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" I (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 (C4) 7°00'39" 442.54' 54.15' 54.12' S 63°07'12" E (C24) | 6°10'10" | 567.64' | 61.12' | 61.09' | N 4°51'44" 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 (C6) | 4°42'42" | 617.64' | 50.79' | 50.78' | S 12°24'53" W | (C26) | 89°15'24" | 10.03' | 15.63' | 14.10' | N 59°06'17" E (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' | S 80°40'22" E (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 (C11) | 13°04'28" | 15.00' | 3.42' | 3.42' | S 5°41'29" E | (C31) | 68°51'43" | 10.00' | 12.02' | 11.31' | S 75°12'40" 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 (C16) | 42°04'39" | 80.00' | 58.75' | 57.44' | N 73°06'00" E (C36) | 1°15'56" | 3701.68' | 81.76' | 81.76' | S 45°39'45" E (C37) | 0°17'53" | 3701.68' | 19.26' | 19.26' | S 46°26'39" E (C17) 39°57'44" 80.00' 55.80' 54.67' N 32°04'49" 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" | 3551.70' | 62.23' | 62.23' | S 45°07'47" E (C42) 33°58'41" 80.00' 47.44' 46.75' N 67°51'01" E (C62) 0°08'51" 3551.70' 9.14' 9.14' S 45°42'19" 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°55'28" 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°12'05" E (C46) | 43°52'02" | 80.00' | 61.25' | 59.77' | N 78°18'27" W (C66) | 41°06'55" | 180.00' | 129.17' | 126.41' | S 36°47'48" E

(C67) | 36°26'28" | 180.00' | 114.48' | 112.56' | S 1°58'53" W

(C68) 36°26'28" 180.00' 114.48' 112.56' S 1°58'53" W

(C69) | 33°46'02" | 180.00' | 106.08' | 104.55' | S 37°05'08" W

(C70) | 32°12'22" | 180.00' | 101.18' | 99.85' | S 70°04'20" W

(C71) | 37°57'56" | 180.00' | 119.27' | 117.10' | N 74°50'31" W

(C72) | 33°08'51" | 180.00' | 104.14' | 102.69' | N 39°17'08" W

(C73) | 19°58'20" | 180.00' | 62.74' | 62.43' | N 12°43'33" W

(C74) 0°04'59" 3801.68' 5.52' 5.52' N 45°48'36" W

(C75) | 43°11'32" | 15.00' | 11.31' | 11.04' | N 24°15'20" W

(C76) | 0°45'29" | 3801.68' | 50.30' | 50.30' | N 45°23'22" W

(C57)	0°17'31"	3552.26	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"	3551.60'	71.64'	71.64'	S 42°10'16" E	(C78)	0°54'10"	3801.68	59.90'	59.90'	N 43°38'59" W
(C59)	0°53'17"	3551.64	55.06	55.06'	S 43°11'35" E	(C79)	0°54'12"	3801.68	59.94	59.94'	N 42°44'48" W
(C60)	0°59'26"	3551.70'	61.40'	61.40'	S 44°07'57" E	(C80)	0°36'44"	3801.68	40.63	40.63'	N 41°59'19" W
PROPERTY LINE CURVE DATA					PROPERTY LINE CURVE DATA						
Curve	Delta	Radius	Length	Chord	Chord Bearing	Curve	Delta	Radius	Length	Chord	Chord Bearing
(C61)	1°00'14"	3551.70'	62.23'	62.23'	S 45°07'47" E	(C81)	37°12'29"	180.00'	116.89	114.85	S 44°57'48" E
(C62)	0°08'51"	3551.70'	9.14'	9.14'	S 45°42'19" 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°55'28" 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°12'05" E	(C85)	<i>37°36'58"</i>	180.00'	118.17'	116.06	N 62°26'18" W
(C66)	41°06'55"	180.00'	129.17'	126.41	S 36°47'48" E	(C86)	<i>37°41'48"</i>	180.00'	118.43'	116.30'	N 24°46'55" W
(C67)	36°26'28"	180.00'	114.48'	112.56	S 1°58'53" W	(C87)	5°41'17"	180.00'	17.87'	17.86'	N 3°05'22" W
(C68)	36°26'28"	180.00'	114.48'	112.56	S 1°58'53" W		/ /NE D/				

