PROPERTY LINE CURVE DATA PROPERTY LINE CURVE DATA Curve | Delta | Radius | Length | Chord | Chord Bearing | Curve | Delta | Radius | Length | Chord | Chord Bearing (C1) | 15°42'21" | 225.00' | 61.68' | 61.48' | N 41°21'26" E (C21) 85°52'48" 15.00' 22.48' 20.44' N 52°10'03" W (C2) 89°49'10" 10.00' 15.68' 14.12' N 78°24'50" E (C22) | 5°31'12" | 567.64' | 54.69' | 54.67' | N 6°28'24" W (C3) | 2°44'11" | 442.54' | 21.14' | 21.13' | S 58°14'47" E (C23) | 5°29'26" | 567.64' | 54.40' | 54.38' | N 0°58'05" W (C24) | 6°10'10" | 567.64' | 61.12' | 61.09' | N 4°51'44" E (C4) | 7°00'39" | 442.54' | 54.15' | 54.12' | S 63°07'12" E (C5) 80°51'07" 10.08' 14.22' 13.07' S 26°01'47" E | (C25) | 6°20'55" | 567.64' | 62.90' | 62.86' | N 11°07'16" E (C26) 89°15'24" 10.03' 15.63' 14.10' N 59°06'17" E (C6) | 4°42'42" | 617.64' | 50.79' | 50.78' | S 12°24'53" W (C7) | 4°56'49" | 617.64' | 53.33' | 53.31' | S 7°35'08" W (C27) 9°11'09" 425.00' 68.14' 68.06' 5 80°40'22" F (C8) | 5°35'43" | 617.64' | 60.32' | 60.29' | S 2°18'52" W (C28) | 6°06'39" | 425.00' | 45.33' | 45.31' | S 88°19'16" E (C9) | 5°45'55" | 617.64' | 62.15' | 62.12' | S 3°21'57" E | (C29) | 23°54'38" | 125.00' | 52.16' | 51.79' | N 76°40'06" E (C10) | 5°59'12" | 617.64' | 64.53' | 64.51' | S 9°14'30" E (C30) | 5°38'41" | 10.00' | 0.99' | 0.98' | N 67°32'07" E (C31) | 68°51'43" | 10.00' | 12.02' | 11.31' | S 75°12'40" E (C11) | 13°04'28" | 15.00' | 3.42' | 3.42' | S 5°41'29" E | (C12) | 30°21'49" | 15.00' | 7.95' | 7.86' | S 16°01'39" W (C32) | 1°28'01" | 3701.68' | 94.78' | 94.78' | S 41°30'49" E | (C13) | 35°03'23" | 80.00' | 48.95' | 48.19' | S 13°40'52" W (C33) | 0°55'40" | 3701.68' | 59.95' | 59.94' | S 42°42'40" E (C14) | 38°27'31" | 80.00' | 53.70' | 52.70' | S 23°04'35" E | (C34) | 0°55'38" | 3701.68' | 59.90' | 59.90' | S 43°38'19" E (C15) | 43°33'19" | 80.00' | 60.81' | 59.36' | S 64°05'00" E (C35) | 0°55'38" | 3701.68' | 59.91' | 59.91' | S 44°33'57" E (C36) | 1°15'56" | 3701.68' | 81.76' | 81.76' | S 45°39'45" E (C16) | 42°04'39" | 80.00' | 58.75' | 57.44' | N 73°06'00" E (C17) 39°57'44" 80.00' 55.80' 54.67' N 32°04'49" E (C37) | 0°17'53" | 3701.68' | 19.26' | 19.26' | S 46°26'39" E (C18) 36°03'01" 80.00' 50.34' 49.51' N 5°55'34" W (C38) | 64°48'27" | 15.00' | 16.97' | 16.08' | S 14°11'22" E (C19) 32°55'22" 80.00' 45.97' 45.34' N 40°24'45" W (C39) 33°13'35" 80.00' 46.39' 45.75' S 1°36'04" W (C20) | 38°14'01" | 80.00' | 53.38' | 52.40' | N 75°59'27" W (C40) 36°33'40" 80.00' 51.05' 50.19' S 33°17'34" E PROPERTY LINE CURVE DATA PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing	Curve	Delta	Radius	Length	Chord	Chord Bearing
