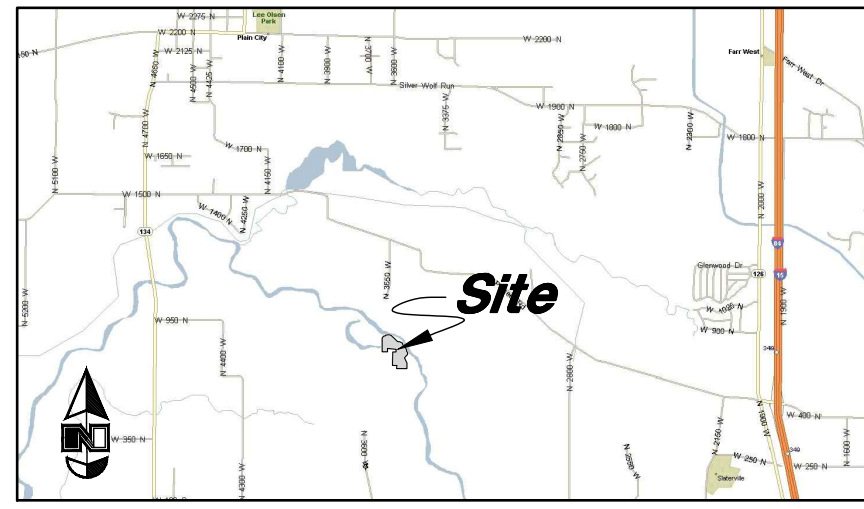


Tarakee Farm® - No. 1

A PRUD Subdivision

A part of the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2021



VICINITY MAP
(Not to Scale)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)
All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m
Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat.
WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1j)
Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1j)
*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

Title Report Missing

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

Has the ROS been filed with Weber County?

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating forty (40) residential Lots and five (1) Open Space Parcel.

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.

SEE ROS - Filed with the Weber County Surveyor's Office for Overall Boundary Retraiment Details.

NARRATIVE

DESCRIPTION

A part of the Southeast Quarter of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Beginning at the Northwest corner of Lot 1 McFarland Subdivision (Weber County Recorder Entry # 1672850) said point being 397.19 feet South 89°26'19" East along the Section line and 1,049.27 feet North 00°33'41" East from the South Quarter corner of said Section, and running thence North 89°03'30" West 17.49 feet along the North Line of said McFarland Subdivision to the Easterly line of the Richard and Carisa Hipwell property (Parcel #15-028-0054); thence North 00°46'31" East 55.61 feet along said Easterly line; thence South 89°13'13" East 64.06 feet to a point of curvature; thence Easterly along the arc of a 74.97 foot radius curve to the left a distance of 54.39 feet (Central Angle equals 41°34'11" and Long Chord bears North 69°59'42" East 53.21 feet); thence North 49°12'36" East 448.50 feet to a point of curvature; thence Northeasterly along the arc of a 175.00 foot radius curve to the left a distance of 47.74 feet (Central Angle equals 15°37'45" and Long Chord bears North 41°23'44" East 47.59 feet) to a point of compound curvature thence Northerly along the arc of a 10.00 foot radius curve to the left a distance of 15.75 feet (Central Angle equals 90°15'26" and Long Chord bears North 11°32'52" West 14.17 feet); thence along a line non-tangent to said curve, North 33°19'25" East, a distance of 50.00 feet; thence South 56°40'35" East 233.49 feet to a point of curvature; thence Easterly along the arc of a 375.00 foot radius curve to the left a distance of 227.11 feet (Central Angle equals 34°42'00" and Long Chord bears South 74°01'35" East 223.66 feet); thence North 88°37'25" East 53.32 feet to a point of curvature; thence Northeasterly along the arc of a 75.00 foot radius curve to the left a distance of 107.01 feet (Central Angle equals 81°45'10" and Long Chord bears North 47°44'49" East 98.16 feet); thence along a line non-tangent to said curve, South 83°07'46" East, a distance of 50.00 feet to the point of curve of a non-tangent curve, of which the radius point lies North 83°07'46" West; thence Southerly along the arc of a 125.00 foot radius curve to the right a distance of 4.82 feet (Central Angle equals 02°12'30" and Long Chord bears South 07°58'29" West 4.82 feet); thence along a line non-tangent to said curve, South 73°49'55" East, a distance of 79.81 feet to the point of curve of a non-tangent curve, of which the radius point lies North 48°41'54" East; thence Southeasterly along the arc of a 3,551.68 foot radius curve to the left a distance of 277.57 feet (Central Angle equals 04°28'40" and Long Chord bears South 43°32'26" East 277.50 feet) to a point of compound curvature thence Easterly along the arc of a 15.00 foot radius curve to the left a distance of 11.81 feet (Central Angle equals 45°05'36" and Long Chord bears South 68°19'33" East 11.50 feet) to the point of curve of a non-tangent curve, of which the radius point lies South 00°55'17" East; thence Southeasterly along the arc of a 179.65 foot radius curve to the right a distance of 297.40 feet (Central Angle equals 94°51'02" and Long Chord bears South 43°29'46" East 264.59 feet); thence along a line non-tangent to said curve, South 01°26'04" West, 292.07 feet; thence North 89°04'28" West 1,056.69 feet to the Southeast corner of said McFarland Subdivision; thence two (2) courses along the East and North Boundaries of said Subdivision as follows (1) North 00°56'30" East 362.32 feet; and (2) North 89°03'30" West 438.81 feet to the point of curve of a non-tangent curve, of which the radius point lies South 30°56'09" East; thence Southwesterly along the arc of a 88.67 foot radius curve to the left a distance of 89.65 feet (Central Angle equals 57°55'36" and Long Chord bears South 30°06'03" West 85.88 feet) to the East right of way line of 3600 West Street as delineated on said Subdivision; thence North 00°49'22" East 75.00 feet along said East right of way line to the POINT OF BEGINNING.
Containing 17.704 acres, more or less.

