

# The Meadow @ Terakee Farms

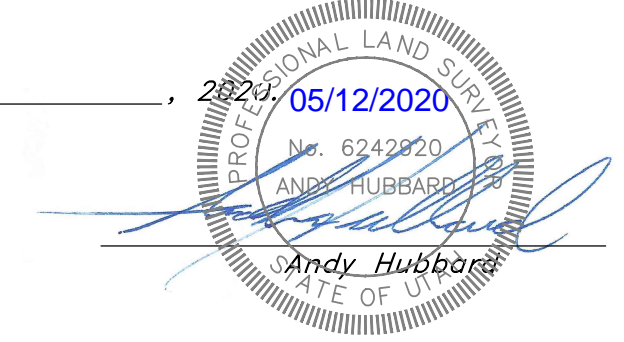
A Lot Averaging Subdivision  
 A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey  
 Weber County, Utah  
 May 2020

## 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 The Meadow @ Terakee Farms 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 \_\_\_\_\_, 2020, 05/12/2020

6242920  
 License No.



## 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 The Meadow @ Terakee Farms and do hereby dedicate and grant to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County 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.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

- Terakee Partners LP -

Brad Blanch - Owner  
 PO Box 14016  
 Ogden, Utah 84412  
 (801) 668-8565

## ACKNOWLEDGMENT

State of Utah }  
 County of } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by Brad Blanch - Owner.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
 Commission Number: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
 Print Name

## NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating twelve (12) residential Lots and five (5) Open Space Parcels.

Brass Cap Monuments were found at the Northeast Corner and the North Quarter Corner of Section 21, T6N, R2W, SLB&M.

A line bearing North 89°05'07" West between these two monuments was used as the Basis of Bearings.

The Northerly, Easterly and Southerly Boundary Lines were recreated by following the surrounding deeds. The Westerly Boundary Line was recreated by honoring the Right-of-Way Line of 4300 West Street.

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.

## NOTES

1. Subdivision will be connected to Central Weber Sanitary Sewer via 900 South design previously submitted with Terakee Village PRUD.
2. Recommendations on the Geotech Report shall be followed during construction of this site.
3. Fire Flow for Subdivision shall be 1000 GPM.
4. A temporary address marker shall be required at the building site during construction.
5. Any Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
6. Roads shall have a maximum grade of 10% unless specifically approved as outlined in the International Fire Code.
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
9. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible material construction.
10. The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where Guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (see IFC 330B)
11. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
12. Fire department apparatus access is required for each lot.



VICINITY MAP  
 Not to Scale

## DESCRIPTION

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Northwest Corner of said Section 21, said point being the Easterly Right of Way Line of 4300 West Street; and running thence South 89°15'32" East (East Record) 1055.51 feet (1056 feet Record); thence due South 538.10 feet (551.76' Record); thence due West 1056.00 feet to said Easterly Right of Way Line; thence North 0°03'37" East (North Record) 551.75 feet (551.76 feet Record) along said Easterly Right of Way Line to the Northwest Corner of said Section 21 and the Point of Beginning.

Contains 575,286 Sq. Ft. or 13.207 Acres

## 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 PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

Taylor West Weber Water

## 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 \_\_\_\_\_, 2020.

Weber County Engineer

## 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 \_\_\_\_\_, 2020.

Weber County Attorney

## 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 has been satisfied. The approval for 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 \_\_\_\_\_, 2020.

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

DEVELOPER:  
 Terakee Properties  
 c/o Brad Blanch  
 PO Box 14016  
 Ogden, Utah 84412  
 (801) 668-8565

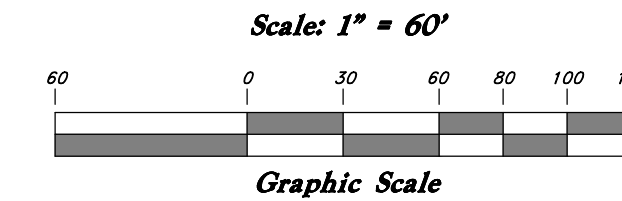
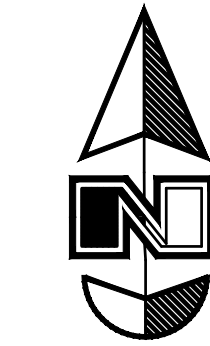


WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND AT _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
FOR _____	RECORDED FOR _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY



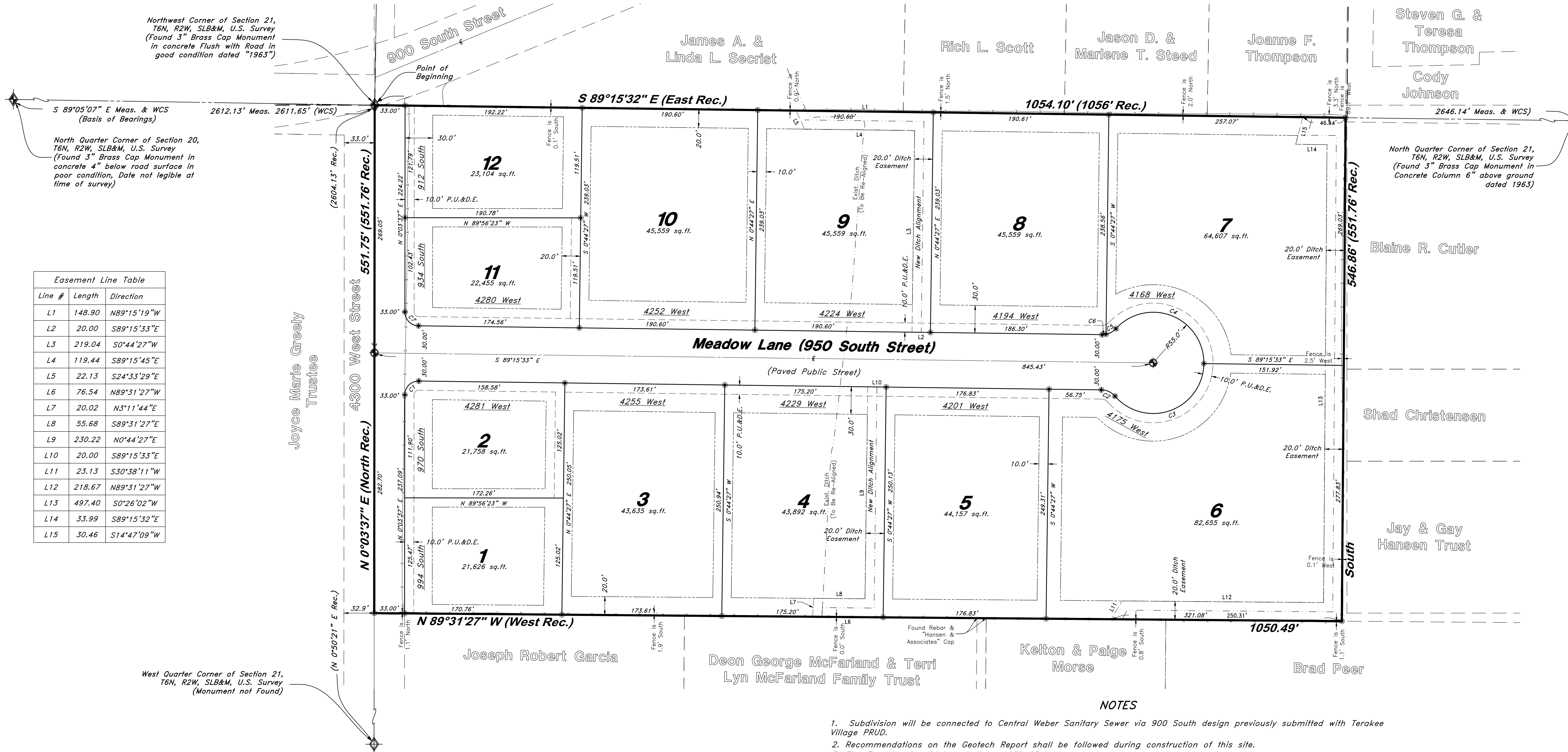
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Line #	Length	Direction
L1	148.90	N89°15'19"W
L2	20.00	S89°15'33"E
L3	219.04	S0°44'27"W
L4	119.44	S89°15'45"E
L5	22.13	S24°33'29"E
L6	76.54	N89°31'27"W
L7	20.02	N3°11'44"E
L8	55.68	S89°31'27"E
L9	230.22	N0°44'27"E
L10	20.00	S89°15'33"E
L11	23.13	S30°38'11"W
L12	218.67	N89°31'27"W
L13	497.40	S0°26'02"W
L14	33.99	S89°15'32"E
L15	30.46	S14°47'09"W

- ### Legend
- ▲ Set Nail & Washer
  - Set Rebar & Cap w/ Fencepost
  - ⊙ Set Hub & Tack
  - ⊕ Monument to be set
  - ⊗ Monument set by others
  - W.C.S. Weber County Survey
  - ◆ Found Section Corner
  - P.U.E. Public Utility Easement
  - ▨ Non-Buildable Area
  - Buildable Area Line
  - - - Easement Centerline
  - Property Boundary
  - Lot Line
  - ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

### NOTES

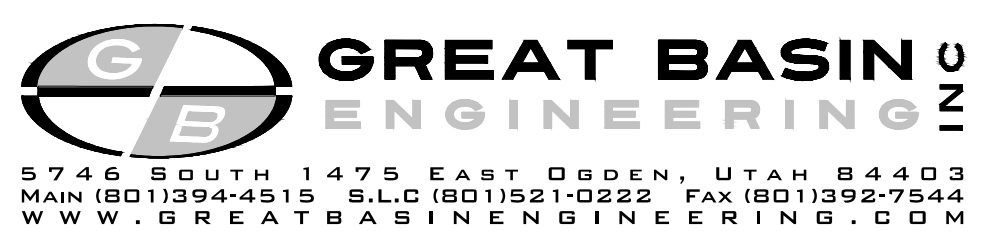
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- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- Fire department apparatus access is required for each lot.

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°40'50"	15.00'	23.74'	S 45°24'03" W	21.34'
C2	48°15'59"	20.00'	16.85'	N 65°12'09" W	16.35'
C3	138°11'23"	55.00'	132.65'	S 69°50'08" W	102.76'
C4	138°11'23"	55.00'	132.65'	S 68°21'14" E	102.76'
C5	35°45'37"	20.00'	12.48'	N 60°25'53" E	12.28'
C6	12°25'46"	20.00'	4.34'	N 84°31'34" E	4.33'
C7	89°19'10"	15.00'	23.38'	S 44°35'58" E	21.09'



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 c/o Andy Hubbard, PLS  
 5746 South 1475 East Suite 200  
 Ogden, Utah 84405  
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DEVELOPER:  
 Greake Properties  
 c/o Brad Blanch  
 PO Box 14016  
 Ogden, Utah 84412  
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Sheet 2 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