(C41)	43°35'14"	80.00'	60.86	59.40'	S 73°22'01" E	(C61)	1°00'14"	3551.68	62.23'	62.23'	S 45°07'48" E
(C42)	33°58'41"	80.00'	47.44'	46.75	N 67°51'01" E	(C62)	0°08'51"	3551.68	9.14'	9.14'	S 45°42'20" E
(C43)	32°35'32"	80.00'	45.51	44.90'	N 34°33'55" E	(C63)	45°05'36"	15.00'	11.81	11.50'	S 68°19'33" E
(C44)	34°47'28"	80.00'	48.58'	47.83	N 0°52'25" E	(C64)	1°45'07"	180.00'	5.50'	5.50'	S 89°55'29" E
(C45)	39°51'07"	80.00'	55.64'	54.53'	N 36°26'52" W	(C65)	31°41'39"	180.00'	99.57'	98.31	S 73°12'06" E
(C46)	43°52'02"	80.00'	61.25	59.77	N 78°18'27" W	(C66)	41°06'56"	180.00'	129.17'	126.41	S 36°47'48" E
(C47)	11°44'31"	80.00'	16.39	16.37'	S 73°53'17" W	(C67)	20°02'50"	180.00'	62.98'	62.66	S 6°12'55" E
(C48)	65°23'46"	15.00'	17.12'	16.21	N 79°17'05" W	(C68)	16°23'38"	180.00'	51.50'	51.33'	S 12°00'19" W
(C49)	1°01'08"	3651.68'	64.93'	64.93'	N 46°04'39" W	(C69)	33°46'02"	180.00'	106.08	104.55	S 37°05'09" W
(C50)	0°58'09"	3651.68'	61.78'	61.78'	N 45°05'00" W	(C70)	32°12'22"	180.00'	101.18	99.85	S 70°04'21" W
(C51)	0°59'18"	3651.68'	62.99	62.99	N 44°06'16" W	(C71)	37°57'55"	180.00'	119.27'	117.10'	N 74°50'31" W
(C52)	0°56'58"	3651.68'	60.52	60.52	N 43°08'08" W	(C72)	33°08'50"	180.00'	104.13'	102.69	N 39°17'08" W
(C53)	1°04'46"	3651.68'	68.81	68.80'	N 42°07'15" W	(C73)	19°58'20"	180.00'	62.74'	62.43'	N 12°43'33" W
(C54)	0°47'31"	3651.68'	50.48'	50.48	N 41°11'07" W	(C74)	0°04'59"	3801.68	5.52'	5.52'	N 45°48'36" W
(C55)	75°26'56"	10.00'	13.17'	12.24'	N 3°03'53" W	(C75)	43°11'32"	15.00'	11.31'	11.04'	N 24°15'20" W
(C56)	25°34'51"	125.00'	55.81	55.35	N 21°52'10" E	(C76)	0°45'29"	3801.68	50.30'	50.30'	N 45°23'22" W
(C57)	0°17'31"	3551.68'	18.09	18.09	S 41°26'51" E	(C77)	0°54'34"	3801.68	60.34	60.34	N 44°33'21" W
(C58)	1°09'21"	3551.68'	71.64'	71.64'	S 42°10'17" E	(C78)	0°54'10"	3801.68	59.90'	59.90'	N 43°38'59" W
(C59)	0°53'17"	3551.68'	55.06'	55.06'	S 43°11'36" E	(C79)	0°54'12"	3801.68	59.94'	59.94'	N 42°44'48" W
(C60)	0°59'26"	3551.68	61.40'	61.40'	S 44°07'58" E	(C80)	0°36'44"	3801.68	40.63	40.63	N 41°59'19" W

