

Terakee 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

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Contains curves C1 through C20.

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Contains curves C21 through C40.

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Contains curves C41 through C60.

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Contains curves C61 through C80.

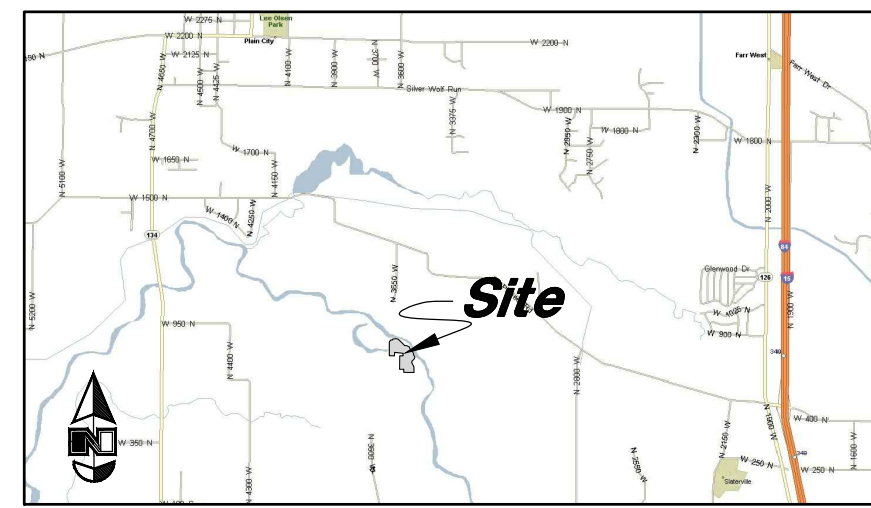
PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Contains curves C81 through C100.

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Contains curves C101 through C120.

ENGINEER: Great Basin Engineering Inc. c/o Andy Hubbard, PLS. 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) 688-8565

Legend section listing symbols for Monument to be set, Found Centerline Monument, Radial Line, Non-Radial Line, Public Utility Easement, etc.



VICINITY MAP (Not to Scale)

NARRATIVE

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 Retracement Details.

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 937.19 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 dedicated 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.

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 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 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

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

Title Report Missing

"When street monuments are required, send " Subdivision Monumentation Letter " to developer of Subdivision to notify of the MIA and its associated costs.

MIA DOCUMENTS NEED TO BE SIGNED AND PAID FOR IN THE SURVEYORS OFFICE BEFORE THE PLAT WILL BE SIGNED.

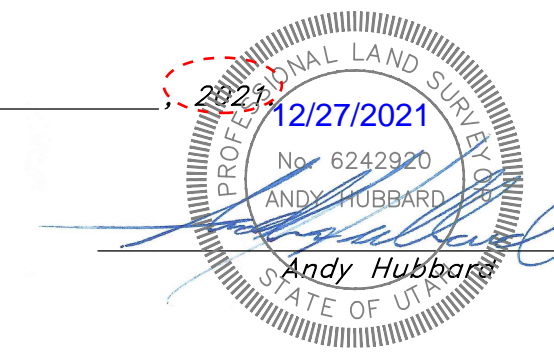
THIS SHOULD BE SECTION 9?

PARTS OF THE DESCRIPTION DO NOT MATCH WHAT IS SHOWN ON THE MAP.

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 this plat of Terakee 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.
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 Terakee 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 and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Parcels, 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.

~ Terakee Farms Inc. ~

- Brad Blanch -

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss
The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, Brad Blanch - Owner.
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 Engineer

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: _____

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.

GREAT BASIN ENGINEERING logo and address: 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

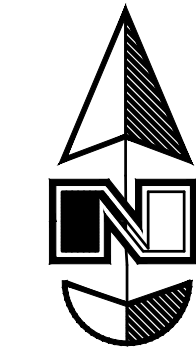
A PRUD Subdivision

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

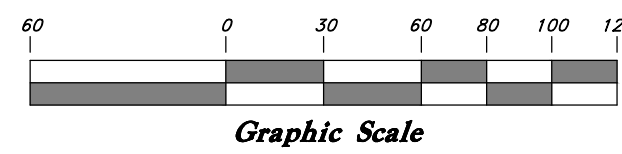
The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)
All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally 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
Title Report Missing

*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

MIA DOCUMENTS NEED TO BE SIGNED AND PAID FOR IN THE SURVEYORS OFFICE BEFORE THE PLAT WILL BE SIGNED.

