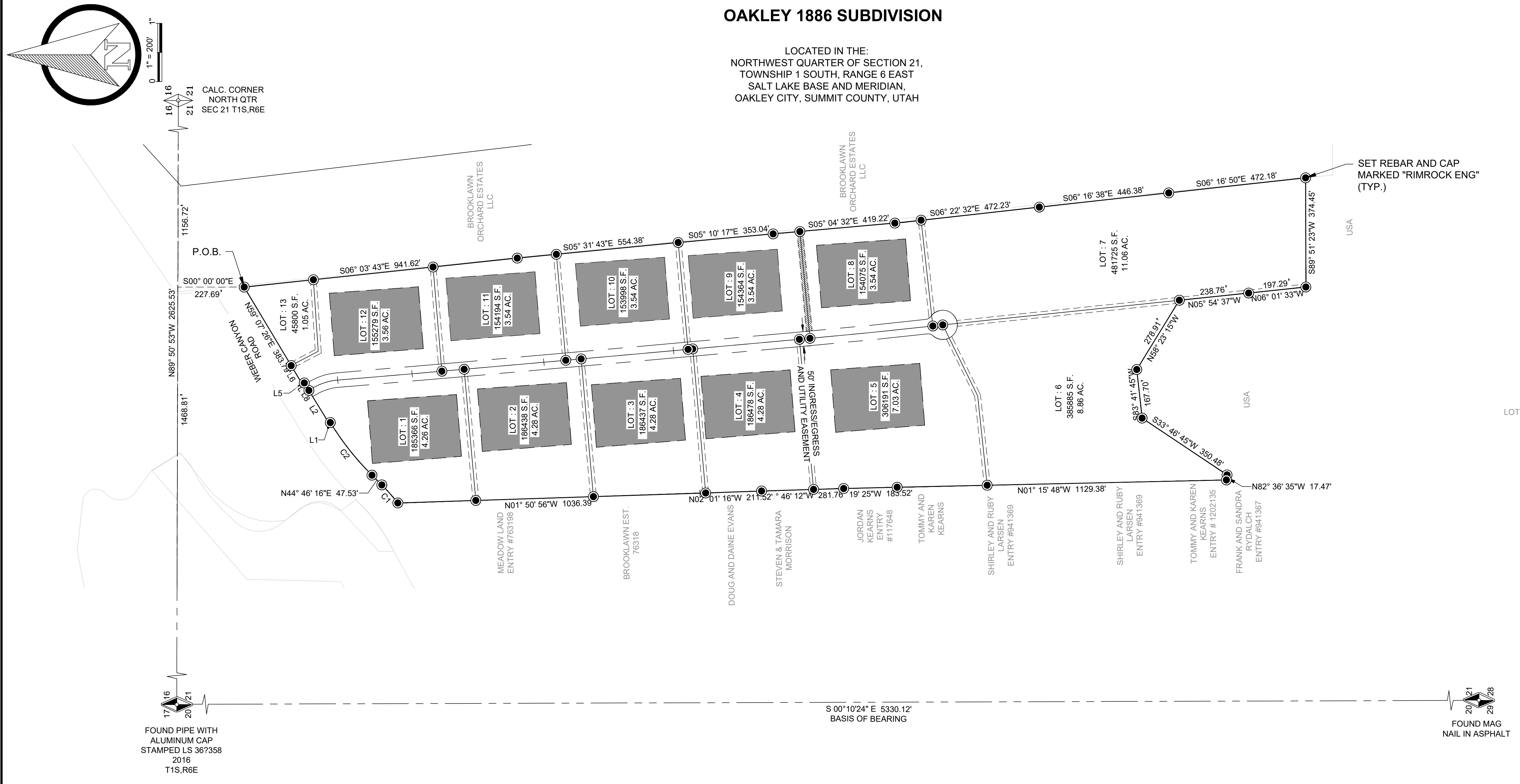


9/16/2024
E:\3024 PROJECTS\BARWOOD & LOT SUBD - OAKLEY 13-By- Others\Oakley 12 Lot Sub - Standard\Oakley 12 Lot Sub.dwg



OAKLEY 1886 SUBDIVISION

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 6 EAST
SALT LAKE BASE AND MERIDIAN,
OAKLEY CITY, SUMMIT COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT LAURIE BALLS, (OWNER), HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS OAKLEY 1886 SUBDIVISION, AS SHOWN ON THIS PLAT AND INTENDED FOR PRIVATE USE, SUBJECT TO EASEMENTS AND RIGHTS GRANTED HEREUNDER AND ANY MATTERS OF RECORD, RESTRICTIONS AND CONDITIONS CONTAINED ON THIS PLAT. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/RY HAND(S) THIS ____ DAY OF _____, 20__ A.D.