						1 1						
(C64)	1°45'07"	180.00	5.50'	5.50'	S 89°55'28" E		(C84)	49°05'35"	180.	.00'	154.	2
(C65)	31°41'39"	180.00'	99.57'	98.31	S 73°12'05" E		(C85)	37°36'58"	180.	.00'	118.	1
(C66)	41°06'55"	180.00'	129.17'	126.41	S 36°47'48" E		(C86)	37°41'48"	180.	.00'	118.	4
(C67)	36°26'28"	180.00'	114.48'	112.56'	S 1°58'53" W		(C87)	5°41'17"	180.	.00'	17.8	3.
(C68)	36°26'28"	180.00'	114.48'	112.56'	S 1°58'53" W			LINE DA	1 <i>TA</i>			
(C69)	33°46'02"	180.00'	106.08'	104.55	S 37°05'08" W		Line	Bearing		Leng	gth	
(C70)	32°12'22"	180.00'	101.18'	99.85	S 70°04'20" W		L3	N 0°56'57"	' E	5.6	66	
(C71)	<i>37°57'56"</i>	180.00'	119.27'	117.10'	N 74°50'31" W		L4	N 89°13'13'	" W	17.0	66	
(C72)	33°08'51"	180.00'	104.14'	102.69	N 39°17'08" W		L101	S 89°13'13	" E	<i>37.</i> .	95	
(C73)	19°58'20"	180.00'	62.74'	62.43'	N 12°43'33" W		L102	N 49°12'36	" E	37	95	
(C74)	0°04'59"	3801.68	5.52'	5.52'	N 45°48'36" W		L103	N 49°12'36	" E	27.		
(C75)	43°11'32"	15.00'	11.31'	11.04'	N 24°15'20" W		L104	N 33°22'43	" E	27.	81	
(C76)	0°45'29"	3801.68	50.30'	50.30'	N 45°23'22" W		L106	S 56°40'35	" <i>E</i>	124.	97	
							L107	N 88°37'25	" E	124.	97	
(C77)	0°54'34"	3801.68	60.34	60.34'	N 44°33'21" W		L108	N 88°37'25	" E	<i>53.</i> .	32	
(C78)	0°54'10"	3801.68	59.90'	59.90'	N 43°38'59" W							
(C79)	0°54'12"	3801.68	59.94'	59.94'	N 42°44'48" W							
(C80)	0°36'44"	3801.68	40.63	40.63	N 41°59'19" W							

DEVELOPER:

