

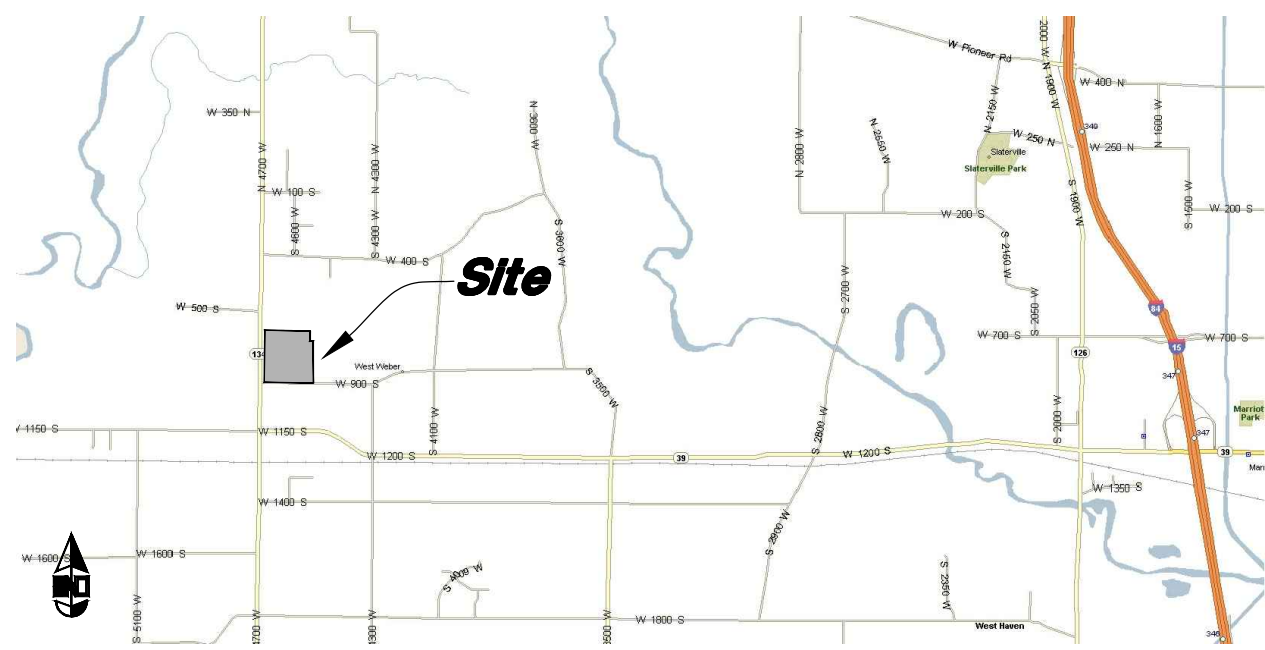
# The Barn at Terakee Farms No. 2

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
March 2021

## 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 Professional 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 Barn at Terakee Farms No. 2 - 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.



VICINITY MAP  
Not to Scale

### NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential Lots and four (4) Open Space Parcels. Brass Cap Monuments were found at the Southeast Corner of the South Quarter Corner, the Southwest corner and the Center corner of Section 17, T6N, R2W, SLB&M. A line bearing North 89°05'07" West between the Southeast and South Quarter corner monuments was used as the Basis of Bearings. See Record of Survey filed 6679 Weber County Surveyor. The Westerly Line was created from a line to separate a future Phase of this development. Property Corners were monumented as depicted on this plat. Once Curb and Gutter has been installed, Rivets will be set in the Top Back of Curb at the extensions of the Property Line (Not Perpendicular to the Road way).

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
**For Review**  
6242920  
License No. Andy Hubbard  
02/25/2022 3:32:26 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 The Barn at Terakee Farms No. 2 - 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, Senior Assisted Living Center, 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 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. 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 Open Spaces (G-H, I through L) and dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way in common (and those adjoining Subdivisions that may be subdivided by the undersigned owners) for the use of a walking path with no buildings or obstructions being placed within said parcels. We also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Parcels (E, F) 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 except for that area designated as Senior Assisted Living Center Area, as shown hereon which is defined in the Codes, Covenants, and Restrictions (CC&R's) for this development.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

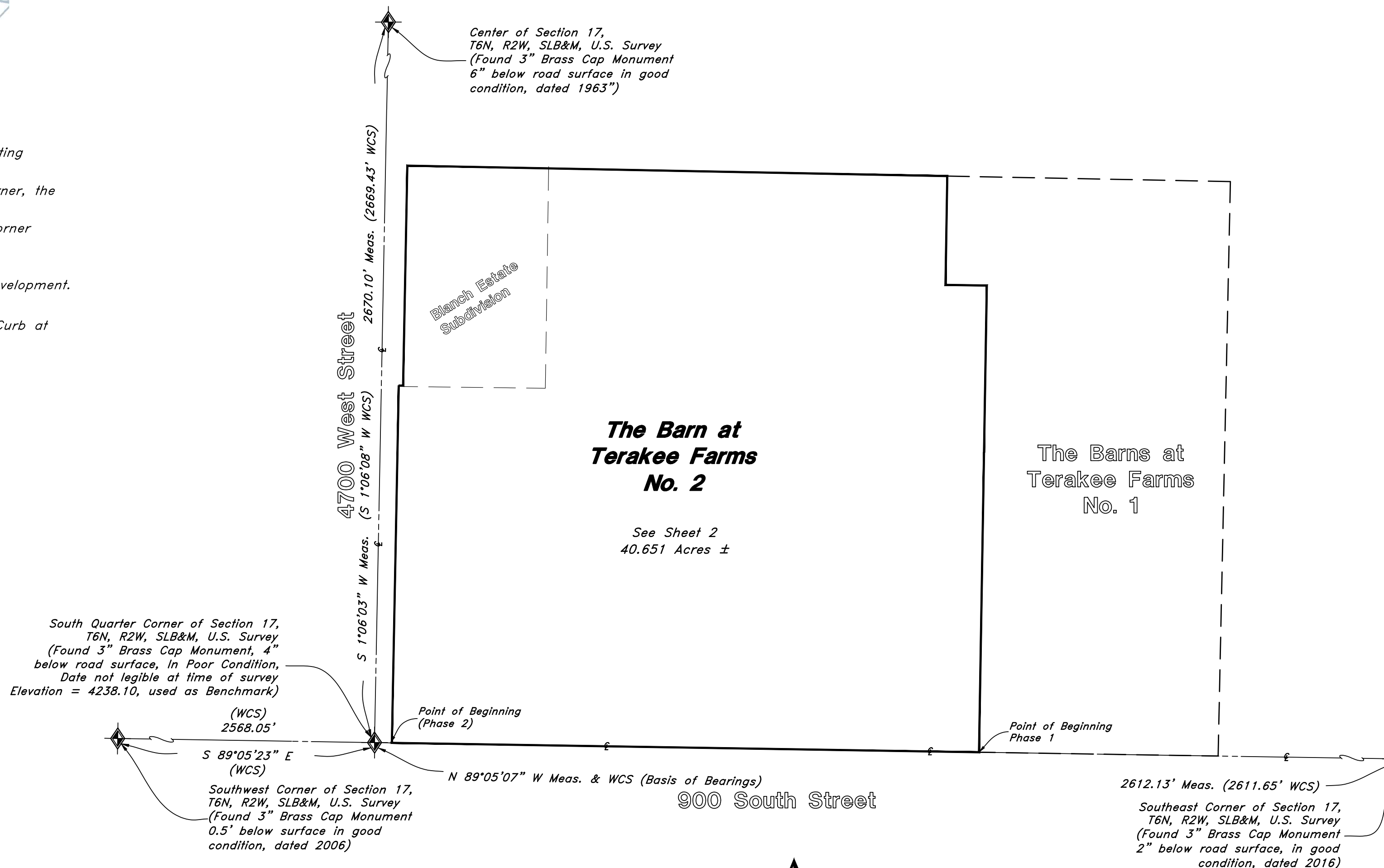
- Terakee Properties LP -

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

### BOUNDARY DESCRIPTION

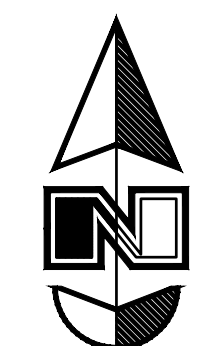
All of lots 1 & 2, Blanch Estates Subdivision, together with a part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, more particularly described as follows: Beginning on the South Section line of said Section 17, said point being 40.00 feet North 89°05'07" West along the Section line from the South Quarter Corner of said Section 17, and running thence North 1°06'03" East 821.92 feet along the Existing East Right of Way line of 4700 West Street to the Southwest Corner of Blanch Estates Subdivision; thence South 89°04'07" East 10.00 feet along the South Boundary of said Subdivision; to the Southwest corner of Lot 1 of said Subdivision; thence North 1°06'03" East 506.20 feet along the West line of said Lots 1 & 2 to the Northwest corner of said Lot 2; thence South 88°53'38" East 1242.10 feet along the North Boundary line of said Subdivision and said North Boundary line Extended to the West Boundary line of The Barn at Terakee Farms No. 1 A PRUD Subdivision; thence along said Subdivision the following three (3) courses: 1) South 0°56'43" West 250.33 feet, 2) South 89°05'07" East 95.00 feet; and 3) South 0°57'17" West 1073.64 feet to the South Section line of said Section 17 also being the Center line of 900 South Street; thence North 89°05'07" West 1350.53 feet along said Section line to the Point of Beginning.

Contains 40.395 Acres

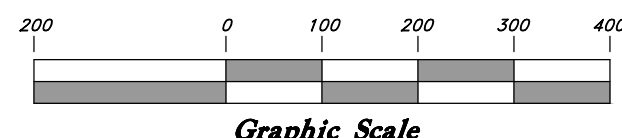


### BENCHMARK

Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.