(C62)	0°08'51"	3551.68	9.14'	9.14'	S 45°42'20" E	(C82)	35°25'13"	180.00'	111.28	109.51	' S 8°38'.	57" E
(C63)	45°05'36"	15.00'	11.81	11.50'	S 68°19'33" E	(C83)	40°35'59"	180.00	127.55	124.90	S 29°21	'39" W
(C64)	1°45'07"	180.00'	5.50'	5.50'	S 89°55'29" E	(C84)	49°05'35"	180.00	154.23	149.56	S 74°12	'26" W
(C65)	31°41'39"	180.00'	99.57'	98.31	S 73°12'06" E	(C85)	<i>37°36'58"</i>	180.00	118.17	116.06	N 62°26	'18" W
(C66)	41°06'56"	180.00'	129.17'	126.41	S 36°47'48" E	(C86)	37°41'48"	180.00'	118.43	116.30	N 24°46	'55" W
(C67)	20°02'50"	180.00'	62.98'	62.66	S 6°12'55" E	(C87)	5°41'17"	180.00'	17.87	17.86	' N 3°05'2	22" W
(C68)	16°23'38"	180.00'	51.50'	51.33'	S 12°00'19" W		LINE DA	TA			·	
(C69)	33°46'02"	180.00'	106.08	104.55	S 37°05'09" W	Line	Bearing	Len	gth		C	ENTERL
(C70)	32°12'22"	180.00'	101.18	99.85	S 70°04'21" W	L3	N 0°56'57"	E 5.0	66	Curve	Delta	Radiu
(C71)	37°57'55"	180.00'	119.27'	117.10'	N 74°50'31" W	L101	S 89°13'13'	" E 37.	95	(C201)	41°34'11"	99.97
(C72)	33°08'50"	180.00'	104.13'	102.69	N 39°17'08" W	L102	N 49°12'36	" <i>E</i> 37.	95	(C202)	15°49'53"	200.00
(C73)	19°58'20"	180.00'	62.74'	62.43'	N 12°43'33" W	L103	N 49°12'36	" E 27.	81	(C203)	34°42'00"	400.00
(C74)	0°04'59"	3801.68	5.52'	5.52'	N 45°48'36" W	L104	N 33°22'43'			(C204)	14°34'35"	400.00
(C75)	43°11'32"	15.00'	11.31'	11.04'	N 24°15'20" W	L106	S 56°40'35'			(C205)	20°07'25"	400.00
(C76)	0°45'29"	3801.68	50.30'	50.30'	N 45°23'22" W	L107	N 88°37'25'			(C206)	81°45'10"	100.00
(C77)	0°54'34"	3801.68	60.34	60.34'	N 44°33'21" W	L108	N 88 37 23	E 33.	32	(C207)	38°51'57"	100.00
(C78)	0°54'10"	3801.68	59.90'	59.90'	N 43°38'59" W					(C208)	42°53'13"	100.00
(C79)	0°54'12"	3801.68	59.94'	59.94	N 42°44'48" W					(C209)	36°46'19"	592.92

