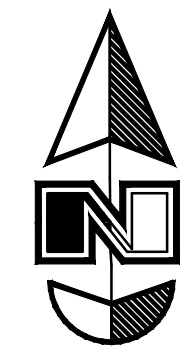
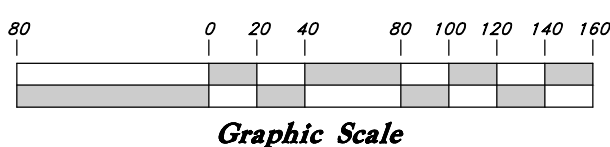


Ruby Lane

A part of the Southeast Quarter of Section 17, Township 1 South, Range 6 East, Salt Lake Base and Meridian, U.S. Survey
Oakley City, Summit County, Utah
January, 2024

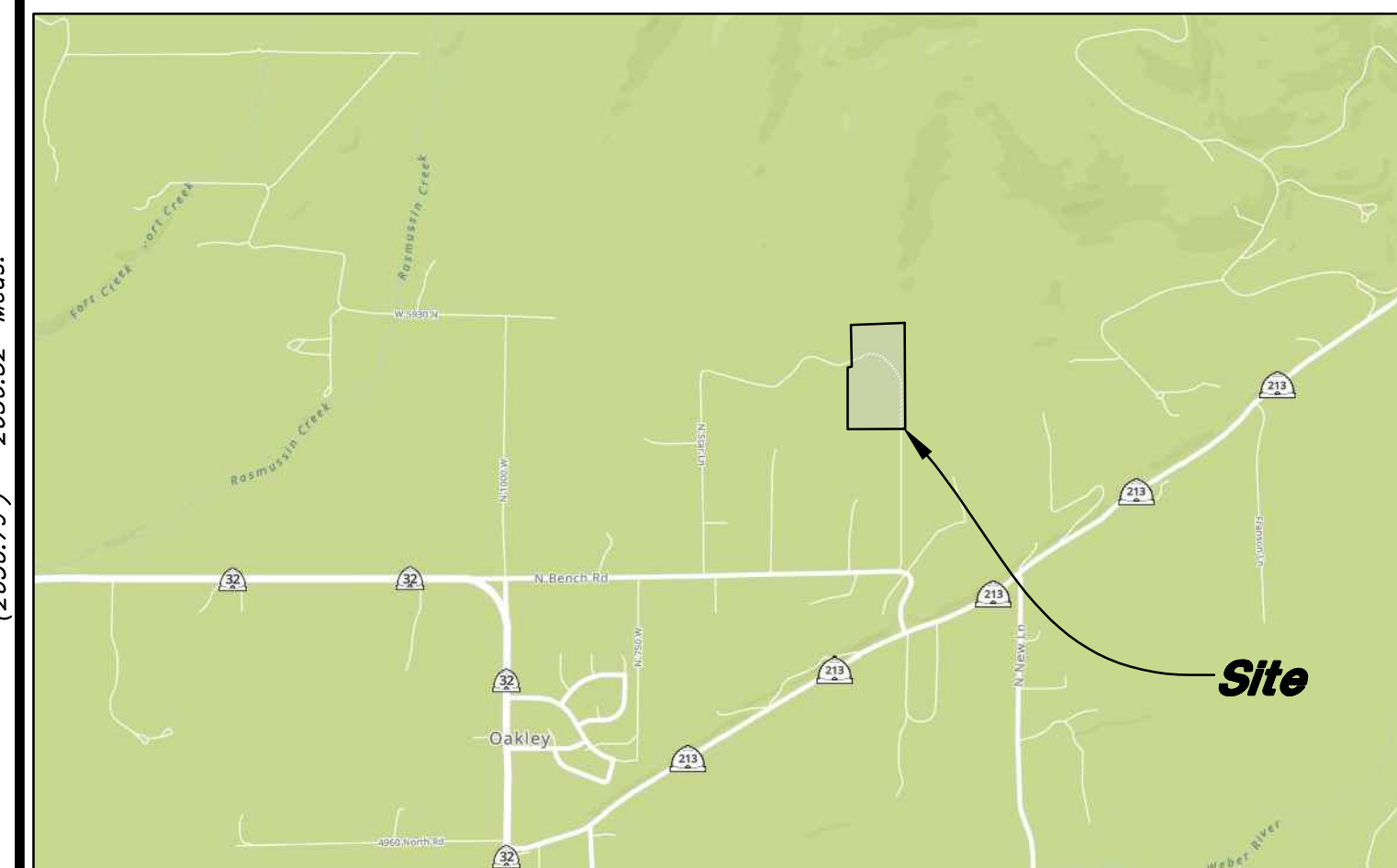


Scale: 1" = 80'



FTAS Legacy VI LLC
Parcel # CD-205

JJS3 Partners LLC
Parcel # OTNB2-205-A



VICINITY MAP
(Not to Scale)

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 License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of Ruby Lane in Oakley City, Summit County, Utah 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 Summit County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.
Signed this _____ day of _____, 2024.
6242920 License No. Andy Hubbard

BOUNDARY DESCRIPTION
A Parcel of land being a part of the Southeast Quarter of Section 17 Township 1 South, Range 6 East, Salt Lake Base and Meridian, U.S. Survey,
Beginning at the Point South 89°52'25" West 1336.76 feet along the Section Line and North 00°18'15" East 24.92 feet from the Southeast Corner of said Section; and running thence South 89°52'25" West 3.30 feet; thence South 00°07'10" East 1279.01 feet; thence South 89°00'04" West 30.00 feet; thence North 00°07'10" West 1279.47 feet; thence South 89°52'25" West 622.73 feet; thence North 00°05'29" East 1279.61 feet along the East Boundary of Five Bar Dash Subdivision (Entry # 437690) to a Fence Post; thence Two (2) courses along the existing wood fence (1) South 89°01'06" West 148.45 feet; (2) North 87°44'48" East 499.04 feet to a D&W Rebar and Cap; thence South 00°18'15" East 1300.34 feet to the point of beginning.
Contains 878,072 sqft. or 20.158 acres.

