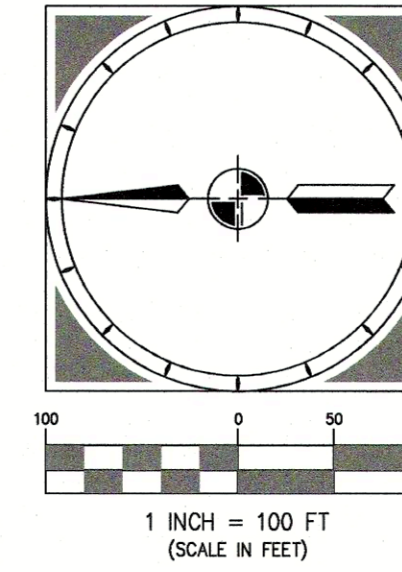


# OAKLEY PASTURE

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

**GRANT OF GROUND TO OAKLEY CITY:**  
 BEGINNING AT A POINT THAT IS S89°45'20"W 1479.44 FEET FROM A 1965 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 N00°02'00"W 2534.64 FEET FROM SAID EAST 1/4 CORNER OF SECTION 15 TO A 1965 BLM MONUMENT REPRESENTING THE NORTHWEST CORNER OF SECTION 14, T1S, R6E, SLB&M); THENCE S10°37'32"W 200.53 FEET; THENCE S19°58'32"W 98.46 FEET; THENCE S27°02'02"W 276.56 FEET; THENCE S21°02'32"W 463.60 FEET; THENCE S33°23'02"W 468.15 FEET; THENCE S60°32'02"W 125.97 FEET; THENCE S47°13'02"W 456.02 FEET; THENCE S30°06'02"W 448.75 FEET; THENCE S41°04'32"W 106.03 FEET; THENCE N36°04'17"W 23.59 FEET; THENCE N41°04'32"E 98.58 FEET; THENCE N30°06'02"E 450.00 FEET; THENCE N47°13'02"E 462.17 FEET; THENCE N60°32'02"E 123.10 FEET; THENCE N33°23'02"E 460.11 FEET; THENCE N21°02'32"E 462.32 FEET; THENCE N27°02'02"E 276.35 FEET; THENCE N19°58'32"E 95.16 FEET; THENCE N10°37'32"E 194.23 FEET TO A POINT ON RIVERIDGE SUBDIVISION SOUTHERLY BOUNDARY; THENCE ALONG SAID RIVERIDGE SUBDIVISION SOUTHERLY BOUNDARY N89°45'20"E 23.42 FEET TO THE POINT OF BEGINNING.  
 PARCEL CONTAINING 1.390 ACRES

**RESERVATION OF EASEMENT TO OAKLEY PASTURE LOT OWNERS:**  
 FOR PRIVATE ROAD AND UTILITIES:  
 BEGINNING AT A POINT THAT IS SOUTH 1559.19 FEET AND WEST 2351.41 FEET FROM A 1965 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 N00°02'00"W 2534.64 FEET FROM SAID EAST 1/4 CORNER OF SECTION 15 TO A 1965 BLM MONUMENT REPRESENTING THE NORTHWEST CORNER OF SECTION 14, T1S, R6E, SLB&M); THENCE N01°17'26"E 32.01 FEET; THENCE N47°13'02"E 41.76 FEET; THENCE S01°17'26"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 REZONE OF 31.22 ACRES OAKLEY PASTURE, LLC, WHICH WAS APPROVED BY THE OAKLEY CITY COUNCIL ON JUNE 10, 2019, AND RECORDED AS ENTRY 1112972 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY, UT.
- THE PRIVATE SHARED DRIVEWAY ALONG THE EAST BOUNDARY SHALL BE CONSTRUCTED AS PER SUMMIT COUNTY 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 COUNTY. SNOWPLOWING, MAINTENANCE, AND REPAIR ARE THE EQUAL RESPONSIBILITY OF THE THREE LOT OWNERS.
- PRIMARY ACCESS TO LOT 1 IS FROM PINION LAKE. 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, SIGHTS, 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.) ARE NOT PERMITTED TO BE BUILT SOUTH OF THE RESIDENTIAL BUILDINGS LIMIT LINE AS SHOWN ON THE PLAT. AGRICULTURAL BUILDINGS ARE PERMITTED (BARN, LOAFING 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 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.