Scale: 1" = 200'



### ACKNOWLEDGMENT

State of Utah }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Brad Blanch - Owner.

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 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

### TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Taylor West Weber Water

### 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 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:

### 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 Engineer

### 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

### NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- The recording of this Plat in the office of the County Recorders acts as a statutory vacation, superceding, and replacement of any contrary provision shown (Blanch Estate Subdivision), dedicated or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609
- All Lots with an "A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is owner occupied.
- Agri-tourism is an approved use on agricultural lots.
- All Property Corners will be set prior to recording of the Plat, Monuments and Nails in the curb will be set once improvements are completed allowing their installation.
- A Geotechnical Report prepared by CMT Engineering Laboratories was provided to Weber County as part of this project.

Sheet 1 of 2

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ FILED FOR RECORD AND AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

\_\_\_\_\_  
WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

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



**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801) 394-4515 SLIC (801) 521-0922 FAX (801) 392-7544  
WWW.GREATBASINENGINEERING.COM











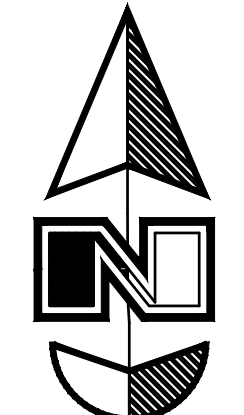




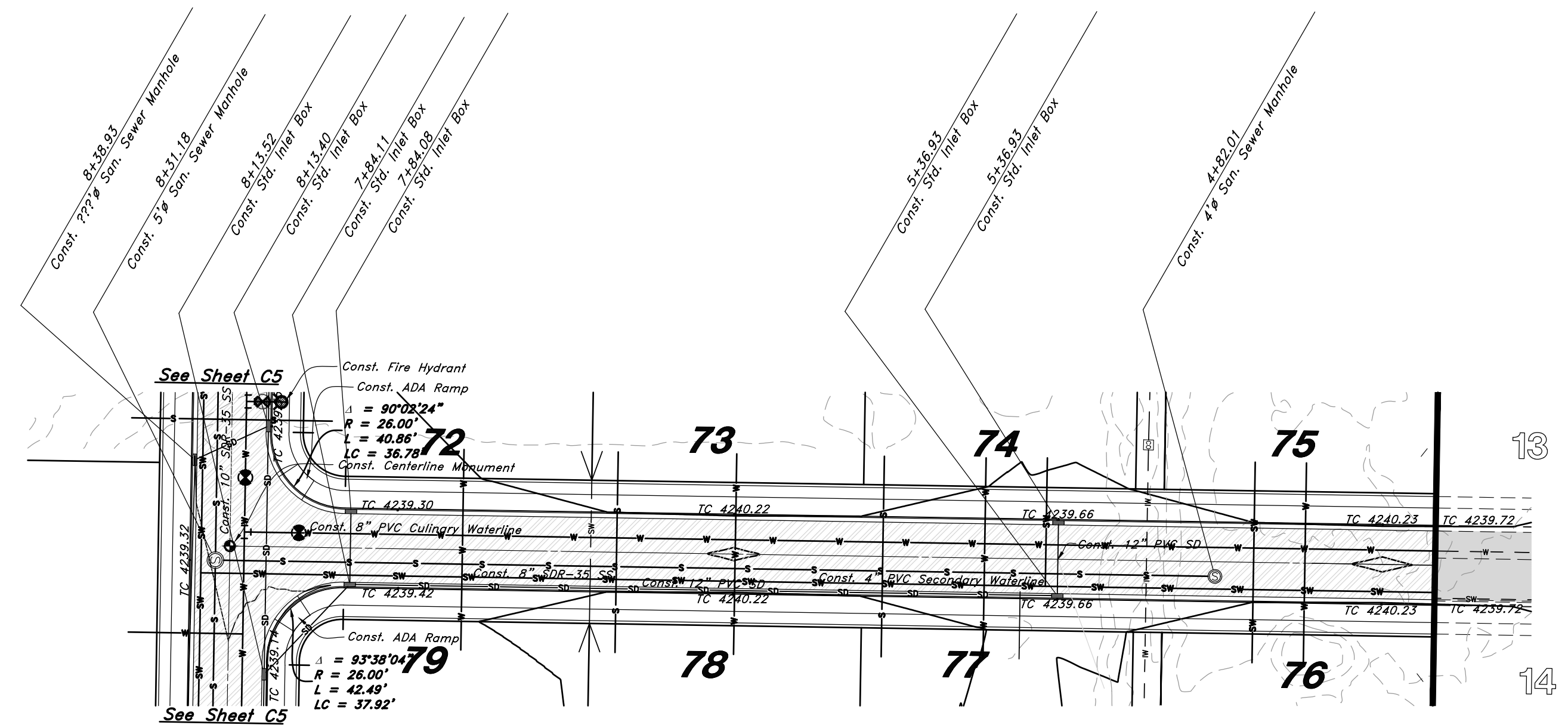
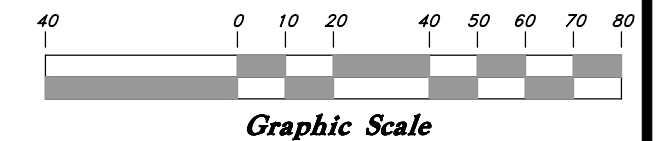
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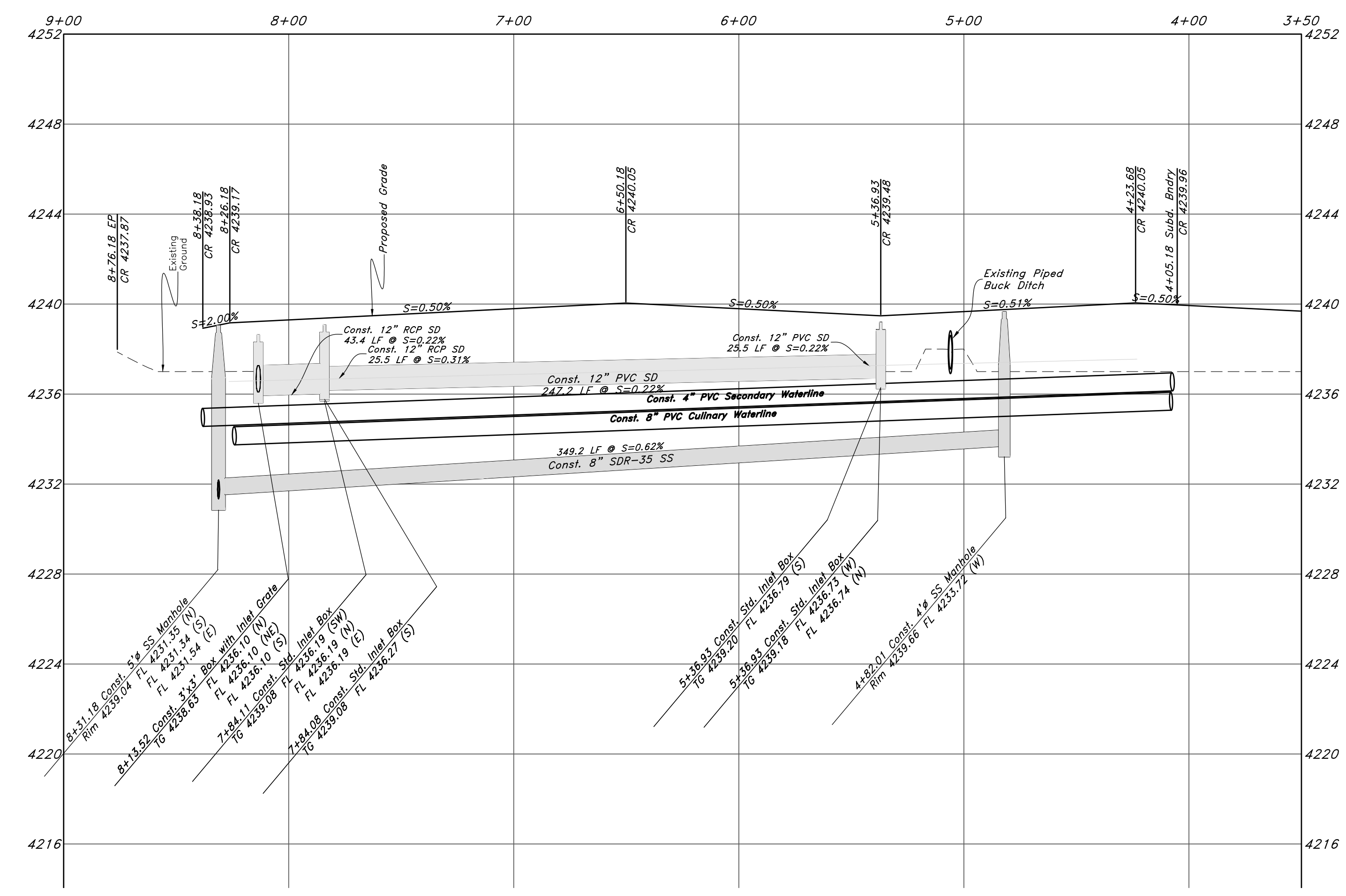
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- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basin
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve (Secondary)
- Water Valve (Culinary)
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- Culinary Water
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- Storm Drain
- Telephone Line
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- Overhead Power line
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- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- TW
- TCN
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



Scale:  
1" = 40' Horiz.  
1" = 4' Vertical



## 750 South Street



**For Review**

02/25/2022 3:33:13 PM

**NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE	REV

**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

**Plan & Profile**  
**The Barn at Terakee Farms 2**  
 9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, T1N, R2W, SLB&M, U.S. Survey