Terakee Investments, LLC

. 1060 East 3400 North

North Ogden, UT 84414

c/o Brad Blanch

(801) 668-8565

(C47) | 11°44'31" | 80.00' | 16.39' | 16.37' | S 73°53'17" W

(C48) | 65°23'46" | 15.00' | 17.12' | 16.21' | N 79°17'05" W

(C49) | 1°01'08" | 3651.68' | 64.93' | 64.93' | N 46°04'39" W

(C50) | 0°58'09" | 3651.68' | 61.78' | 61.78' | N 45°05'00" W

(C51) | 0°59'18" | 3651.68' | 62.99' | 62.99' | N 44°06'16" W

(C52) | 0°56'58" | 3651.68' | 60.52' | 60.52' | N 43°08'08" W

(C53) | 1°04'46" | 3651.68' | 68.81' | 68.80' | N 42°07'15" W

(C54) | 0°47'31" | 3651.68' | 50.48' | 50.48' | N 41°11'07" W

(C55) 75°26'56" | 10.00' | 13.17' | 12.24' | N 3°03'53" W

(C56) | 25°34'51" | 125.00' | 55.81' | 55.35' | N 21°52'10" E

CENTERLINE CURVE DATA							
Curve	Delta	Radius	Length	Chord	Chord Bearing		
(C201)	41°34'11"	99.97'	72.53'	70.95	N 69°59'42" E		
(C202)	15°49'53"	200.00'	55.26'	55.09'	N 41°17'40" E		
(C203)	34°42'00"	400.00'	242.25	238.57'	S 74°01'35" E		
(C204)	14°34'35"	400.00'	101.76	101.49	S 63°57'53" E		
(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" L		
(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		

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 February 2022

Legend

- Monument to be set

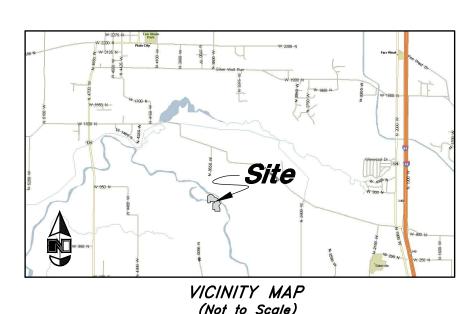
Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line PUE Public Utility Easement PU&DE Public Utility & Drainage

Easement $\times \times \times$ Fence ---- Buildable Area ---- Easement

— — Existing Boundary

■ Set Hub & Tack A Nail will be set in Curb

▲ @ Extension of Property Set 5/8"x 24" Long
Rebar & Cap w/ Lathe



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 9, T6N, R2W, SLB&M.
- A line bearing South 89°26'17" East 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, U.S. Survey 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°03'48" West 17.49 feet along the North line of said McFarland Subdivision to the East line of the Richard and Carisa Hipwell property (Property #15-028-0054); thence North 00°46'31" East 55.61 feet along said Easterly line; thence South 89°13'18" East 64.06 feet to the point of curve of a non-tangent curve, of which the radius point lies North 00°46'47" East; 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 the point of curve of a non-tangent curve, of which the radius point lies North 39°43'30" West; thence Northeasterly along the arc of a 154.15 foot radius curve to the left a distance of 47.78 feet (Central Angle equals 17°45'32" and Long Chord bears North 41°23'44" East 47.59 feet) to the point of curve of a non-tangent curve, of which the radius point lies North 56°25'09" West; 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 North 33°19'25" East 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°37'31" East 53.32 feet to the point of curve of a non-tangent curve, of which the radius point lies North 01°22'34" West; 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°45'13" and Long Chord bears North 47°44'49" East 98.16 feet): thence South 83°07'46" East 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 South 73°49'55" East 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 3,551.71 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°48'02" East; thence Southeasterly along the arc of a 180.00 foot radius curve to the right a distance of 297.22 feet (Central Angle equals 94°36'33" and Long Chord bears South 43°29'46" East 264.59 feet); thence South 01°26'04" West 292.07 feet; thence North 89°04'26" 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 362.31 feet; (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°33'32" West; thence Southwesterly along the arc of a 87.96 foot radius curve to the left a distance of 89.81 feet (Central Angle equals 58°03'05" and Long Chord bears South 30°11'26" West 85.96 feet) to the East right of way line of 3600 West Street as dedicated on said Subdivision; thence North 00°56'30" East 75.00 feet along said East right of way line to the POINT OF

Containing 17.7025 acres, more or less

1. 10' wide Public Utility and

front lot lines as indicated by

2. All Lots will have a 20'

dashed lines except as otherwise

Frontage and 5' Side (20' Corner)

3. Second Fire Apparatus Access

Fire Marshall must be capable of

weather conditions year-round. The

surface will include 8" road base

Second Fire Apparatus Access Road

carrying 75,000 pounds in all

to support this capacity.