### BOUNDARY DESCRIPTION

BEGINNING ON THE SOUTHERLY LINE OF THE RIVERIDGE SUBDIVISION, SAID POINT BEING S89°45'20"W 2322.02 FEET FROM A 1965 BLM MONUMENT REPRESENTING THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°45'20"E 842.57 FEET ALONG SAID SOUTHERLY LINE OF THE RIVERIDGE SUBDIVISION; THENCE S10°37'32"W 200.53 FEET; THENCE S19°58'32"W 98.46 FEET; THENCE S27°02'02"W 276.56 FEET; THENCE S21°02'32"W 463.60 FEET; THENCE S33°23'02"W 468.15 FEET; THENCE S60°32'02"W 125.97 FEET; THENCE S47°13'02"W 456.02 FEET; THENCE S30°06'02"W 448.75 FEET; THENCE S41°04'32"W 106.03 FEET; THENCE N36°04'17"W 23.59 FEET; THENCE N41°04'32"E 98.58 FEET; THENCE N30°06'02"E 450.00 FEET; THENCE N47°13'02"E 462.17 FEET; THENCE N60°32'02"E 123.10 FEET; THENCE N33°23'02"E 460.11 FEET; THENCE N21°02'32"E 462.32 FEET; THENCE N27°02'02"E 276.35 FEET; THENCE N19°58'32"E 95.16 FEET; THENCE N10°37'32"E 194.23 FEET TO THE APPARENT RIGHT-OF-WAY LINE OF PINION LAKE; THENCE N36°04'17"W 347.24 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING FIVE COURSES: (1) N42°37'13"E 609.12 FEET; (2) N18°27'11"E 216.80 FEET; (3) N01°40'45"W 580.47 FEET; (4) N14°29'35"E 585.75 FEET; (5) N43°53'31"E 174.22 FEET TO THE POINT OF BEGINNING.  
 PARCEL CONTAINS 30.916 ACRES

### 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 RIVERIDGE SUBDIVISION PLAT

### SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, 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.

Bing, plat must be... 1) signed & stamped or 2) marked "Preliminary"

BING CHRISTENSEN  
 PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_ SURVEYOR'S SEAL \_\_\_\_\_

### OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS OAKLEY PASTURE, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

OAKLEY PASTURE, LLC  
 C/O STEVEN C. WHEELWRIGHT

PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF \_\_\_\_\_, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, 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 \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF OAKLEY CITY, SUMMIT COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

CLERK-RECORDER \_\_\_\_\_

### OAKLEY CITY COUNCIL

PRESENTED TO THE BOARD OF OAKLEY CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