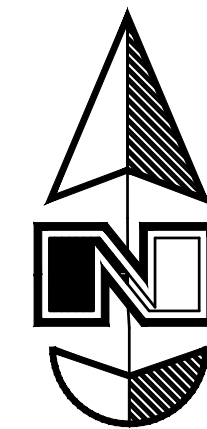
23 Sep, 2021  
SHEET NO.  
**C3**  
16N719



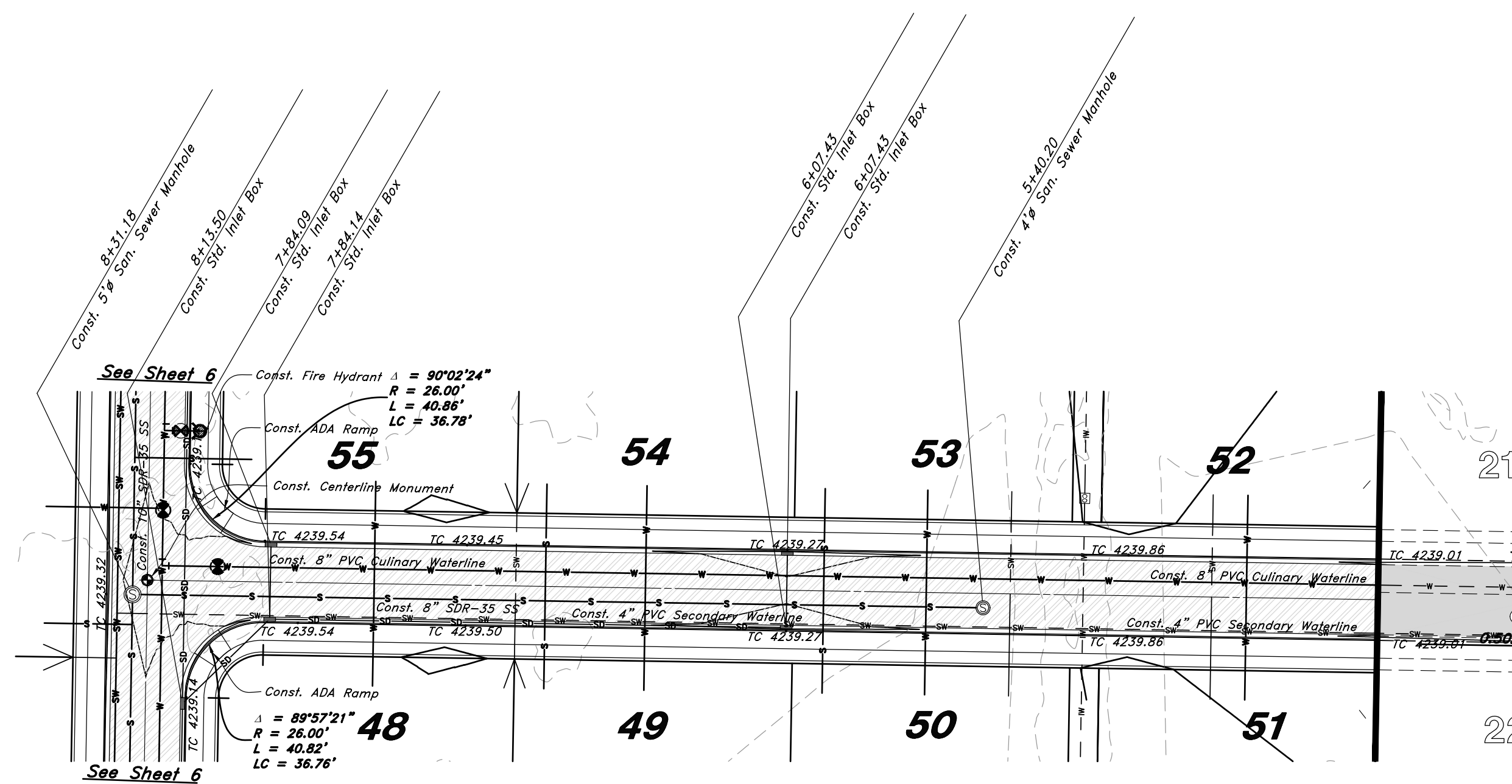
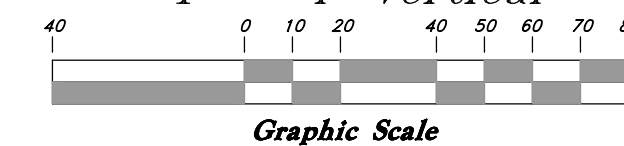
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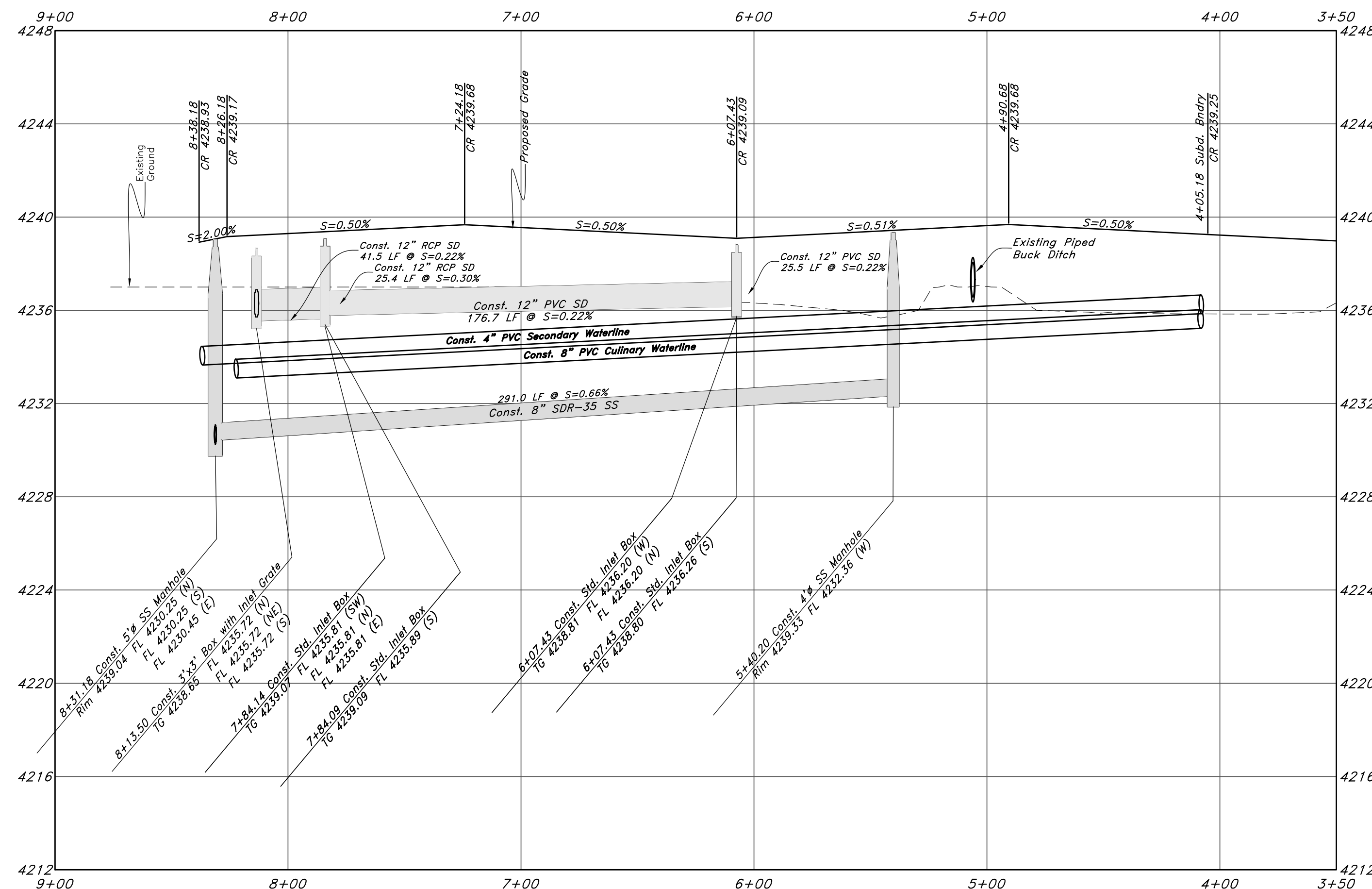
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- Ductile Iron
- Polyvinyl Chloride
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- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- TW
- TJ
- TCN
- NG
- 90
- 90
- 95.33TA
- 95.72IA
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



Scale:  
1" = 40' Horiz.  
1" = 4' Vertical



## 800 South Street



**For Review**

02/25/2022 3:33:17 PM

**NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE	REV

**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

**Plan and Profile**

**The Barn at Terakee Farms 2**

9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, T1N, R2W, SLB&M, U.S. Survey

23 Sep, 2021

SHEET NO.