BY: _____ DATE _____
LAURIE BALLS _____

ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF _____)

ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS DEDICATION _____ WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT QUEST DEVELOPMENT COMPANY, LLC., (OWNER), HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS OAKLEY 1886 SUBDIVISION, AS SHOWN ON THIS PLAT AND INTENDED FOR PRIVATE USE, SUBJECT TO EASEMENTS AND RIGHTS GRANTED HEREUNDER AND ANY MATTERS OF RECORD, RESTRICTIONS AND CONDITIONS CONTAINED ON THIS PLAT. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/RY HAND(S) THIS ____ DAY OF _____, 20__ A.D.

BY: _____ DATE _____
QUEST DEVELOPMENT COMPANY, LLC. _____

ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF _____)

ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS DEDICATION _____ WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

PLAT NOTES

- 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.
- 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 OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION/THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT HAVE/HAS BEEN GIVEN NOTICE AND RECOGNIZE(S) THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN OAKLEY CITY AND ACKNOWLEDGE(S) AND ACCEPT(S) 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.
- 10' PUBLIC UTILITY EASEMENTS ON FRONT LOT LINE ALONG ELK MEADOWS CIRCLE.
7.5' PUBLIC UTILITY EASEMENTS ON ALL SIDE AND REAR LOT LINES
- EACH LOT WILL BE ON AN INDIVIDUAL SEPTIC SYSTEM
- THE 50' INGRESS/EGRESS EASEMENT IS IN FAVOR FOR LOTS 1-12, THERE WILL BE A MAINTENANCE AND SERVICE AGREEMENT.
- LOTS 1-12 ARE SUBJECT TO A 1.5 ACRE BUILDING AREA AS DEPICTED

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, OAKLEY CITY, SUMMIT COUNTY, UTAH

BEGINNING AT A POINT 1468.81 FEET SOUTH 89°50'53" EAST AND 227.69 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 21 AND THE SOUTHERLY LINE OF WEBER CANYON ROAD/THENCE SOUTH 06°03'43" EAST 941.62 FEET; THENCE SOUTH 05°31'43" EAST 554.38 FEET; THENCE SOUTH 05°10'45" EAST 326.83 FEET; THENCE SOUTH 05°04'32" EAST 419.22 FEET; SOUTH 06°18'26" EAST 498.43 FEET; THENCE SOUTH 06°16'38" EAST 446.38 FEET; THENCE SOUTH 06°16'50" EAST 446.38 FEET; THENCE SOUTH 89°51'23" WEST 374.45; THENCE NORTH 06°01'33" WEST 197.29 FEET; THENCE NORTH 05°54'37" WEST 238.76 FEET; TO THE LESS AND EXCEPTING LINE CALLED IN LEGAL DESCRIPTION; THENCE CONTINUING ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES (1) NORTH 58°23'15" WEST 278.91 FEET (2) SOUTH 83°41'45" WEST 167.70 FEET; (3) SOUTH 33°46'45" WEST 350.48 FEET; (4) NORTH 82°36'35" WEST 17.47 FEET TO A POINT ON THE RUTH WILDE BOUNDARY LINE AGREEMENT; THENCE CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING FIVE (5) COURSES (1) NORTH 1°15'48" WEST 1129.38 FEET; (2) NORTH 1°19'25" WEST 183.52 FEET; (3) NORTH 1°46'12" WEST 281.76 FEET; (4) NORTH 2°01'16" WEST 211.52 FEET; (5) NORTH 1°50'56" WEST 1036.39 FEET TO THE BEGINNING OF A 548.93 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 82.68 FEET (DELTA= 7°18'00" CHORD BEARS NORTH 48°25'16" EAST 82.62 FEET); THENCE NORTH 44°46'16" EAST 47.53 FEET TO THE BEGINNING OF A 965.92 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 230.74 FEET (DELTA= 13°41'13" CHORD BEARS NORTH 51°38'52" EAST 230.19 FEET; THENCE NORTH 31°32'32" WEST 5.00 FEET; THENCE NORTH 58°27'28" EAST 162.50 FEET; THENCE NORTH 04°50'35" WEST 9.07 FEET; THENCE NORTH 59°07'26" EAST 383.79 FEET TO THE POINT OF BEGINNING.

CONTAINING: 62.82 AC., 2,736,231 SF. +/-

ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20__

ROCKY MOUNTAIN POWER REPRESENTATIVE _____

DOMINION ENERGY COMPANY

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20__

DOMINION ENERGY REPRESENTATIVE _____

RECORDED ENTRY NUMBER _____

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SUMMIT COUNTY RECORDER _____

SOUTH SUMMIT FIRE PROTECTION DISTRICT

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20__

SOUTH SUMMIT FIRE DISTRICT REPRESENTATIVE _____

OAKLEY CITY LAND USE AUTHORITY

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20__

LAND USE AUTHORITY DIRECTOR _____

OAKLEY CITY PUBLIC HEALTH

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20__

OAKLEY CITY HEALTH DIRECTOR _____

OAKLEY CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

OAKLEY CITY ENGINEER _____ DATE _____

OAKLEY CITY ATTORNEY

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. APPROVED THIS ____ DAY OF _____, A.D. 20__.

