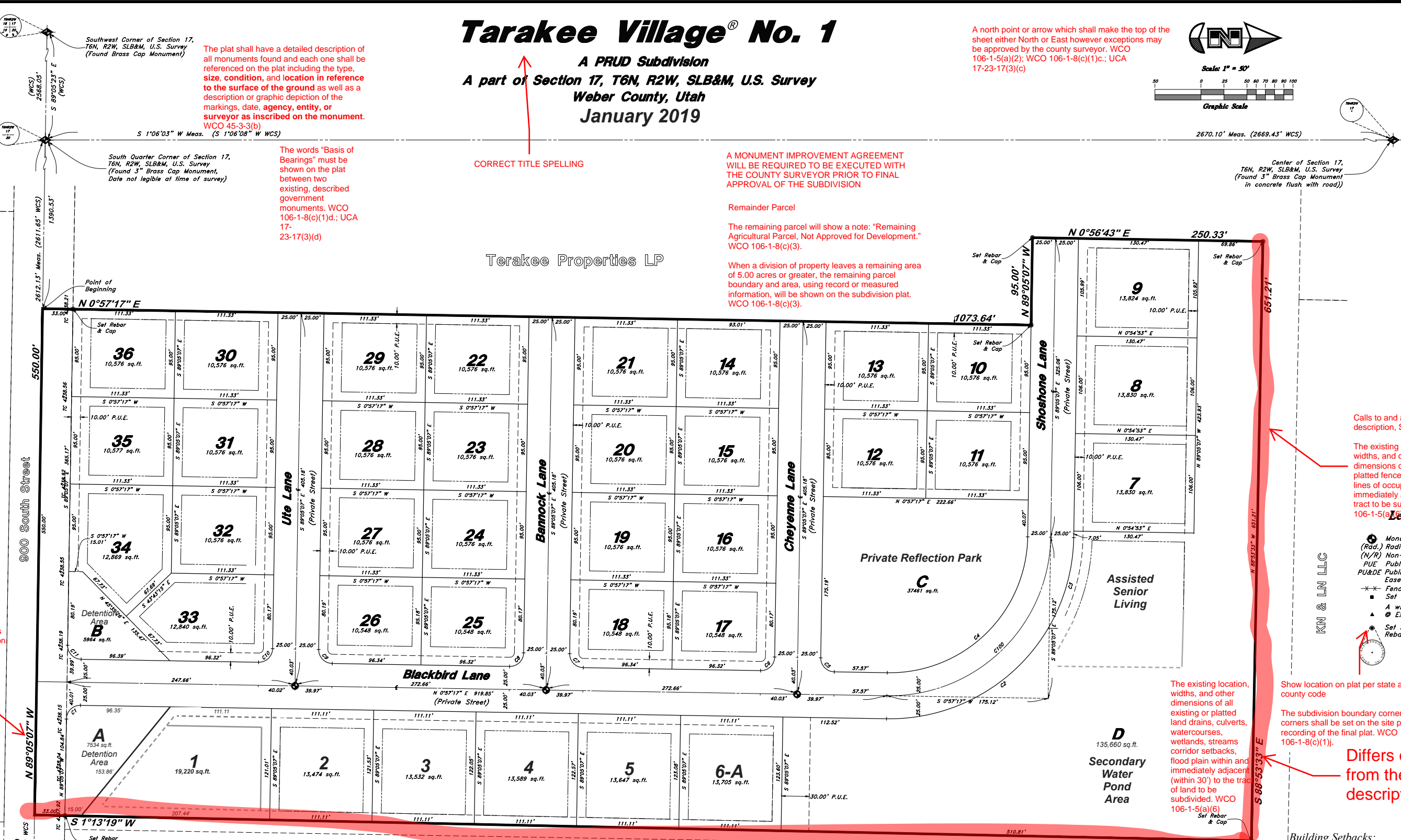
Show location on plat per state and county code

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1);

Differs one second from the description_DM

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Building Setbacks:
Front Yard = 20 feet
Side Yard = 10 feet
Rear Yard = 10 feet
Side Facing Street on Corner Lot = 20 feet
Building Height = 40 feet maximum



PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	90°20'55"	150.0'	23.65'	21.28'	N 44°23'12" W
C2	60°23'17"	200.0'	210.79'	201.17'	N 29°14'22" W
C3	29°39'07"	200.0'	103.50'	102.35'	N 74°15'34" W
C4	90°02'24"	150.0'	235.72'	212.21'	S 44°03'55" E
C5	89°57'36"	150.0'	23.55'	21.21'	S 45°56'05" W
C6	90°02'24"	150.0'	23.57'	21.22'	S 44°03'55" E
C7	89°57'36"	150.0'	23.55'	21.21'	S 45°56'05" W
C8	90°02'24"	150.0'	23.57'	21.22'	N 44°03'55" W
C9	89°57'36"	150.0'	23.55'	21.21'	N 45°56'05" E
C10	90°02'24"	150.0'	23.57'	21.22'	N 44°03'55" W
C11	89°46'21"	150.0'	23.50'	21.17'	N 46°00'50" E

CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	90°02'24"	175.00'	275.01'	247.57'	S 44°03'55" E

Dario & Mary R. Costesso

- Notes:
1. Lot 6 may have an ADU
 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.
 4. Ditch along 900 South Street to be piped with 15" RCP storm drain.
 5. Recommendations on the Geotech Report shall be followed during construction of this site.
 6. Private roads shall have a 50 foot temporary turnaround easement at the end of each street during the construction of each phase.

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.

Sheet 2 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