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Rows C(1) to C(20).

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Rows C(21) to C(40).

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Rows C(41) to C(60).

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Rows C(61) to C(80).

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Rows C(81) to C(100).

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Rows C(101) to C(120).

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 _____, 2021.

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 _____, 2021.

Weber County Surveyor

A signature block for County Surveyor conforming to state code and county ordinance.
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 _____, 2021.

Weber County Surveyor
Record of Survey #
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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 in this plat of Tarakee Farm 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 _____, 2021.

6 4 20

Andy Hubbard

11/09/2021 4:35:48 PM

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 Farms 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 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 referred to as Parcel A to be used as Agri-tourism events, also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Parcel A to be used as Agri-tourism, 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.

ACKNOWLEDGMENT

State of Utah
County of _____ } ss
The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by _____
Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
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 _____, 2021.

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 _____, 2021.

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 _____, 2021.

Chairman, Weber County Commission

Attest: _____
Title: _____

NOTES:

- 1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
- 2. All Lots will have a 20' Frontage and 5' Side (20' Corner) and Rear Yard Building Setback except as otherwise shown.

Sheet 1 of 2

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

ENGINEER: Great Basin Engineering Inc
c/o Andy Hubbard
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) 688-8365

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Terakee Farm® PRUD No. 1

A PRUD Subdivision
 A part the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 November 2021

Northwest Corner of Section 9,
 T6N, R2W, SLB&M, U.S. Survey

Northwest Corner of Section 9,
 T6N, R2W, SLB&M, U.S. Survey

(N 2°17'28" W 2574.61' W.C.S.)

(2632.75' W.C.S.)

(N 0°45'17" E W.C.S.)

(2644.81' W.C.S.)

Southeast Corner of Section 9,
 T6N, R2W, SLB&M, U.S. Survey
 (Found Weber County Brass Cap
 Dated 1988 in Good Condition)

(S 89°15'28" E W.C.S.)

(2640.03' W.C.S.)