DEVELOPER:

GREAT BASIN

ENGINEERINGS

5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

Terakee Investments, LLC

. 1060 East 3400 North

North Ogden, UT 84414

c/o Brad Blanch

(801) 668-8565

PROPERTY LINE CURVE DATA

(C61) | 1°00'14" | 3551.68' | 62.23' | 62.23' | S 45°07'48" E

(C80) | 0°36'44" | 3801.68' | 40.63' | 40.63' | N 41°59'19" W

Length			C	CENTERLIN	IE CURVI	E DATA	
5.66		Curve	Delta	Radius	Length	Chord	Chord Bearing
37.95		(C201)	41°34'11"	99.97'	72.53'	70.95	N 69°59'42" E
37.95		(C202)	15°49'53"	200.00'	55.26'	55.09'	N 41°17'40" E
27.81		(C203)	34°42'00"	400.00'	242.25	238.57'	S 74°01'35" E
27.81		(C204)	14°34'35"	400.00'	101.76	101.49	S 63°57'53" E
124.97		(C205)	20°07'25"	400.00'	140.49	139.77'	S 81°18'53" E
		(C206)	81°45'10"	100.00'	142.69	130.89	N 47°44'49" E
53.32		(C207)	38°51'57"	100.00'	67.83'	66.54	N 69°11'26" E
		(C208)	42°53'13"	100.00'	74.85	73.12'	N 28°18'51" E
		(C209)	36°46'19"	592.92'	380.53	374.03'	S 0°35'45" E
		(C210)	7°37'18"	3676.68	489.09	488.72	S 44°07'19" E
	5.66 37.95 37.95 27.81 27.81	5.66 37.95 37.95 27.81 27.81 124.97	5.66 Curve 37.95 (C201) 37.95 (C202) 27.81 (C203) 27.81 (C204) 124.97 (C205) 124.97 (C206) (C207) (C208) (C209)	5.66 Curve Delta 37.95 (C201) 41°34'11" 37.95 (C202) 15°49'53" 27.81 (C203) 34°42'00" 124.97 (C204) 14°34'35" 124.97 (C205) 20°07'25" (C206) 81°45'10" (C207) 38°51'57" (C208) 42°53'13" (C209) 36°46'19"	Curve Delta Radius 37.95 (C201) 41°34'11" 99.97' 37.95 (C202) 15°49'53" 200.00' 27.81 (C203) 34°42'00" 400.00' 124.97 (C204) 14°34'35" 400.00' (C205) 20°07'25" 400.00' (C206) 81°45'10" 100.00' (C207) 38°51'57" 100.00' (C209) 36°46'19" 592.92'	Curve Delta Radius Length 37.95 (C201) 41°34′11″ 99.97′ 72.53′ 37.95 (C202) 15°49′53″ 200.00′ 55.26′ 27.81 (C203) 34°42′00″ 400.00′ 242.25′ (C204) 14°34′35″ 400.00′ 101.76′ (C205) 20°07′25″ 400.00′ 140.49′ (C206) 81°45′10″ 100.00′ 142.69′ (C207) 38°51′57″ 100.00′ 67.83′ (C208) 42°53′13″ 100.00′ 74.85′ (C209) 36°46′19″ 592.92′ 380.53′	5.66 Curve Delta Radius Length Chord 37.95 (C201) 41°34′11" 99.97' 72.53' 70.95' 37.95 (C202) 15°49′53" 200.00' 55.26' 55.09' 27.81 (C203) 34°42′00" 400.00' 242.25' 238.57' (C204) 14°34′35" 400.00' 101.76' 101.49' 124.97 (C205) 20°07′25" 400.00' 140.49' 139.77' (C206) 81°45′10" 100.00' 67.83' 66.54' (C207) 38°51′57" 100.00' 74.85' 73.12' (C209) 36°46′19" 592.92' 380.53' 374.03'

PROPERTY LINE CURVE DATA

| Curve | Delta | Radius | Length | Chord | Chord Bearing

| (C81) | 37°12'29" | 180.00' | 116.89' | 114.85' | S 44°57'48" E

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 The existing location, widths, and other dimensions of all existing

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 $\times \times \times$ 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

PLEASE NOTE: WHEN I DRAFT FROM THE MAP I GET A .2 CLOSURE

WHEN I DRAFT THE **BOUNDARY DESCRIPTION** I DO NOT GET A CLOSURE ERROR

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 Signed this

Weber County Attorney

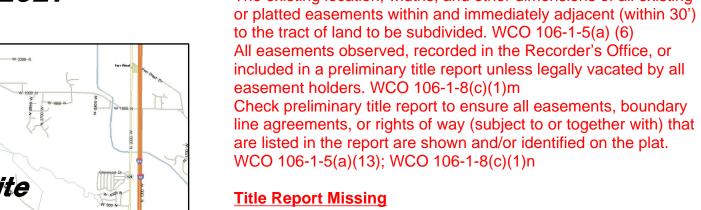
I hereby certify that the Weber County Surveyor's

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.