OAKLEY CITY ATTORNEY _____

LEGEND

SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
LOT LINE	
EJECTER PUMP REQUIRED	
PROPERTY CORNER	
STREET MONUMENT	
COMMON AREA (NO HATCH)	
L.O.D. AREA	
P.U.E / D.E	
DRAINAGE EASEMENT	

OAKLEY 1886 SUBDIVISION

NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 EAST
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

PROJECT NAME

OAKLEY 1886 SUBDIVISION

1" = 80'

PROJECT # XXXXXX

DATE: 09/14/2024

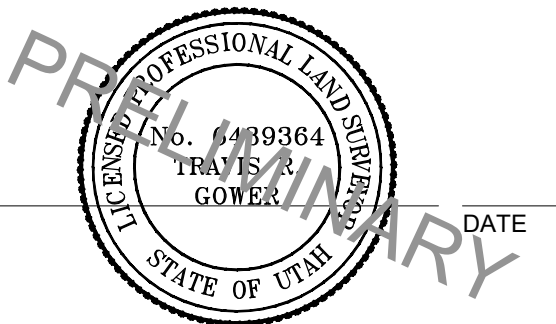
DRAWN: AP

CHECKED: TG

SHEET NO: 1 OF 3

tgower@re-n-d.com
801-831-0633

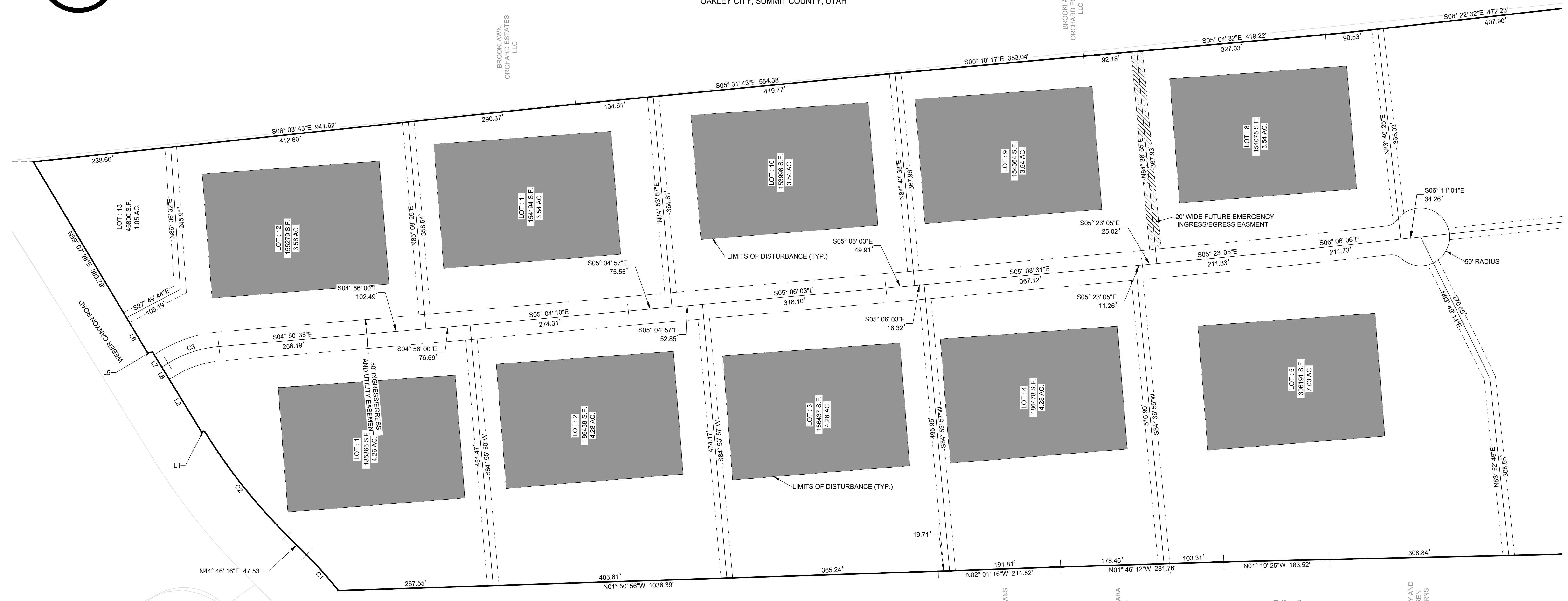
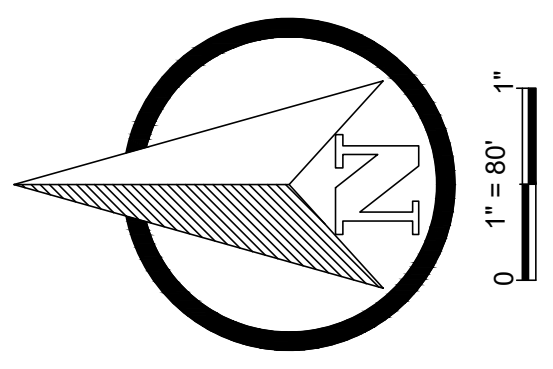
RIMROCK ENGINEERING & DEVELOPMENT