**C4**

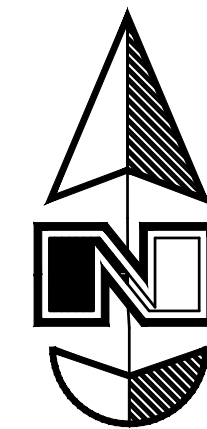
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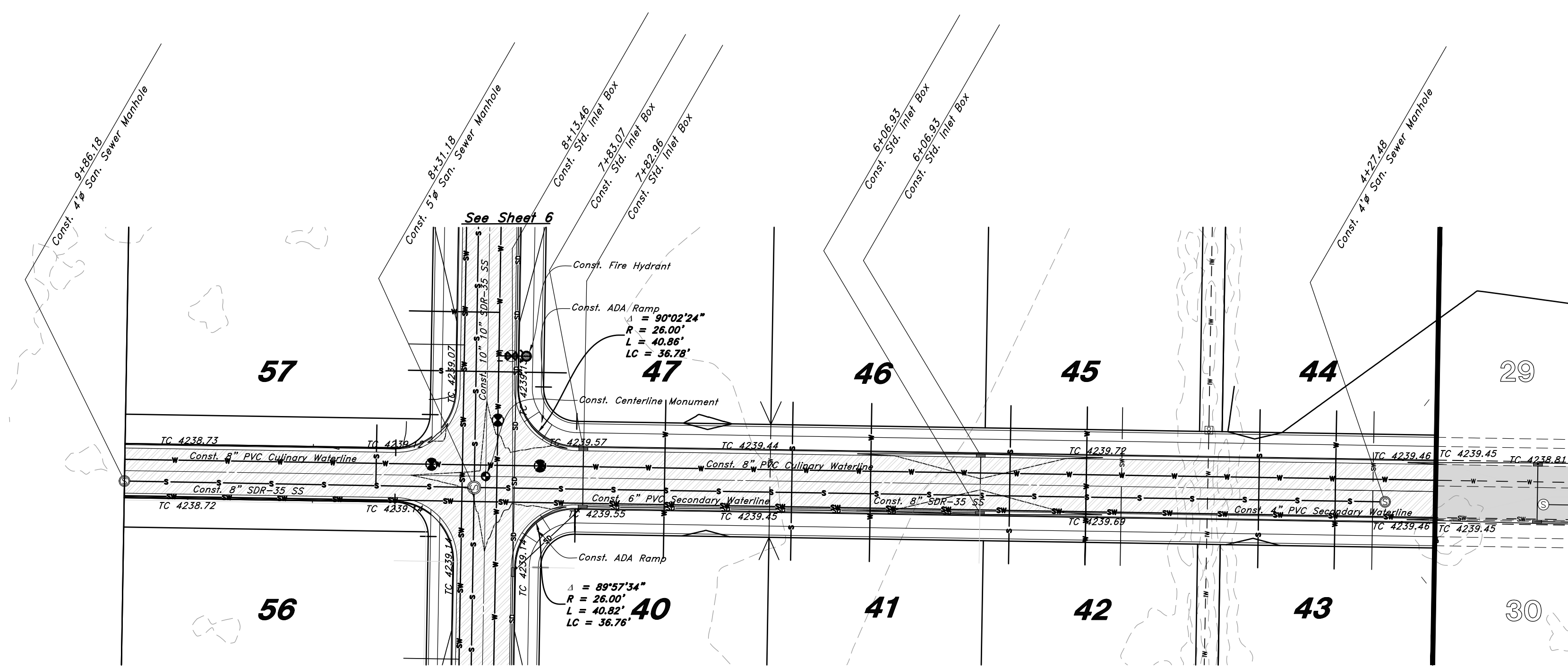
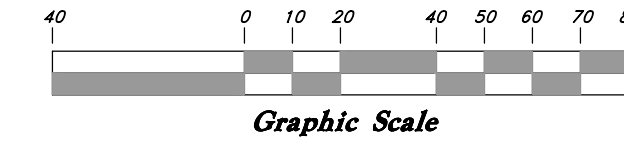
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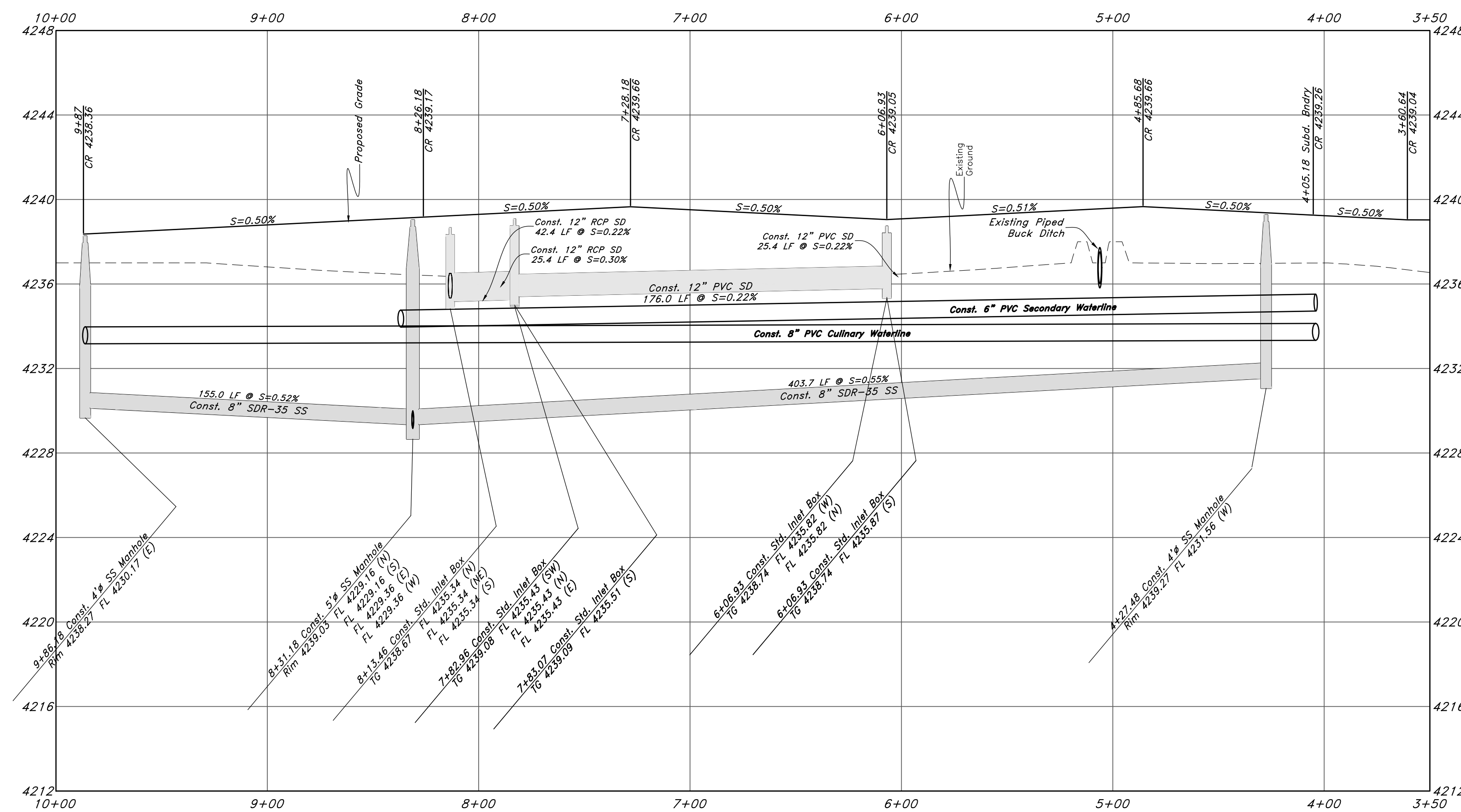
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- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



Scale:  
1" = 40' Horiz.  
1" = 4' Vertical



## 850 South Street



**For Review**

02/25/2022 3:33:22 PM

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 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**  
**The Barn at Terakee Farms 2**  
 9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, T1N, R2W, SLB&M, U.S. Survey

23 Sep, 2021

SHEET NO.

