

# OAKLEY PASTURE AMENDED

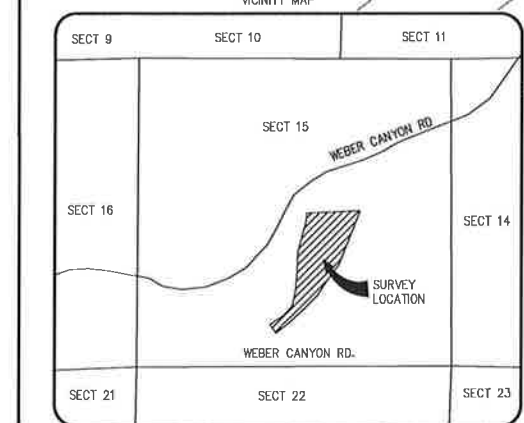
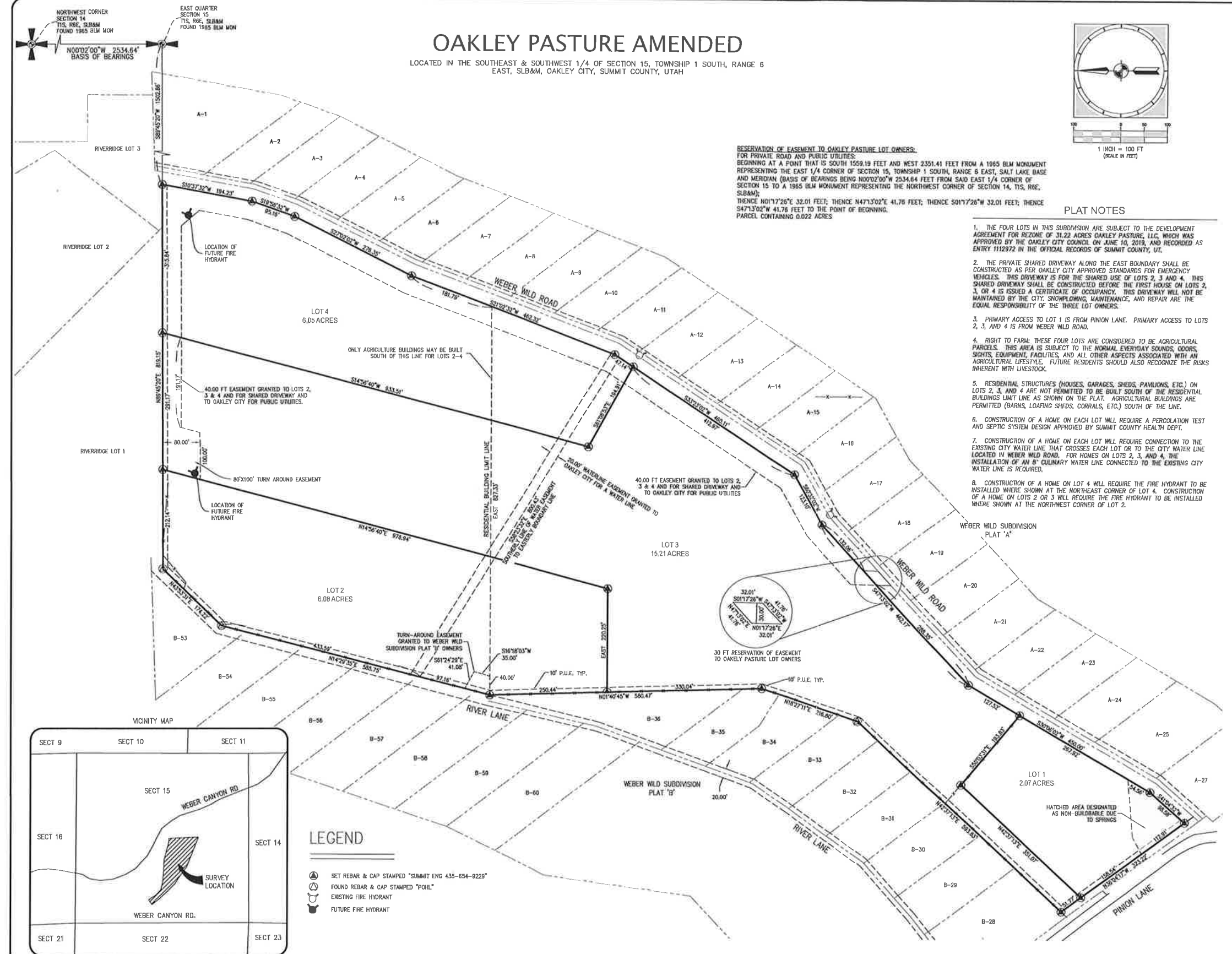
LOCATED IN THE SOUTHEAST & SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SLB&M, OAKLEY CITY, SUMMIT COUNTY, UTAH