SURVEYOR'S NARRATIVE
This Subdivision was requested by Nick and Debra Tarrant for the purpose of subdividing the land shown in to 4 lots as shown.
Basis of bearing for this survey is South 89°52'25" West measured between the Southeast Corner of Section 17, Township 1 South, Range 6 East, Salt Lake Base and Meridian, U.S. Survey and the Southwest Quarter Corner of said Section.
Property Corners were set as shown here on Subdivision. For more information regarding the boundary see the record of survey filed with the County.

NOTES:
1. A 10' wide front yard public utility easement (P.U.E.) and Drainage Easement as indicated by dashed lines, except as otherwise shown.
2. Further subdivision of such lands, whether by deed, bequest, divorce, decree, or other recorded instrument, shall not result in a buildable lot until the same has been approved in accordance with the Oakley city land management and development code.
3. The owners of property within Oakley City recognize the importance of agricultural lands and operations and small rural business enterprises. It is recognized that agricultural lands and operations and rural business enterprises have unique operation characteristics that must be respected, owners of each lot plotted in this subdivision/the owner of the residence constructed upon this lot have/have been given notice and recognize(s) that there are active agriculture lands and operations and rural business enterprises within Oakley City and acknowledge(s) and accepts that so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purposes of herding/moving livestock, and other attributes associated with normal agricultural operations and rural businesses.
4. Water has not been approved for this site. It shall be the responsibility of each lot owner to demonstrate that water of adequate quality and quantity is available for each lot prior to the issuance of a building permit. This shall be accomplished with a memorandum of decision from the state engineer for a private well, spring or a written commitment from a private water company.
5. A pressurized water line runs from the canal, due south to the south end of the property of lot 4.

OWNERS DEDICATION
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract shall be Ruby Lane, and hereby dedicate, grant, and convey to Oakley City, Utah County, Utah, all those parts or portions of said tract of land designated as P.U.E. for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Oakley City.
We also dedicate and grant to the owners of Lot 2, their successors and assigns those parts or portions of Lot 1 designated as access easement for vehicular and pedestrian ingress and egress.
Signed this _____ day of _____, 2024.
Nick Tarrant - Owner Debra Tarrant - Owner

ACKNOWLEDGMENT
State of Utah }
County of Summit } ss
The foregoing instrument was acknowledged before me this _____ day of _____ 2024 by _____ Nick Tarrant _____
Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

ACKNOWLEDGMENT
State of Utah }
County of Summit } ss
The foregoing instrument was acknowledged before me this _____ day of _____ 2024 by _____ Debra Tarrant _____
Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

DOMINION ENERGY COMPANY
Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar my require other easement in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance approval or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right of way department at 1-800-366-8532.
Approved this _____ day of _____, 2024.
Dominion Energy Representative

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

CITY PLANNING COMMISSION
Approved and accepted by the Oakley City Planning Commission this _____ day of January, 2024.
Chair

CITY COUNCIL APPROVAL
Presented to the Board of Oakley City Council this _____ day of January, 2024. At this time this Subdivision Plat was approved
Mayor City Recorder

CITY ENGINEER
Approved and accepted by the Oakley City Engineering Department this _____ day of January, 2024.
Chair

ATTORNEY CERTIFICATE
I have examined the proposed plat of this Subdivision and in my opinion it conforms with the ordinances applicable thereto and now in force and effect.
Oakley City Attorney

ROCKY MOUNTAIN POWER APPROVAL
Approved this _____ day of January, 2024.
Rocky Mountain Power Representative

- LEGEND**
- Found Public Land Monument
 - Calculated Section Position
 - Record Utah County Surveyor
 - Centerline Road
 - Existing Parcel Line
 - Survey Monument Line
 - Easement Line
 - Lot Line
 - Boundary Line
 - Buildable Area
 - Set 5/8" x 24" Long Rebar & Cap w/ Lathe
 - Fire Hydrant

Lot 2
Randal Castona
Parcel # FBD-2

Five Bar Dash Subdivision

Lot 3
Glenn Harmon Steven
Parcel # FBD-3

Lot 1
10.002 Acres
280 North Bench Road

Lot 2
3.231 Acres
375 West Bench Road

Lot 3
2.000 Acres
305 West Bench Road

Lot 4
2.000 Acres
305 West Bench Road

Lot 5
2.926 Acres
150 North Bench Road

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150 North Bench Road

Lot 315
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Lot 316
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Lot 317
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Lot 318
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Lot 340
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150 North Bench Road

Lot 341
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150 North Bench Road

Lot 342
2.926 Acres
150 North Bench Road

Lot 343
2.926