**C5**

16N719

NOT FOR CONSTRUCTION

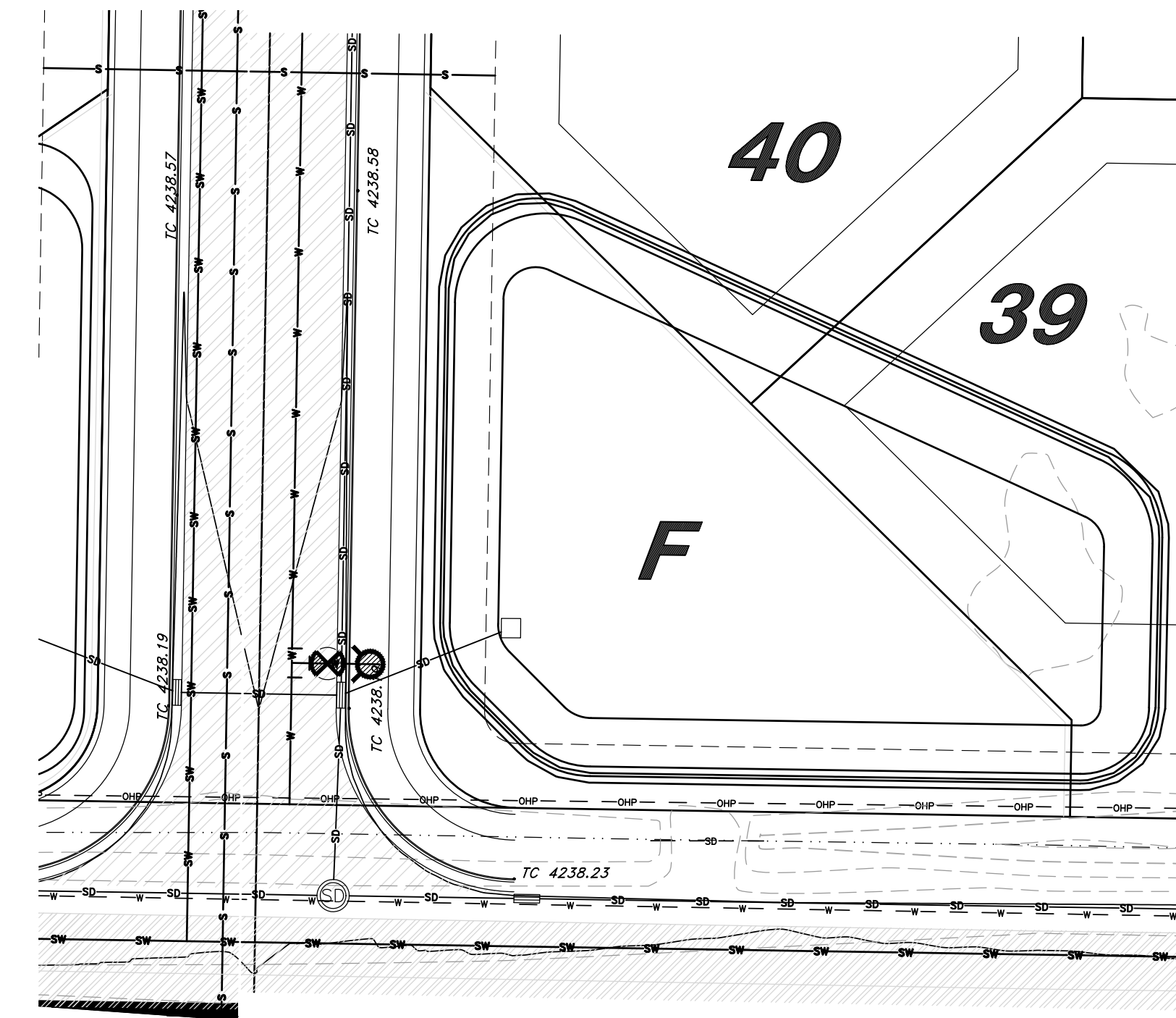
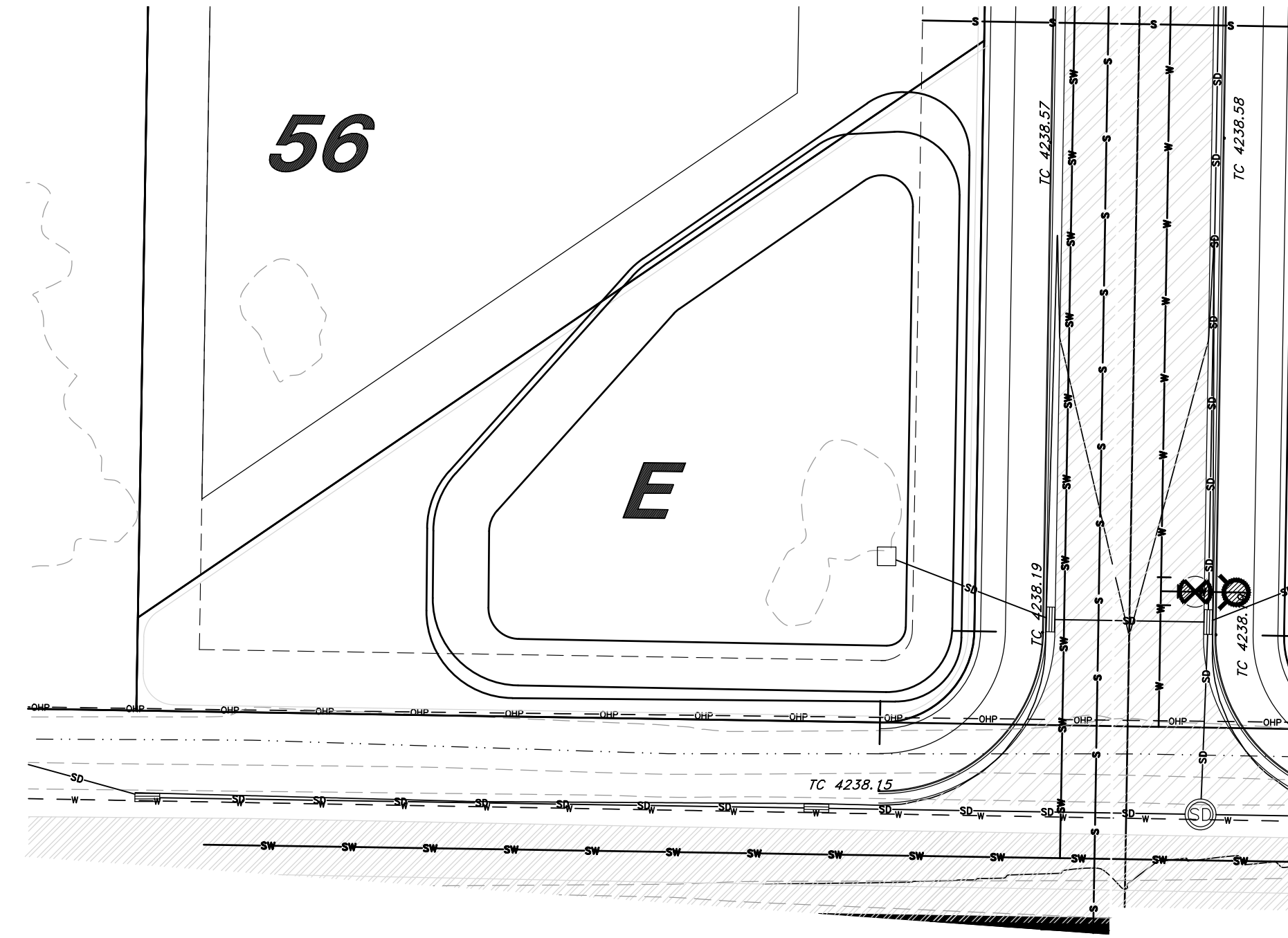