Center of Section 9,
 T6N, R2W, SLB&M, U.S. Survey

A legend shall be included which clearly identifies the lines,
 symbols, and other markings used to create the survey map, or
 plat. WCO 45-3-3(d)

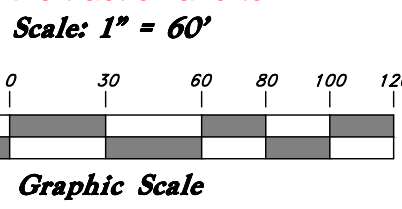
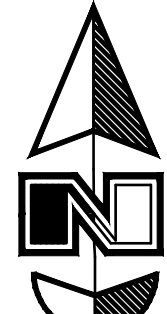
Bearing and
 Distance?

Private or Public?

A house number indicating the street address for each lot within
 the subdivision shall be assigned by the county surveyor. WCO
 106-1-8(c)(1)

The existing location, widths, and other dimensions of all existing
 or platted easements within and immediately adjacent (within 30')
 to the tract of land to be subdivided. WCO 106-1-5(a) (6)
 All easements observed, recorded in the Recorder's Office, or
 included in a preliminary title report unless legally vacated by all
 easement holders. WCO 106-1-8(c)(1)m
 Check preliminary title report to ensure all easements, boundary
 line agreements, or rights of way (subject to or together with) that
 are listed in the report are shown and/or identified on the plat.
 WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

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)



Terakee Farm®

Terakee Farm®

McFarland
 Subdivision

Jed J. & Pamela McCormick

55.61'
 S 0°46'31" W

$\Delta = 41°34'11"$
 L = 54.39'
 R = 74.97'
 LC = 53.21'
 S 69°59'42" W

$\Delta = 15°37'45"$
 L = 47.74'
 R = 175.00'
 LC = 47.59'
 S 41°23'44" W

$\Delta = 34°42'00"$
 L = 227.11'
 R = 375.00'
 LC = 223.66'
 N 74°01'35" W

$\Delta = 81°45'10"$
 L = 107.01'
 R = 75.00'
 LC = 98.16'
 S 47°44'49" W
 53.32'

$\Delta = 2°12'30"$
 L = 4.82'
 R = 125.00'
 LC = 4.82'
 N 7°58'29" E

$\Delta = 4°28'40"$
 L = 277.57'
 R = 3551.68'
 LC = 277.50'
 N 43°32'26" W

$\Delta = 45°05'36"$
 L = 11.81'
 R = 15.00'
 LC = 11.50'
 N 68°19'33" W

$\Delta = 94°51'02"$
 L = 297.40'
 R = 179.65'
 LC = 264.59'
 N 43°29'46" W

$\Delta = 57°55'36"$
 L = 89.65'
 R = 88.67'
 LC = 85.88'
 N 30°06'03" E

17.49'
 S 89°03'30" E
 Point of
 Beginning
 75.00'
 S 0°49'22" W

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)

The subdivision boundary corners, lot corners, and centerline
 street monuments shall be noted on the final plat in conformance
 with county ordinance. WCO 106-1-8(c)(1)j
 Permanent street monuments shall be accurately set at points
 necessary to establish all lines of the street. Centerline
 monuments shall be noted on the final plat. WCO 106-4-2(g) &
 WCO 106-1-8(c)(1)j
 *When street monuments are required, send "Subdivision
 Monumentation Letter" to developer of Subdivision to notify of the
 MIA and its associated costs.

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)j
 A note on the plat shall indicate the subdivision boundary and lot
 corners are set as required by state
 code and county ordinance. WCO 106-1-8(c)(2)

Not Matching up?

If i use this distance,
 the subdivision does
 not line up.

(S 89°26'19" E W.C.S.)

South Quarter Corner of Section 9,
 T6N, R2W, SLB&M, U.S. Survey
 (Found Weber County Brass Cap
 Dated 1988 in Good Condition)

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.

TENTATIVE FINAL

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

DEVELOPER:
 Terakee Investments, LLC
 c/o Brad Blanch
 1000 East 3400 North
 North Ogden, UT 84414
 (801) 668-8565

Sheet 2 of 2

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