Road approved by the Weber County

and Rear Yard Building Setback except as otherwise shown.

Drainage Easements (P.U.&D.E.) on

Signed this _____ day of

6242920 License No

SURVEYOR'S CERTIFICATE

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

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

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

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of

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.

\sim	Terakee	Farms .	Inc. 🧠
	- Brac	H Blanch	_

ACKNOWLEDGMENT

State of Utah County of

> The foregoing instrument was acknowledged before me this 2022 by <u>Brad Blanch – Owner</u>,

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 PLANNING COMMISSION APPROVAL

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

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 quarantee is sufficient for the installation of these improvements. Signed this _____ of _

Chairman, Weber County Planning Comission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this dedication of streets and other financial guarantee of public with this subdivision, thereon accepted by the Commissioners

olgi	nea	tnis aay ot	_9
		Chairman, Weber County Comission	-
	Atte	st:	
	Title	<i>:</i>	

Weber County Engineer Sheet 1 of 2

RECORDED_

RECORDS, PAGE___

s subdivision plat, t	rhe		
er public ways and			
improvements assoc	iatad		
are hereby approved	d and		
rs of Weber County,	Utah.		
	. 2022.		
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unty Comission			

GREAT BASIN 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 (

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

Sianed this __ day of _

Weber County Attorney

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

I hereby certify that the Weber County Surveyor's

AGRICULTURAL NOTE

Agriculture is the preferred use in the

agriculture zones. Agricultural operations as

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

specified in the Land Use Code for a

this subdivision.

Signed this

Weber County Surveyor Record of Survey #___

W:\16N704 - Terakee\DWG\16N704 - APkyle.dwg, 2/16/2022 12:44:06 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