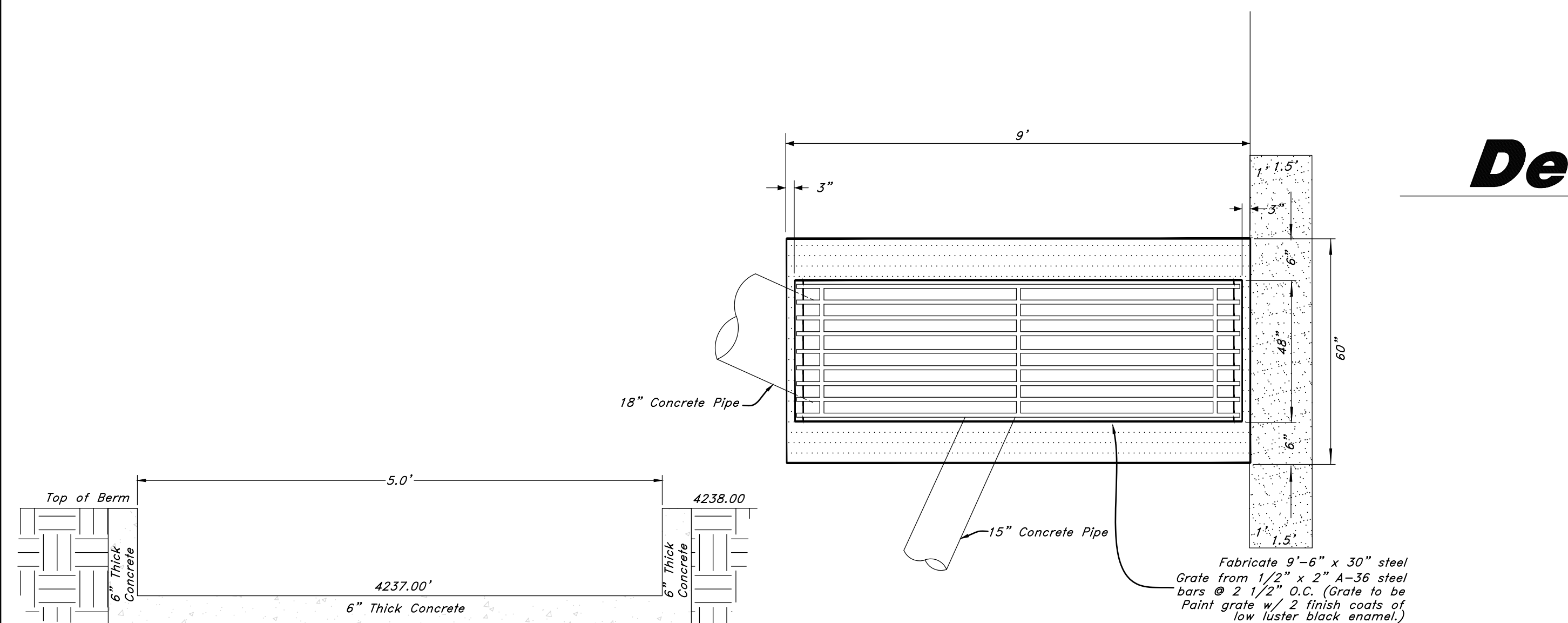




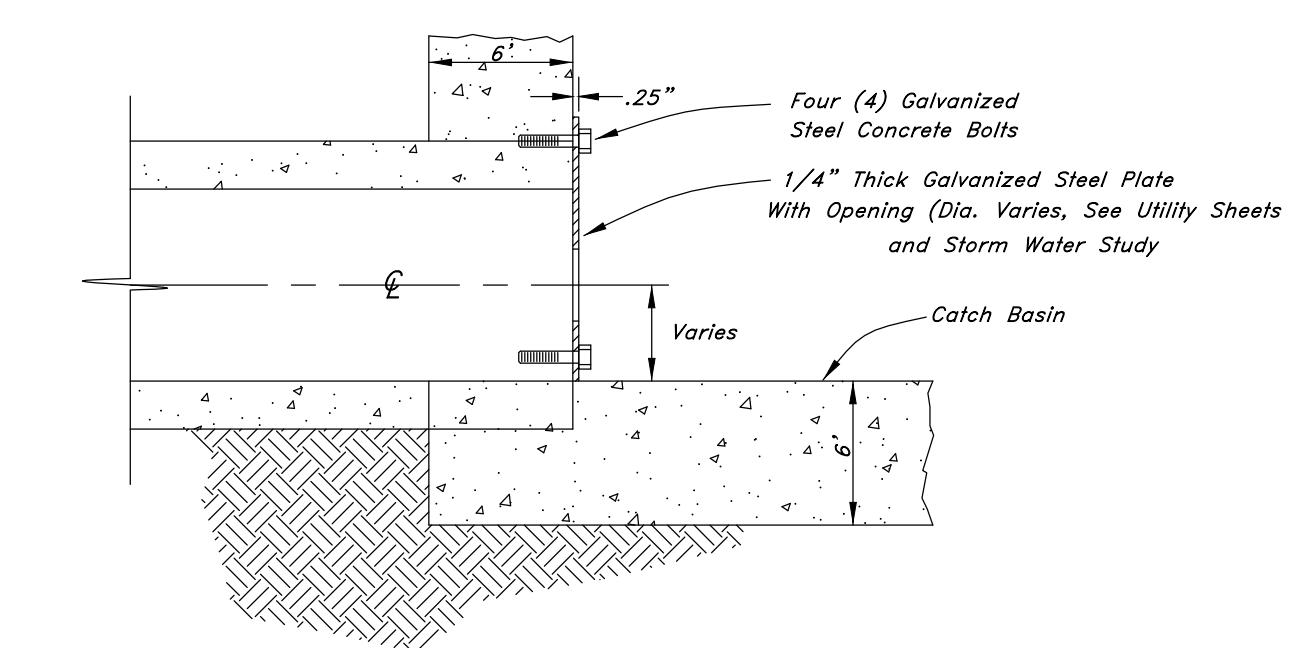




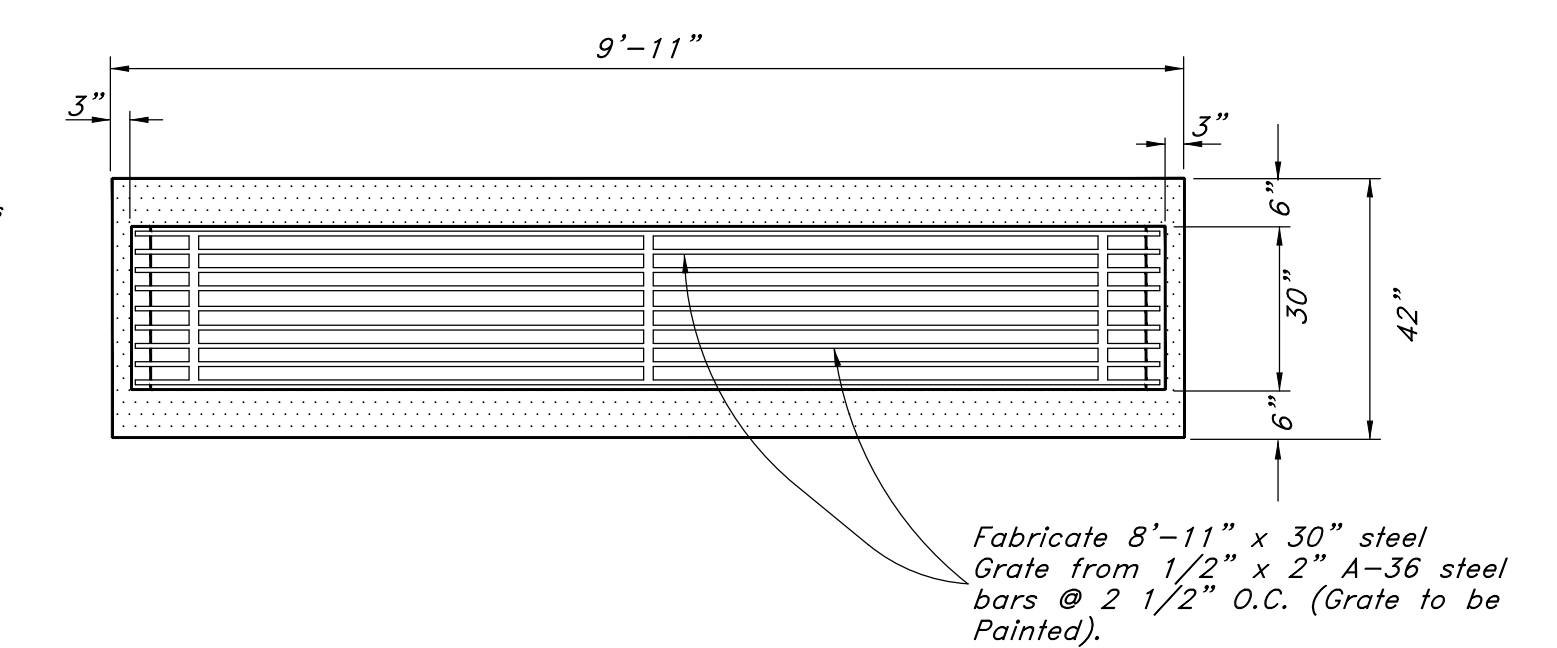
## Detention Pond



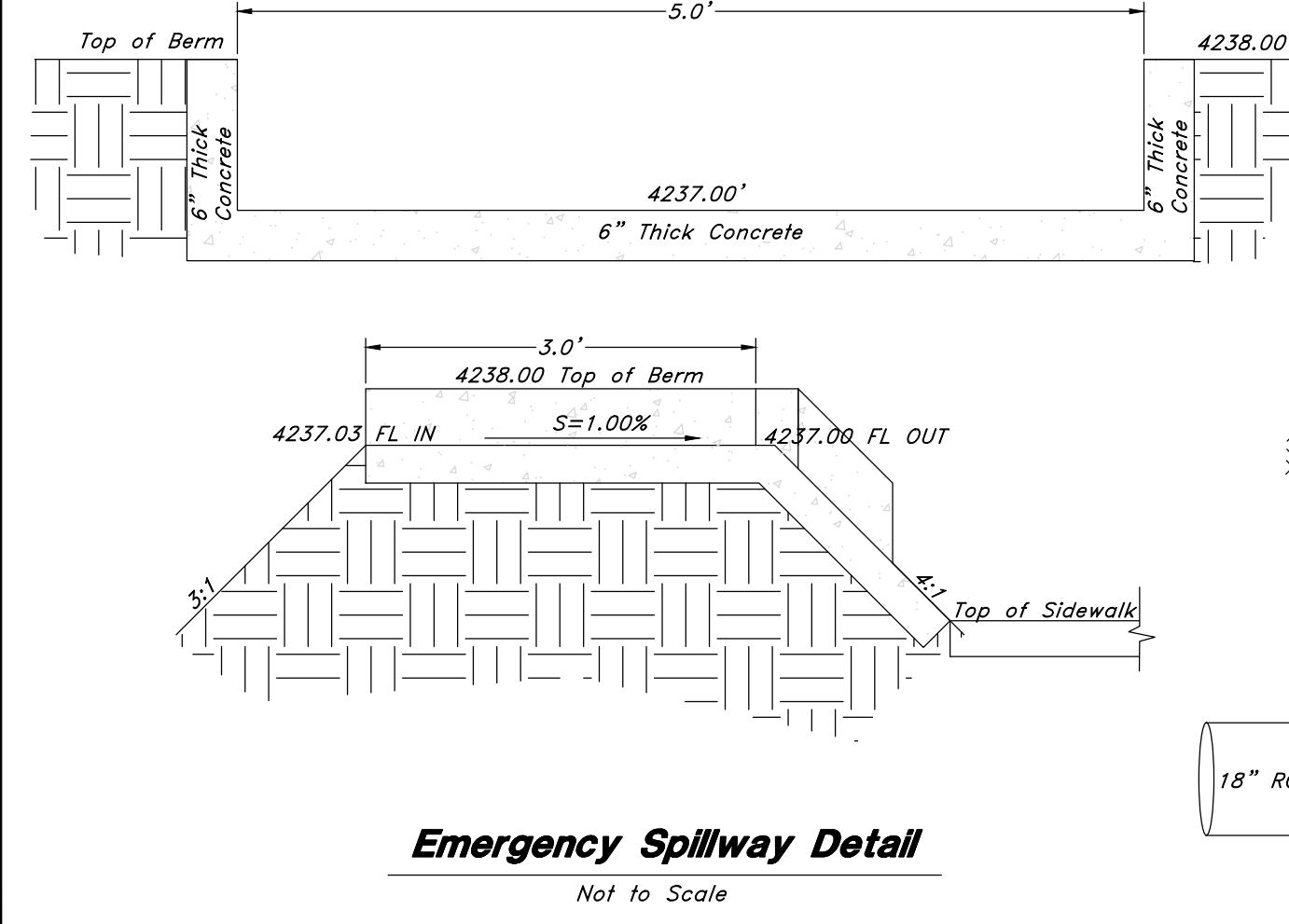
**Plan View Detail of Inlet / Outlet Structure**