9/16/2024 E:\2024 PROJECTS\BARWOOD & LOT SUBD - OAKLEY\13-By Others\Oakley 12 Lot Sub - Standard\Oakley 12 Lot Sub.dwg

OAKLEY 1886 SUBDIVISION

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 6 EAST
SALT LAKE BASE AND MERIDIAN,
OAKLEY CITY, SUMMIT COUNTY, UTAH



BROOKLAWN ORCHARD ESTATES LLC

BROOKLAWN ORCHARD ESTATES LLC

MEADOW LAND ENTRY #763198

BROOKLAWN EST. 76318

DOUG AND DANNE EVANS

STEVEN & TANARA MORRISON

JORDAN KEARNS ENTRY #117648

TOMMY AND KAREN KEARNS

Line #	Length	Direction
L1	5.00	N31°32'32"W
L2	132.19	N58°27'28"E
L5	9.07	N4°50'35"W
L6	70.08	N59°07'26"E
L7	30.31	S58°27'28"W
L8	25.00	S58°27'28"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	82.68	648.93	7°18'00"	N48°25'16"E	82.62
C2	230.74	965.92	13°41'13"	N51°36'52"E	230.19
C3	93.20	200.00	26°41'57"	S18°11'34"E	92.36

LEGEND

- SECTION CORNER (FOUND)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EJECTER PUMP REQUIRED
- PROPERTY CORNER
- STREET MONUMENT
- COMMON AREA (NO HATCH)
- L.O.D. AREA
- P.U.E. / D.E. DRAINAGE EASEMENT

OAKLEY 1886 SUBDIVISION

NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 EAST
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

tgow@re-n-d.com
801-831-0633

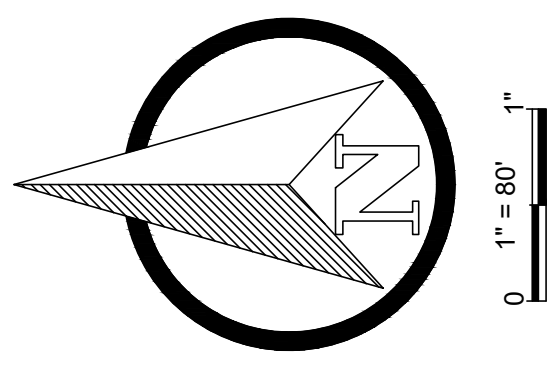
RIMROCK ENGINEERING & DEVELOPMENT

PROJECT NAME	
OAKLEY 1886 SUBDIVISION	
1" = 80'	PROJECT # XXXXXX
DRAWN: AP	DATE: 09/11/2024
CHECKED: TG	SHEET NO: 2 OF 3

9/16/2024
E:\2024 PROJECTS\HARWOOD & LOT SUBD - OAKLEY 13 By Others\Oakley 12 Lot Sub.dwg
Standard\Oakley 12 Lot Sub.dwg

OAKLEY 1886 SUBDIVISION

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 6 EAST
SALT LAKE BASE AND MERIDIAN,
OAKLEY CITY, SUMMIT COUNTY, UTAH



Line #	Length	Direction
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L8	25.00	S58°27'28"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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LEGEND

- SECTION CORNER (FOUND)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EJECTER PUMP REQUIRED
- PROPERTY CORNER
- STREET MONUMENT
- COMMON AREA (NO HATCH)
- L.O.D AREA
- P.U.E / D.E DRAINAGE EASEMENT

OAKLEY 1886 SUBDIVISION

NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 EAST
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

tgower@re-n-d.com
801-831-0633

RIMROCK ENGINEERING & DEVELOPMENT

PROJECT NAME	
OAKLEY 1886 SUBDIVISION	
1" = 80'	PROJECT # XXXXXX
DRAWN: AP	DATE: 09/11/2024
CHECKED: TG	SHEET NO: 3 OF 3