16N704 - Terakee Farm - PRUD No. 1

WEBER COUNTY RECORDER

WEBER COUNTY RECORDER

DEPUTY

FEE PAID

__FILED FOR RECORD AND

_____ IN BOOK______ OF OFFICIAL

Terakee Farm® PRUD No. 1 Northeast Corner of Section 9, A PRUD Subdivision T6N, R2W, SLB&M, U.S. Survey (Found Weber County Brass-A part the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey Cap in good condition Flush with Ground Dated 1963) Weber County, Utah February 2022 S 89°16'17" E Meas. (S 89°15'28" E W.C.S.) 2641.42' Calc'd (2640.03' W.C.S.) Reference Monument to East 1/4 Corner of Section 9, T6N, R2W, SLB&M, U.S. East 1/4 Corner of Section 9, Survey (Found Weber County Reference T6N, R2W, SLB&M, U.S. Survey Center of Section 9, T6N, R2W, SLB&M, U.S. Survey Monument Flush w/ Ground Dated 2001) (Calc'd Position per Weber County Tie $\Delta = 90^{\circ}15'26''$ *50.00*′ Sheet and Reference Monuments) (Found Weber County Aluminum L = 15.75'Cap 5" above Grade Dated 2001) N 33°19'25" E Legend R = 10.00'Monument to be set LC = 14.17' $\Delta = 34^{\circ}42'00''$ $\Delta = 2^{\circ}12'30''$ Found Centerline Monument N 11°32'52" W *50.00'* L = 227.11'L = 4.82'(Rad.) Radial Line S 83°07'46" E R = 375.00'(N/R) Non-Radial Line $\Delta = 17^{\circ}45'32''$ R = 125.00'PUE Public Utility Easement LC = 223.66'△ = 81°45′13″ L = 47.78'LC = 4.82'PU&DE Public Utility & Drainage S 74°01'35" E R = 154.15'L = 107.01'Easement S 7°58'29" W \rightarrow \rightarrow \rightarrow Fence R = 75.00'LC = 47.59'79.81' —--- Buildable Area N 41°23'44" E LC = 98.16'S 73°49'55" E ---- Easement N 47°44'49" E — — Existing Boundary ■ Set Hub & Tack *53.32*′ A Nail will be set in Curb N 88°37'31" E ▲ @ Extension of Property △ = 4°28'40" Graphic Scale 40 Set 5/8"x 24" Long L = 277.57'Rebar & Cap w/ Lathe Terakee Farm® R = 3551.71'LC = 277.50'△ = 41°34′11″ 39 S 43°32'26" E L = 54.39'R = 74.97'LC = 53.21'38 $\Delta = 45^{\circ}05'36''$ 6,362 sq.ft. N 69°59'42" E L = 11.81'S 82°00'23" E 6,415 sq.ft. -R = 15.00'LC = 11.50'N 88°21'54" W S 68°19'33" E 64.06' N 90°00'00" E 110.49' S 89°13'18" E S 87°46'56" E △ = 94°36'33" 3600 West\Street 6,760 sq.ft. _Road Dedication L = 297.22'**17** 5,878 sq.ft. S 89°06'43" W -R = 180.00'*55.61'* LC = 264.59'S 88°22'37" E N 0°46'31" E *35* 102.81' S 43°29'46" E 6,570 sq.ft. R = 124.97'*16* 104.92 $\Delta = 4^{\circ}10'09''$ LC = 88.6960' Right of Way S 88°15'57" W R = 3801.68S69°59'42"W L = 276.63' - LC = 276.57N 89°03'30" W *17.*49' 438.81 S43°46'02"E **20** 6,622 sq.ft. N 89°03'48" W 6,993 sq.ft. △ = 58°30′05″ 113.99', (C11) Beginning L = 89.81'N 88°54'01" W **75.00**5.00 -R = 87.96'N 0°56'31" E 30.00' Set Rebar LC = 85.96'**32** 8,151 sq.ft. (N 0°56'30" E) 6,484 sq.ft. S 30°11'26" W N 67°43'40" E S 83°21'51" F 100.20 McFarland *13* 31 360 Subdivision **29** 8,985 sq.ff. $\Delta = 173^{\circ}27'06"$ R = 180.00'= 243°19'19" -L = 544.91R = 180.00LC = 359.41L = 764.42S89°27'56"E LC = 306.42N58°05'37"E Set Rebar & Cap N 89°04'26" W 1056.69' Jed J. & Pamela McCormick 2644.65' Meas. (2644.81' W.C.S.) -(S 89°26'19" E W.C.S.) Basis of Bearings Southeast Corner of Section 9, T6N, R2W, SLB&M, U.S. Survey South Quarter Corner of Section 9, T6N, R2W, SLB&M, U.S Survey (Found Weber County Brass Cap Sheet 2 of 2 02/16/2022 -(Found Weber County Brass Cap 9" 1. 10' wide Public Utility and Drainage Easements Dated 1988 in Good Condition) above Ground Dated 1988 in Good (P.U.&D.E.) on front lot lines as indicated by dashed lines No. 6242920 Condition) except as otherwise shown. WEBER COUNTY RECORDER AGRICULTURAL NOTE FEE PAID 2. Setbacks for the Lots are as Follows: ENTRY NO._ Agriculture is the preferred use in the agriculture zones. __FILED FOR RECORD AND 2.1. Small Lots (60' wide): 20' front, 5' side and 5' Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the _ IN BOOK_____OF OFFICIA 2.2. All Other Lots (80' feet wide or more): 20' front, operation of farm machinery and no allowed agricultural use RECORDS, PAGE_____. RECORDEL 10' foot side and 5' back. shall be subject to restrictions on the basis that it interferes GREAT BASIN O ENGINEERING Z with activities of future residents of this subdivision. DEVELOPER: 3. Subdivision Boundary and Lot Corners will be set prior Great Basin Engineering Inc c/o Andy Hubbard 5746 South 1475 East Suite 200 Terakee Investments, LLC to final recording of plat. c/o Brad Blanch WEBER COUNTY RECORDER

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

DEPUTY

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