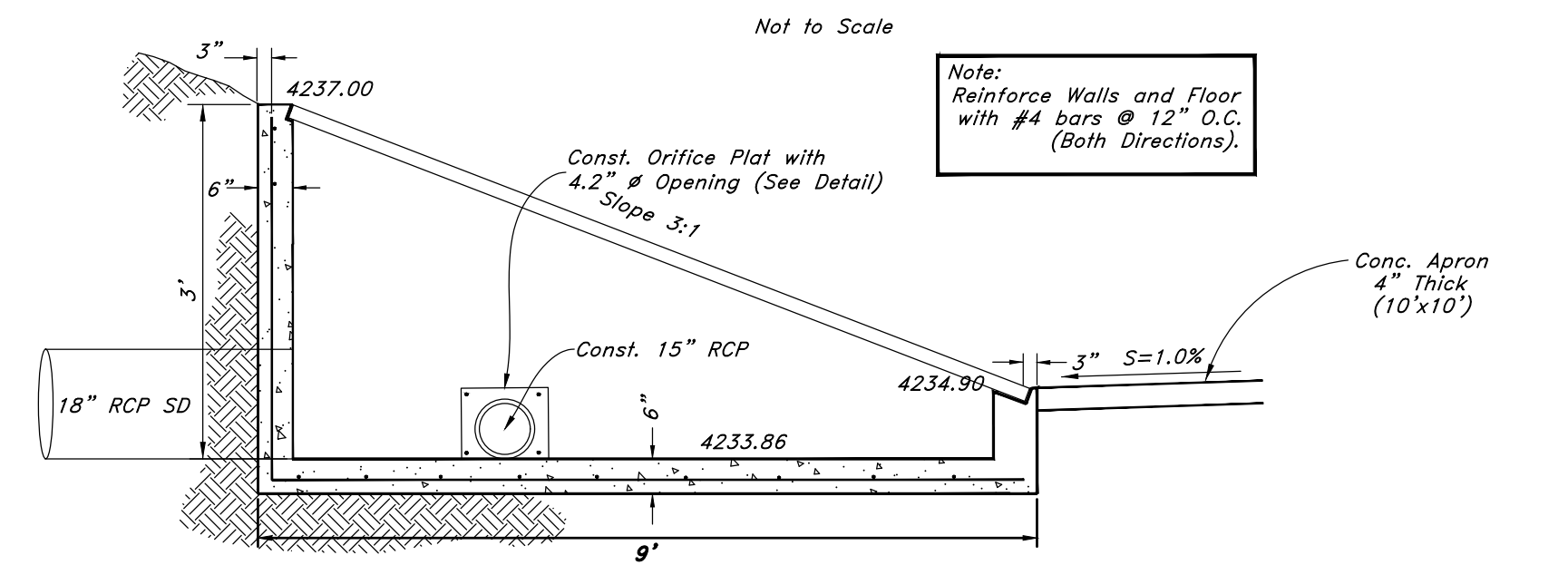
**Orifice Plate Detail**



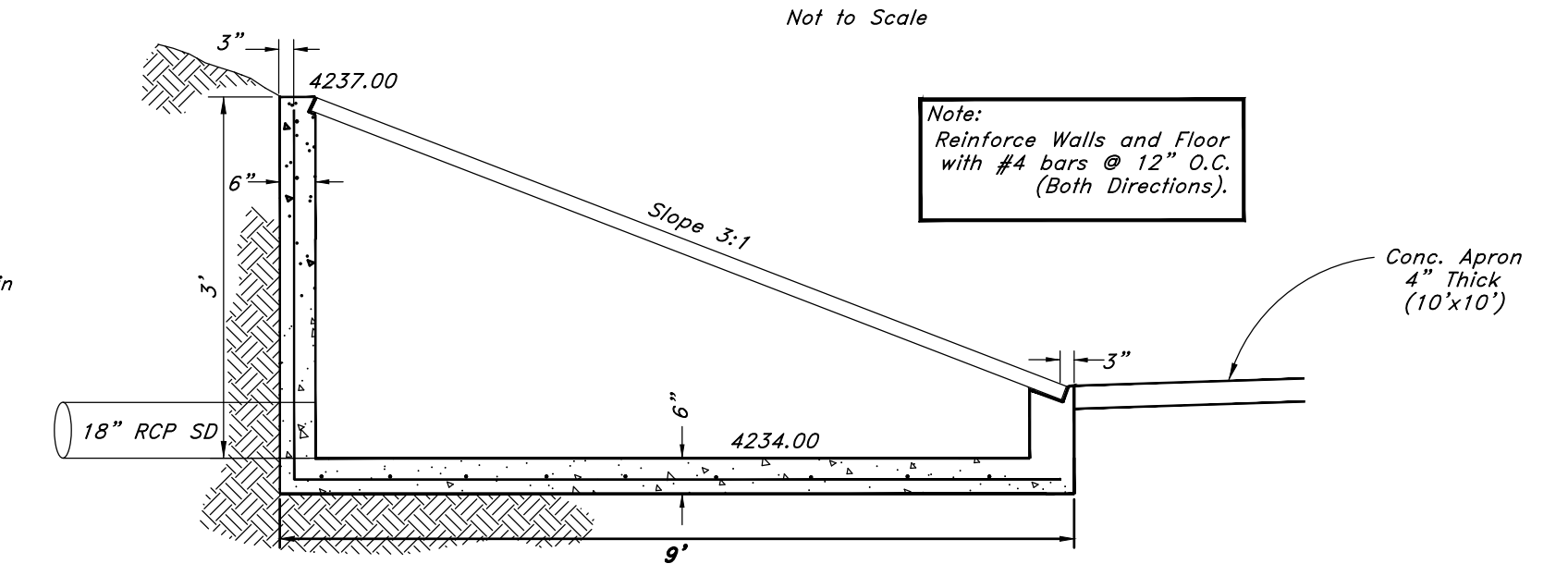
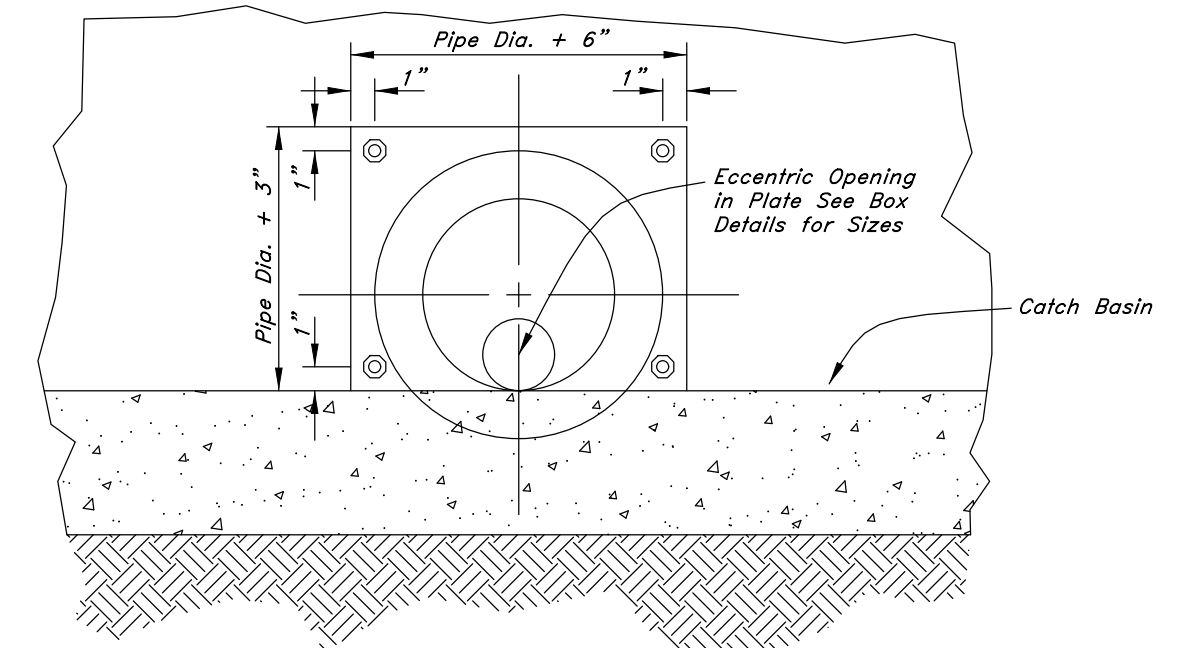
**Plan View Detail of Inlet / Outlet Structure**



**Emergency Spillway Detail**



**Profile View Detail of East Inlet / Outlet Structure**



**Profile View Detail of West Inlet / Outlet Structure**

REV	DATE	DESCRIPTION

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 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**  
**The Barn at Terakee Farms 2**  
 9400 South State Street  
 Sandy City, Salt Lake County, Utah  
 A part of Section ??, TPN, RPW, SLB&M, U.S. Survey

23 Sep, 2021  
 SHEET NO.  
**C8**  
 1-800-862-4111

NOT FOR CONSTRUCTION

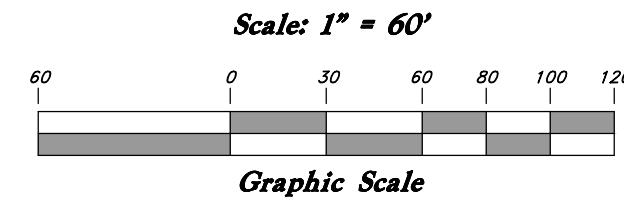
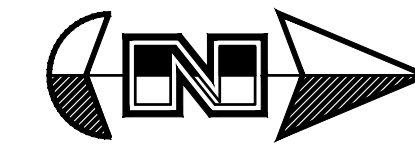


