RIVER HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN
OAKLEY, SUMMIT COUNTY, UTAH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	84.13'	100.00'	48°12'10"	N 65°53'55" W	81.67'
C2	36.47'	50.00'	41°47'50"	N 20°53'55" W	35.67'
C3	76.86'	116.00'	37°57'53"	N 71°01'03" W	75.46'
C4	20.73'	116.00'	10°14'17"	N 46°54'58" W	20.70'
C5	70.67'	84.00'	48°12'10"	N 65°53'55" W	68.60'
C6	41.25'	66.00'	35°48'26"	N 17°54'13" W	40.58'
C7	24.80'	34.00'	41°47'50"	N 20°53'55" W	24.26'
C8	39.27'	25.00'	90°00'00"	S 45°00'00" E	35.36'
C9	13.53'	15.00'	51°41'02"	N 25°50'31" E	13.08'
C10	85.64'	35.00'	140°12'06"	S 18°25'01" E	65.82'
C11	85.64'	35.00'	140°12'06"	S 18°25'01" E	65.82'
C12	21.10'	35.00'	34°32'43"	N 74°12'35" E	20.78'
C13	2.39'	35.00'	3°54'22"	N 54°59'02" E	2.39'
C14	9.68'	15.00'	36°58'09"	S 71°30'55" W	9.51'
C15	18.53'	15.00'	70°46'31"	N 54°36'45" W	17.37'
C16	86.03'	50.00'	98°35'14"	S 68°31'07" E	75.81'
C17	31.96'	50.00'	36°37'37"	N 43°52'28" E	31.42'
C18	31.96'	50.00'	36°37'37"	N 07°14'51" E	31.42'
C19	62.33'	50.00'	71°25'44"	N 46°46'50" W	58.37'
C20	51.36'	50.00'	58°51'15"	S 68°04'40" W	49.13'
C21	13.44'	15.00'	51°20'58"	N 64°19'31" E	13.00'
C22	263.65'	50.00'	302°07'28"	N 09°42'47" E	48.39'
C23	109.13'	35.00'	178°39'11"	S 37°38'34" E	70.00'

NORTH

GRAPHIC SCALE

80 0 40 80 160

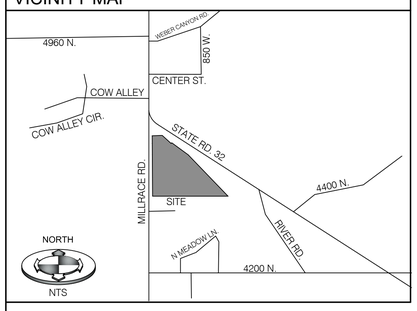
(IN FEET)
1 inch = 80ft.

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 90°00'00" E	179.17'
L2	S 41°47'50" E	365.99'
L3	S 00°00'00" E	64.37'
L4	S 90°00'00" E	299.50'
L5	N 00°00'00" E	9.60'
L7	S 76°15'14" W	105.01'
L8	N 03°42'57" E	123.24'
L9	N 90°00'00" W	128.00'
L10	N 90°00'00" W	18.17'
L11	N 41°47'50" W	54.77'
L12	N 41°47'50" W	206.63'
L13	N 00°00'00" E	15.00'
L14	N 41°47'50" W	17.63'
L15	N 83°35'40" W	15.00'
L16	N 41°47'50" W	64.59'
L17	N 90°00'00" W	92.73'
L18	N 90°00'00" W	103.12'
L19	N 90°00'00" W	12.21'
L20	S 90°00'00" E	58.69'
L21	S 90°00'00" E	149.05'
L22	S 00°00'00" E	23.37'
L23	S 00°00'00" E	15.54'
L24	S 41°47'50" E	17.63'
L25	S 83°35'40" E	15.00'
L26	S 41°47'50" E	32.58'
L27	S 41°47'50" E	191.86'
L28	S 41°47'50" E	20.00'
L29	S 41°47'50" E	88.03'
L30	S 55°19'35" E	126.47'
L31	S 44°41'58" E	10.37'
L32	N 00°00'00" E	16.19'

LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." OR NAIL & WASHER
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE
- EASEMENT
- RIGHT OF WAY
- BUILDABLE AREA

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

RIVER HAVEN SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 313.50 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 165.00 FEET; THENCE SOUTH 52°44'19" EAST 276.64 FEET TO A POINT ON AN EXISTING WIRE FENCE LINE; THENCE SOUTH 55°19'35" EAST 349.64 FEET ALONG AN OLD WIRE FENCE; THENCE SOUTH 44°41'58" EAST 894.03 FEET ALONG AN OLD WIRE FENCE TO A POINT ON THE NORTHERLY LINE OF PETERSON SUBDIVISION, ON FILE AS ENTRY NO. 929945 AT THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE WEST 1301.56 FEET ALONG SAID NORTH LINE TO A POINT ON SAID SECTION LINE; THENCE NORTH 1001.88 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 17.874 ACRES
17 LOTS AND 1 PARCEL

PROFESSIONAL LAND SURVEYOR
9-18-23
7240531
BRIAN A. LINAM
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREAFTER KNOWN AS THE

RIVER HAVEN SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR/MY HAND THIS _____DAY OF _____, A.D. 20_____.

OAKLEY PROPERTIES, LLC

_____
SIGNATURE

(PRINT NAME):_____

TITLE: _____

LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 2023, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF OAKLEY PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF OAKLEY PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE)

COMMISSION NUMBER:_____

_____
NOTARY PUBLIC
COMMISSIONED IN UTAH

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SOUTH SUMMIT SCHOOL DISTRICT

APPROVED AND ACCEPTED BY THE SOUTH SUMMIT SCHOOL DISTRICT THIS _____ DAY OF, _____ 2023.

_____
BUSINESS ADMINISTRATOR

RIVER HAVEN SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN
OAKLEY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED THIS_____DAY OF _____, 20___. BY ROCKY MOUNTAIN POWER.

_____
ROCKY MOUNTAIN POWER

SOUTH SUMMIT FIRE DISTRICT

APPROVED AND ACCEPTED BY THE SOUTH SUMMIT FIRE DISTRICT THIS _____ DAY OF, _____ 2023.

_____
REPRESENTATIVE

ALLWEST COMMUNICATIONS

APPROVED AND ACCEPTED BY THE ALLWEST COMMUNICATIONS DEPARTMENT THIS _____ DAY OF, _____ 2023.

_____
ALLWEST COMMUNICATIONS

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF OAKLEY TOWN COUNCIL THIS _____ DAY OF, _____ 2023. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

_____ MAYOR

_____ CITY RECORDER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE OAKLEY TOWN PLANNING COMMISSION THIS _____ DAY OF, _____ 2023.

_____
CHAIR

CITY ENGINEER

APPROVED AND ACCEPTED BY THE OAKLEY TOWN ENGINEERING DEPARTMENT THIS _____ DAY OF, _____ 2023.

_____
OAKLEY TOWN ENGINEER

ATTORNEYS CERTIFICATE

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

_____ OAKLEY TOWN ATTORNEY

_____ DATE

SUMMIT COUNTY RECORDER

RECORDED #_____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____
DATE_____TIME_____BOOK_____PAGE_____

FEE $_____

_____
SUMMIT COUNTY RECORDER

XXXXXXsp.dwg