### DOMINION ENERGY

APPROVAL AND ACCEPTANCE BY DOMINION ENERGY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

### SOUTH SUMMIT SCHOOL DISTRICT

APPROVAL AND ACCEPTANCE BY THE SOUTH SUMMIT SCHOOL DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

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

### ATTORNEY CERTIFICATE

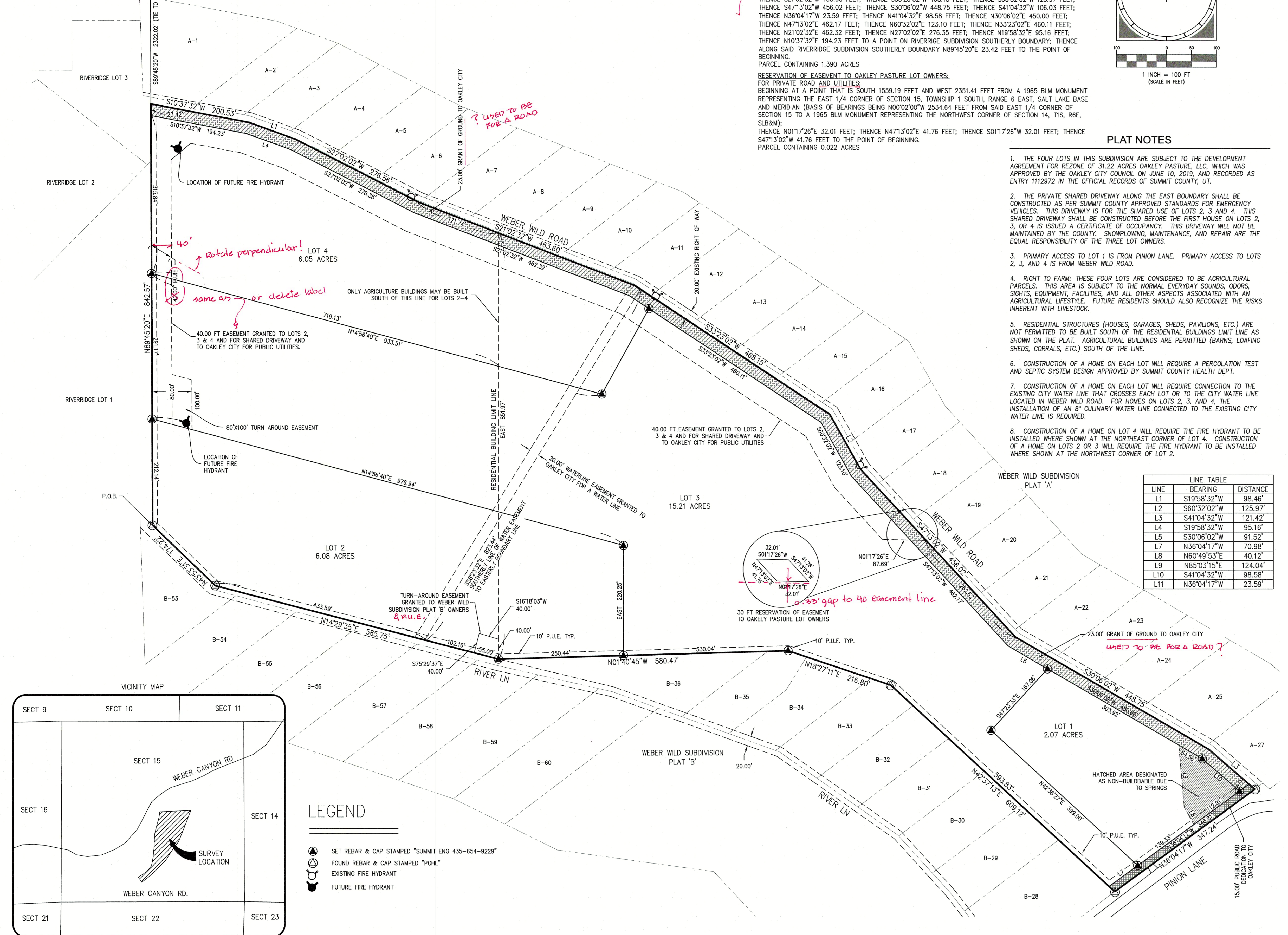
I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