**RESERVATION OF EASEMENT TO OAKLEY PASTURE LOT OWNERS:**  
 FOR PRIVATE ROAD AND PUBLIC UTILITIES:  
 BEGINNING AT A POINT THAT IS SOUTH 1559.19 FEET AND WEST 2351.41 FEET FROM A 1985 BLM MONUMENT REPRESENTING THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING N80°02'00"W 2534.84 FEET FROM SAID EAST 1/4 CORNER OF SECTION 15 TO A 1985 BLM MONUMENT REPRESENTING THE NORTHWEST CORNER OF SECTION 14, T15, R6E, SLB&M); THENCE N01°17'26"E 32.01 FEET; THENCE N47°13'02"E 41.76 FEET; THENCE S01°17'28"W 32.01 FEET; THENCE S47°13'02"W 41.76 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 0.022 ACRES.

### PLAT NOTES

- THE FOUR LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DEVELOPMENT AGREEMENT FOR BEZORE OF 31.22 ACRES OAKLEY PASTURE, LLC, WHICH WAS APPROVED BY THE OAKLEY CITY COUNCIL ON LINE 16, 2018, AND RECORDED AS ENTRY 112972 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY, UT.
- THE PRIVATE SHARED DRIVEWAY ALONG THE EAST BOUNDARY SHALL BE CONSTRUCTED AS PER OAKLEY CITY APPROVED STANDARDS FOR EMERGENCY VEHICLES. THIS DRIVEWAY IS FOR THE SHARED USE OF LOTS 2, 3 AND 4. THIS SHARED DRIVEWAY SHALL BE CONSTRUCTED BEFORE THE FIRST HOUSE ON LOTS 2, 3, OR 4 IS ISSUED A CERTIFICATE OF OCCUPANCY. THIS DRIVEWAY WILL NOT BE MAINTAINED BY THE CITY. SNOWPLOWING, MAINTENANCE, AND REPAIR ARE THE EQUAL RESPONSIBILITY OF THE THREE LOT OWNERS.
- PRIMARY ACCESS TO LOT 1 IS FROM PINION LANE. PRIMARY ACCESS TO LOTS 2, 3, AND 4 IS FROM WEBER WILD ROAD.
- RIGHT TO FARM: THESE FOUR LOTS ARE CONSIDERED TO BE AGRICULTURAL PARCELS. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SMELLS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- RESIDENTIAL STRUCTURES (HOUSES, GARAGES, SHEDS, PAVILIONS, ETC.) ON LOTS 2, 3, AND 4 ARE NOT PERMITTED TO BE BUILT SOUTH OF THE RESIDENTIAL BUILDINGS LIMIT LINE AS SHOWN ON THE PLAT. AGRICULTURAL BUILDINGS ARE PERMITTED (BARNS, LOADING SHEDS, CORRALS, ETC.) SOUTH OF THE LINE.
- CONSTRUCTION OF A HOME ON EACH LOT WILL REQUIRE A PERCOLATION TEST AND SEPTIC SYSTEM DESIGN APPROVED BY SUMMIT COUNTY HEALTH DEPT.
- CONSTRUCTION OF A HOME ON EACH LOT WILL REQUIRE CONNECTION TO THE EXISTING CITY WATER LINE THAT CROSSES EACH LOT OR TO THE CITY WATER LINE LOCATED IN WEBER WILD ROAD. FOR HOMES ON LOTS 2, 3, AND 4, THE INSTALLATION OF AN 8" CULINARY WATER LINE CONNECTED TO THE EXISTING CITY WATER LINE IS REQUIRED.
- CONSTRUCTION OF A HOME ON LOT 4 WILL REQUIRE THE FIRE HYDRANT TO BE INSTALLED WHERE SHOWN AT THE NORTHEAST CORNER OF LOT 4. CONSTRUCTION OF A HOME ON LOTS 2 OR 3 WILL REQUIRE THE FIRE HYDRANT TO BE INSTALLED WHERE SHOWN AT THE NORTHWEST CORNER OF LOT 2.