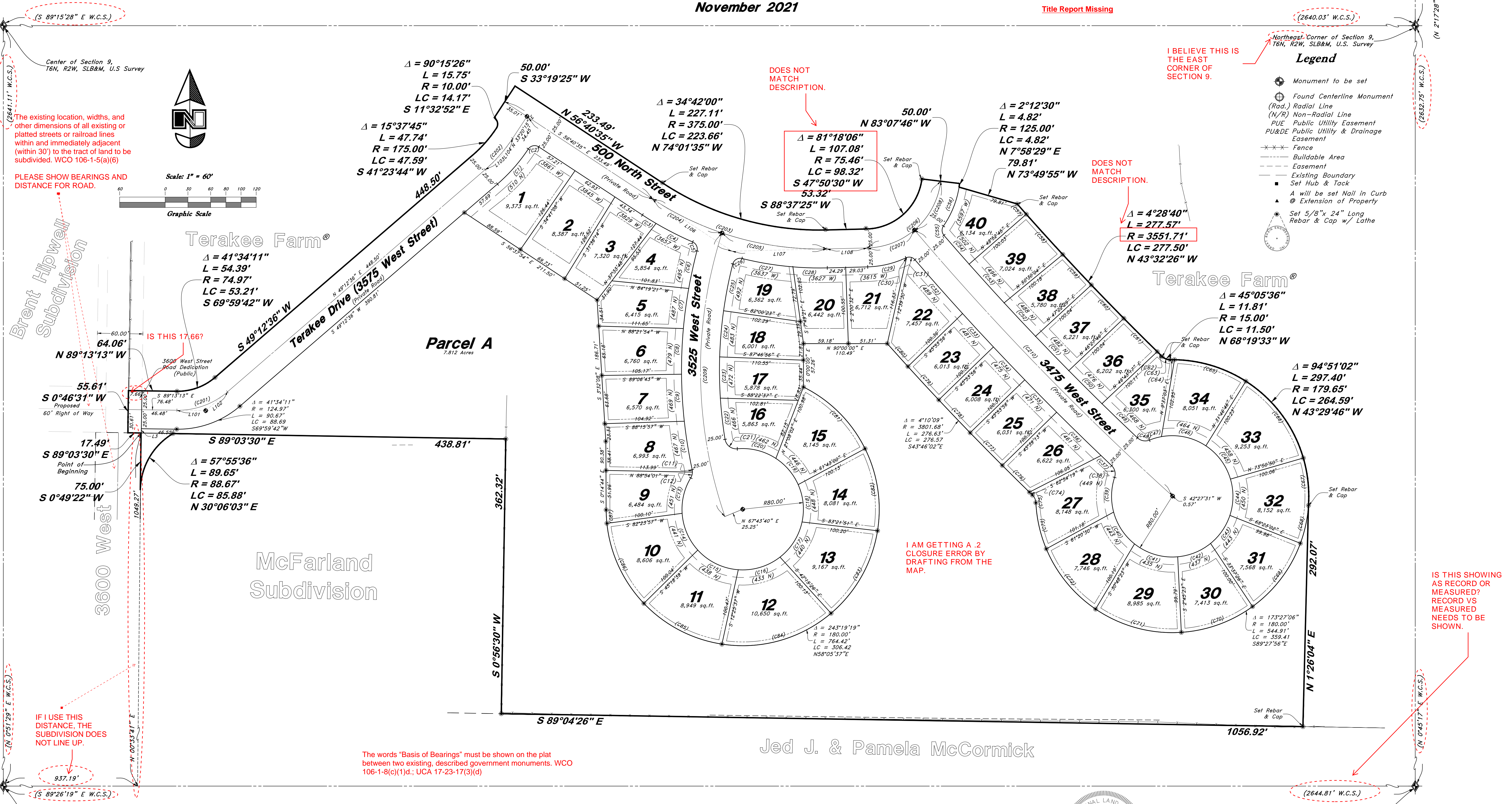


Scale: 1" = 60'



Legend

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



Terakee Farm[®]
Δ = 41°34'11"
L = 54.39'
R = 74.97'
LC = 53.21'
S 69°59'42" W

Parcel A
7.812 Acres
Δ = 57°55'36"
L = 89.65'
R = 88.67'
LC = 85.88'
N 30°06'03" E

McFarland Subdivision

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)

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.
- Setbacks for the Lots are as Follows:
 - 2.1. Small Lots (60' wide): 20' front, 5' side and 5' back.
 - 2.2. All Other Lots (80' feet wide or more): 20' front, 10' foot side and 5' back.
- Subdivision Boundary and Lot Corners will be set prior to final recording of plat.

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.

Jed J. & Pamela McCormick



TENTATIVE FINAL

ENGINEER:
Great Basin Engineering Inc.
c/o Andy Hubbard
3746 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) 668-8565

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

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

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

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)

PLEASE SHOW BEARINGS AND DISTANCE FOR ROAD.

IF I USE THIS DISTANCE, THE SUBDIVISION DOES NOT LINE UP.

I AM GETTING A 2 CLOSURE ERROR BY DRAFTING FROM THE MAP.

DOES NOT MATCH DESCRIPTION.

DOES NOT MATCH DESCRIPTION.

I BELIEVE THIS IS THE EAST CORNER OF SECTION 9.

IS THIS SHOWING AS RECORD OR MEASURED? RECORD VS MEASURED NEEDS TO BE SHOWN.

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

Sheet 2 of 2

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