WEBER COUNTY SURVEYOR

Signed this _____ day of _

Weber County Surveyor



*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.

SECTION 9?

NARRATIVF

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. THIS SHOULD BE

If Curb and Gutter is installed, "Rivets will be set in the Top Back of Curb on the extension of the Property Line.

VICINITY MAP

(Not to Scale)

If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

Property Corners were monumented as depicted on this plat.

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) tot eh 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.

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.

AGRICULTURAL NOTE Signed this day of .

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

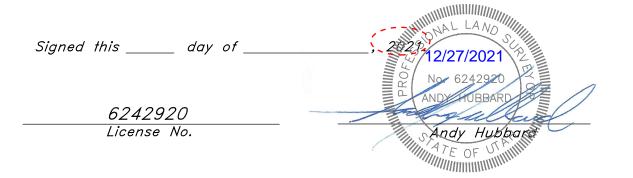
> 1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise

2. All Lots will have a 20' Frontage and 5' Side (20' Corner) and Rear Yard Building Setback except as otherwise shown.

3. Second Fire Apparatus Access Road approved by the Weber County Fire Marshall must be capable of carrying 75,000 pounds in all weather conditions year-round. The Second Fire Apparatus Access Road surface will include 8" road base to support this capacity.

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 Terakee Farm No. 1 - A RRUD 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 Zonina



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 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 PARTS OF THE **DESCRIPTION DO** NOT MATCH WHAT IS SHOWN ON THE MAP. **ACKNOWLEDGMENT** State of Utah County of The foregoing instrument was acknowledged before me this 2021 by <u>Brad Blanch - Owner</u>, Residing At: A Notary Public commissioned in Utah Commission Number: 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 WEBER COUNTY PLANNING

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial quarantee is sufficient for the installation of these improvements. _,\ 2021. Signed this _____ of

Chairman, Weber County Planning Comission 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.
Cianad this day of

COMMISSION APPROVAL

This is to certify that this subdivision plat

was duly approved by the Weber County Planning

___ Signed this ____ day of

Commission.

Chairman, Weber County Comission Attest:	cepted by gned this	 mmissio day of	ners of 	weber	County,	υτ <u>αη</u> . , (2021.
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			,		ion	

Sheet 1 of 2 WEBER COUNTY RECORDER FEE PAID __FILED FOR RECORD AND RECORDED_ _____ IN BOOK______ OF OFFICIAL RECORDS, PAGE___ WEBER COUNTY RECORDER

W:\16N704 - Terakee\DWG\16N704 - AP.dwg, 12/27/2021 3:07:12 PM, KyleD, 1:1

Great Basin Engineering Inc

5746 South 1475 East Suite 200

c/o Andy Hubbard, PLS

Ogden, Utah 84405

(801) 394-4515

DEPUTY

Terakee Farm® PRUD No. 1

*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.

Terakee Farme

R = 124.97'

LC = 88.69

S69°59'42"W

McFarland

Subdivision

S 89°03'30" E

△ = 57°55'36"

L = 89.65' -R = 88.67'

LC = 85.88'

N 30°06'03" E

△ = 41°34'11"

S 69°59'42" W

L = 54.39'

-R = 74.97' LC = 53.21' $\Delta = 90^{\circ}15'26''$

L = 15.75'

R = 10.00'

Parcel A

438.81

LC = 14.17'

S 11°32'52" E

 $\Delta = 15^{\circ}37'45''$

L = 47.74'

R = 175.00'

LC = 47.59'

S 41°23'44" W

50.00'

S 33°19'25" W

A PRUD Subdivision

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

 $\Delta = 34^{\circ}42'00''$

L = 227.11'

R = 375.00'

LC = 223.66'

N 74°01'35" W

6,415 sq.ft.