### LEGEND

- SET REBAR & CAP STAMPED "SUMMIT ENG 435-654-9223"
- FOUND REBAR & CAP STAMPED "PHL"
- EXISTING FIRE HYDRANT
- FUTURE FIRE HYDRANT

### BOUNDARY DESCRIPTION

ALL OF LOTS 1, 2, 3 and 4, OAKLEY PASTURE, A SUBDIVISION IN SUMMIT COUNTY, UT, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY UT AS ENTRY NO. 01131097.

### BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISH AS NORTH 00°02'00" WEST BETWEEN THE EAST 1/4 OF SECTION 15, AND THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL RIVERBRIDGE SUBDIVISION PLAT

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11725351 IN ACCORDANCE WITH TITLE 5B, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DEREK KOHLER  
PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

SURVEYOR'S SEAL

### OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF LOTS 2, 3, AND 4 SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAS CAUSED THE SAME TO BE AMENDED FROM THE ORIGINAL PLAT AS SHOWN HEREON, TO BE HEREAFTER KNOWN AS OAKLEY PASTURE AMENDED, AND DOES HEREBY GRANT THE EASEMENTS AS NOTED HEREON.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF \_\_\_\_\_, 2021.

FOR LOTS 2, 3, AND 4

STEVEN C. WHEELWRIGHT, GENERAL MANAGER  
OAKLEY PASTURE, LLC

### ACKNOWLEDGEMENT

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_

### OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF LOT 1 SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE AMENDED FROM THE ORIGINAL PLAT AS SHOWN HEREON, TO BE HEREAFTER KNOWN AS OAKLEY PASTURE AMENDED, AND DOES HEREBY GRANT THE EASEMENTS AS NOTED HEREON.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, 2021.

DONNA CHECKETTS  
MAX CHECKETTS

### ACKNOWLEDGEMENT

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED BEFORE ME DONNA CHECKETTS AND MAX CHECKETTS, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF OAKLEY CITY, SUMMIT COUNTY, UTAH, APPROVES THIS SUBDIVISION AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE GRANTED EASEMENTS AND PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MAYOR \_\_\_\_\_

RECORDER \_\_\_\_\_

### OAKLEY CITY COUNCIL

PRESENTED TO THE BOARD OF OAKLEY CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

### DOMINION ENERGY

APPROVAL AND ACCEPTANCE BY DOMINION ENERGY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

### SOUTH SUMMIT SCHOOL DISTRICT

APPROVAL AND ACCEPTANCE BY THE SOUTH SUMMIT SCHOOL DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SCHOOL OFFICIAL: \_\_\_\_\_

### 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.

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

### OAKLEY CITY PLANNING COMMISSION

THIS PLAT IS APPROVED AND ACCEPTED BY THE OAKLEY CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIR: \_\_\_\_\_

|                           |  |  |  |  |   |  |  |
|---------------------------|--|--|--|--|---|--|--|
| <b>PROJECT</b><br>L21-302 |  | COPYRIGHT © 2021<br>SUMMIT ENGINEERING GROUP, INC.<br><b>DISCLAIMER</b><br>IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY PART OF THIS DRAWING OR SPECIFIC INFORMATION THEREON WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. ANY SUCH VIOLATION IS SUBJECT TO PENALTY UNDER THE UTAH PROFESSIONAL LAND SURVEYORS ACT. | <b>COUNTY RECORDER</b><br>ENTRY NO. _____<br>STATE OF _____ COUNTY OF _____<br>DATE: _____ TIME: _____<br>RECORDED AND FILED AT THE REQUEST OF _____<br>COUNTY RECORDER: _____ | <b>SOUTH SUMMIT FIRE DISTRICT</b><br>APPROVAL AND ACCEPTANCE BY THE SOUTH SUMMIT FIRE DISTRICT ON THIS _____ DAY OF _____, 2021.<br>FIRE OFFICIAL: _____ | <b>ROCKY MOUNTAIN POWER</b><br>APPROVAL AND ACCEPTANCE BY THE ROCKY MOUNTAIN POWER CO. ON THIS _____ DAY OF _____, 2021.<br>BY: _____ | <b>CITY ENGINEER</b><br>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.<br>BY: _____ | <b>ALLWEST</b><br>APPROVAL AND ACCEPTANCE BY THE ALLWEST. ON THIS _____ DAY OF _____, 2021.<br>BY: _____ |
|---------------------------|--|--|--|--|---|--|--|