# The Barn at Terakee Farms® No. 1

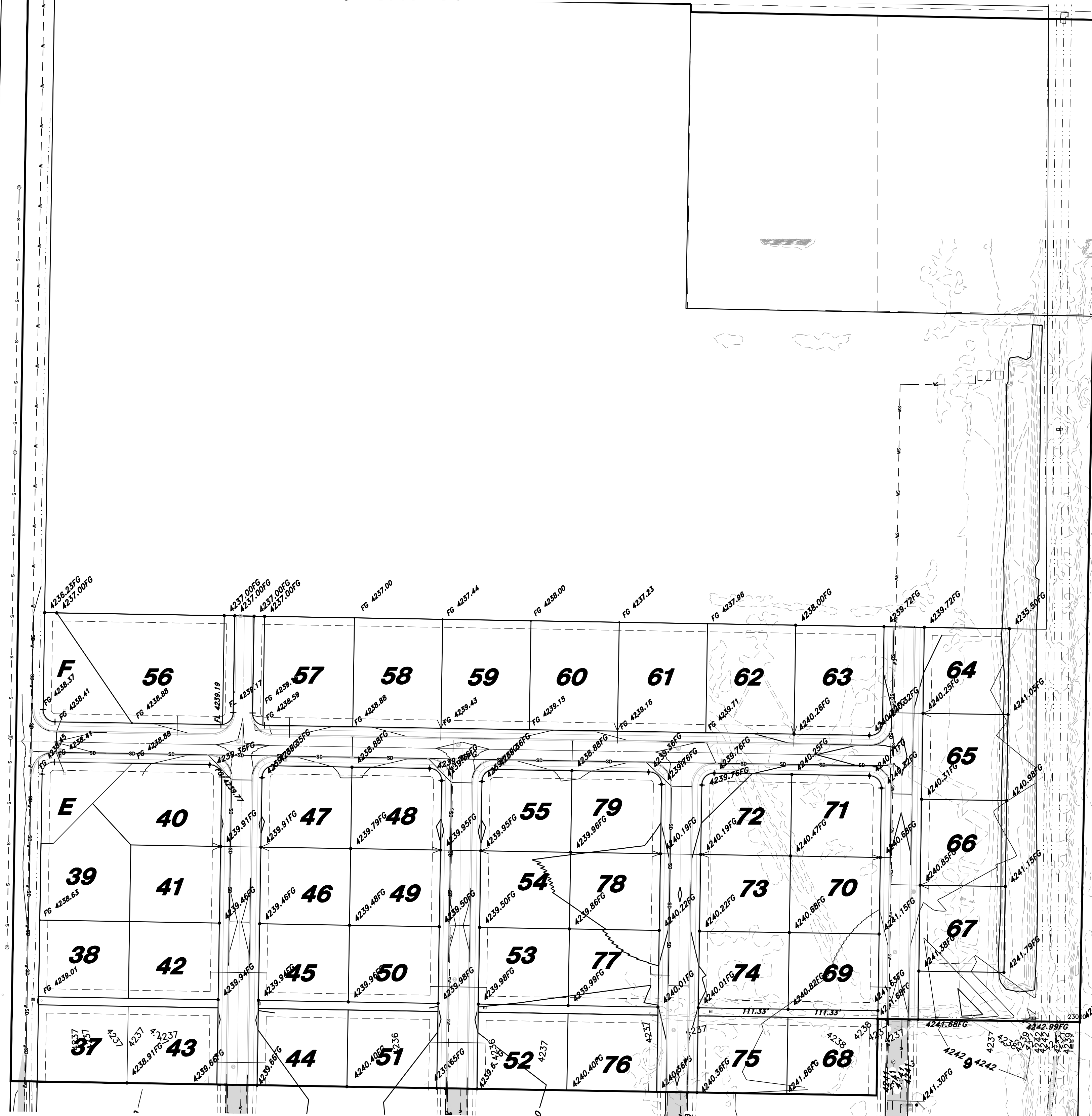
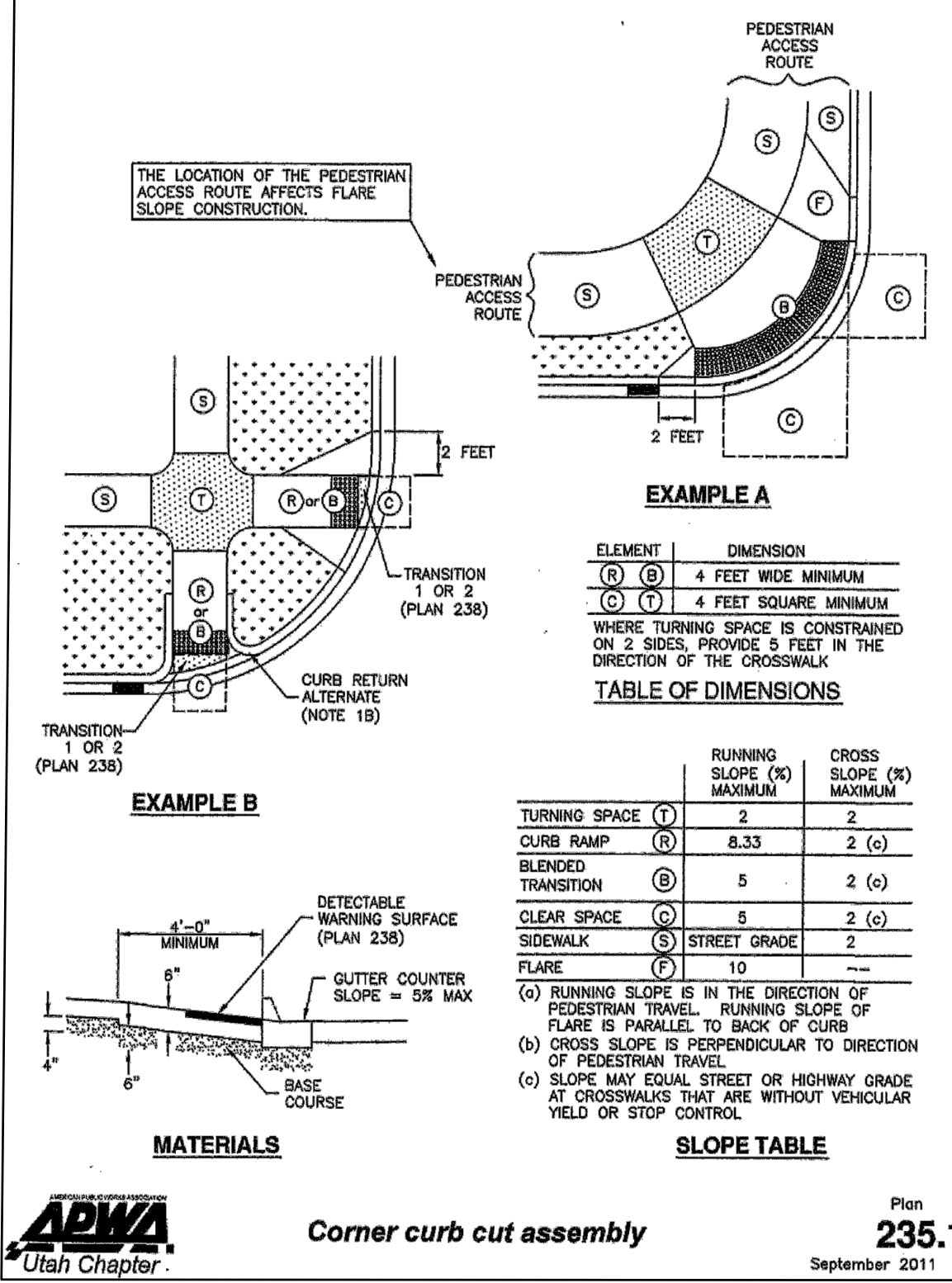
A PRUD Subdivision

## GENERAL GRADING NOTES:

- All work shall be in accordance with the County Public Works Standard.
- Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
- Areas to receive fill shall be properly prepared and approved by the County inspector and geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfills shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the County engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
- The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site preparation.  
The report is titled "GEOTECHNICAL ENGINEERING STUDY"  
CMT Project No.: 10241 Address: About 4700 West 900 South, West Weber, Weber County, Utah  
Dated: October 2, 2018
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Erosion Control: Protect all inlet boxes, catch basins, etc. with siltow basins or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

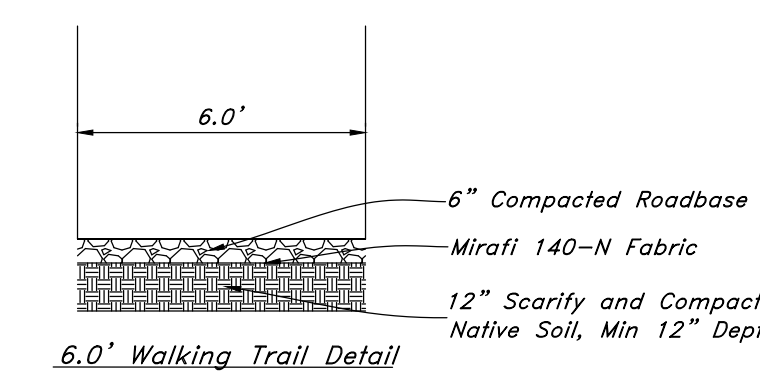


## TURNING SPACE AT SIDEWALK LEVEL



## Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Cleanout
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Water
  - Gas Line
  - Irrigation Line
  - Storm Drain
  - Telephone Line
  - Secondary Waterline
  - Power Line
  - Fire Line
  - Land Drain
  - Power pole
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
- Concrete Pipe
  - Ductile Iron
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Flowline
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - Top of Concrete
  - Natural Ground
  - Finish Grade
  - Match Existing
  - Fire Department Connection
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Existing Concrete
  - New Concrete



## CURB AND GUTTER CONSTRUCTION NOTES:

- Open face gutters shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on site and grading plan.
- It is the responsibility of the surveyor/contractor to adjust top of curb grades at all points of construction staking to ensure proper slope from existing asphalt into curb (1.0% Min 4.0% Max cross slope).
- Refer to the typical details for a standard and open face curb and gutter for dimensions.
- Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

**ADA NOTES:**  
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement, notify Consultants immediately.  
The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

**CAUTION NOTICE TO CONTRACTOR**  
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

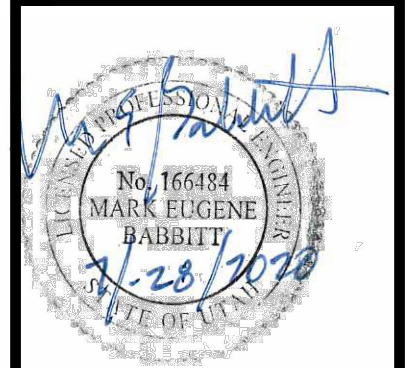
**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Call before you Dig  
Avoid cutting underground utility lines. It's the easy way.



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE



**GREAT BASIN ENGINEERING**  
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**Grading & Drainage Plan**  
**The Barn at Terakee Farms No. 1**  
Approx. 900 South 4500 West  
Weber County, Utah  
A part of Section 17, T6N, R2W, S16&M, U.S. Survey

20 July, 2020  
SHEET NO. **C9**  
16N719 - AM