N 88°21'54" ₩

6,760 sq.ft.

- 5- 89°06'43" W

6,570 sq.ft.

-104.92'--

6,993 sq.ft.

6,484 sq.ft.

10

S 89°04'26" E

DOES NOT

DESCRIPTION

△ = 81°18′06″

L = 107.08'

LC = 98.32'

S 47°50'30" W

53.32′

S 88°37'25" W

6,362 sq.ft.

6,001 sq.ft.

- S-87°46'56" E-

17 5,878 sq.ft.

<u>S−88°22'37"'</u> E−

16

_N 67°43'40" E

5,863 sq.ft.

R = 75.46'

24.29' 29.03'

N 90°00'00" E 110.49'

S-83°21'51" F

= 243°19'19"

L = 764.42

LC = 306.42 N58°05'37"E

13

20 55,007 6,442 sq.ff.

MATCH

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

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

DOES NOT

36

35

29 8,985 sq.ft.

DESCRIPTION.

[∕]∆ = 4°28'40''

L = 277.57'

 $\Delta = 2^{\circ}12'30''$

R = 125.00'

N 7°58'29" E

N 73°49'55" W

38

LC = 4.82'

79.81'

39

40

L = 4.82'

50.00′

 $\Delta = 4^{\circ}10'09''$

R = 3801.68

L = 276.63' - LC = 276.57

S43°46'02"E

N 83°07'46" W

Set Rebar

Northeast Corner of Section 9,_ 176N, R2W, SLB&M, U.S. Survey

Northeast Corner of Section 9,

T6N, R2W, SLB&M, U.S. Survey

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

X X 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

- - - Ease
- Exist.
■ Set F

A will
■ @ Ex

Set 5

Rebai

R = 3551.71'

LC = 277.50'

N 43°32'26" W

Terakee Farm®

\(\Delta = 45°05'36'' \\
L = 11.81'

34

I BELIEVE THIS IS

THE EAST

CORNER OF

SECTION 9.

LC = 11.50' $N 68^{\circ}19'33'' W$ $\Delta = 94^{\circ}51'02''$ L = 297.40'

32

R = 180.00

-L = 544.91' LC = 359.41

S89°27'56"E

Set Rebar

1056.92'

& Cap[—]

31

7,413 sq.ft.

-R = 15.00'

L = 297.40° —R = 179.65' LC = 264.59' N 43°29'46" W

Set Rebar

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

20 6,622 sq.ft.

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

SHOWN.

Jed J. & Pamela McCormick

AGRICULTURAL NOTE

106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

The words "Basis of Bearings" must be shown on the plat

between two existing, described government monuments. WCO

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

- 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. Setbacks for the Lots are as Follows:
 2.1. Small Lots (60' wide): 20' front, 5' side and 5'

10' foot side and 5' back.

3. Subdivision Boundary and Lot Corners will be set prior to final recording of plat.

2.2. All Other Lots (80' feet wide or more): 20' front,

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

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) 668-8565

WEBER COUNTY RECORDER

ENTRY NO. _____FILED FOR RECORD AND RECORDED_____, AT ____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____DEPUTY

Sheet 2 of 2

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

South Quarter 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.)

The existing location, widths, and

platted streets or railroad lines

within and immediately adjacent

subdivided. WCO 106-1-5(a)(6)

DISTANCE FOR ROAD.

(within 30') to the tract of land to be

PLEASE SHOW BEARINGS AND

other dimensions of all existing or

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

64.06

N 89°13'13" W

55.61'

17.49

S 0°46'31" W

S 89°03'30" E

Beginning

S 0°49'22" W

IF I USE THIS

NOT LINE UP.

DISTANCE, THE

SUBDIVISION DOES

937.19

((S 89°26'19" E W.C.S.))

60' Right of Way

Graphic Scale

3600 West\Street

-Road Dedication