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

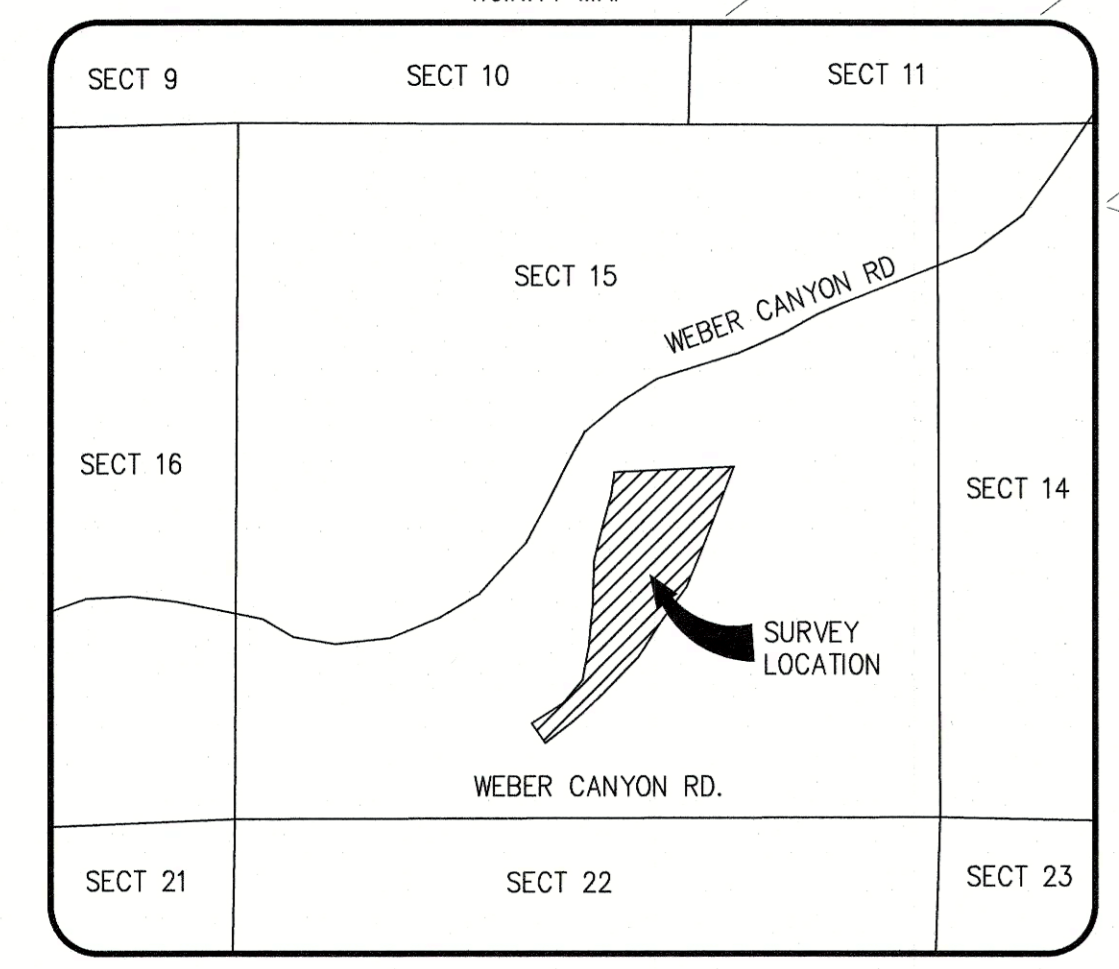
### OAKLEY CITY PLANNING COMMISSION

THIS PLAT IS APPROVED AND ACCEPTED BY THE OAKLEY CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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



LINE	BEARING	DISTANCE
L1	S19°58'32"W	98.46'
L2	S60°32'02"W	125.97'
L3	S41°04'32"W	121.42'
L4	S19°58'32"W	95.16'
L5	S30°06'02"W	91.52'
L7	N36°04'17"W	70.98'
L8	N60°49'53"E	40.12'
L9	N85°03'15"E	124.04'
L10	S41°04'32"W	98.58'
L11	N36°04'17"W	23.59'



- ### LEGEND
- SET REBAR & CAP STAMPED "SUMMIT ENG 435-654-9229"
  - FOUND REBAR & CAP STAMPED "POHL"
  - EXISTING FIRE HYDRANT
  - FUTURE FIRE HYDRANT

PROJECT L19-195 SHEET 1 OF 1 ISSUE DATE 12-10-2019	Summit Engineering Group Inc. Structural • Civil • Surveying 55 WEST CENTER • P.O. BOX 178 HEBER CITY, UTAH 84032 P: 435-854-9229 • F: 435-854-9231	COPYRIGHT © 2019 SUMMIT ENGINEERING GROUP, INC. DRAWING ALTERATION IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO OBTAIN THEIR SEAL AND THE SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.	<b>COUNTY RECORDER</b> ENTRY NO. _____ STATE OF _____ COUNTY OF _____ DATE: _____ TIME: _____ RECORDED AND FILED AT THE REQUEST OF _____ COUNTY RECORDER: _____	<b>SOUTH SUMMIT FIRE DISTRICT</b> APPROVAL AND ACCEPTANCE BY THE SOUTH SUMMIT FIRE DISTRICT ON THIS _____ DAY OF _____, 2019. FIRE OFFICIAL: _____	<b>ROCKY MOUNTAIN POWER</b> APPROVAL AND ACCEPTANCE BY THE ROCKY MOUNTAIN POWER CO. ON THIS _____ DAY OF _____, 2019. BY: _____	<b>CITY ENGINEER</b> 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. BY: _____	<b>ALLWEST</b> APPROVAL AND ACCEPTANCE BY THE ALLWEST. ON THIS _____ DAY OF _____, 2019. BY: _____
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P.D. 6/11/21 changed page 11-612