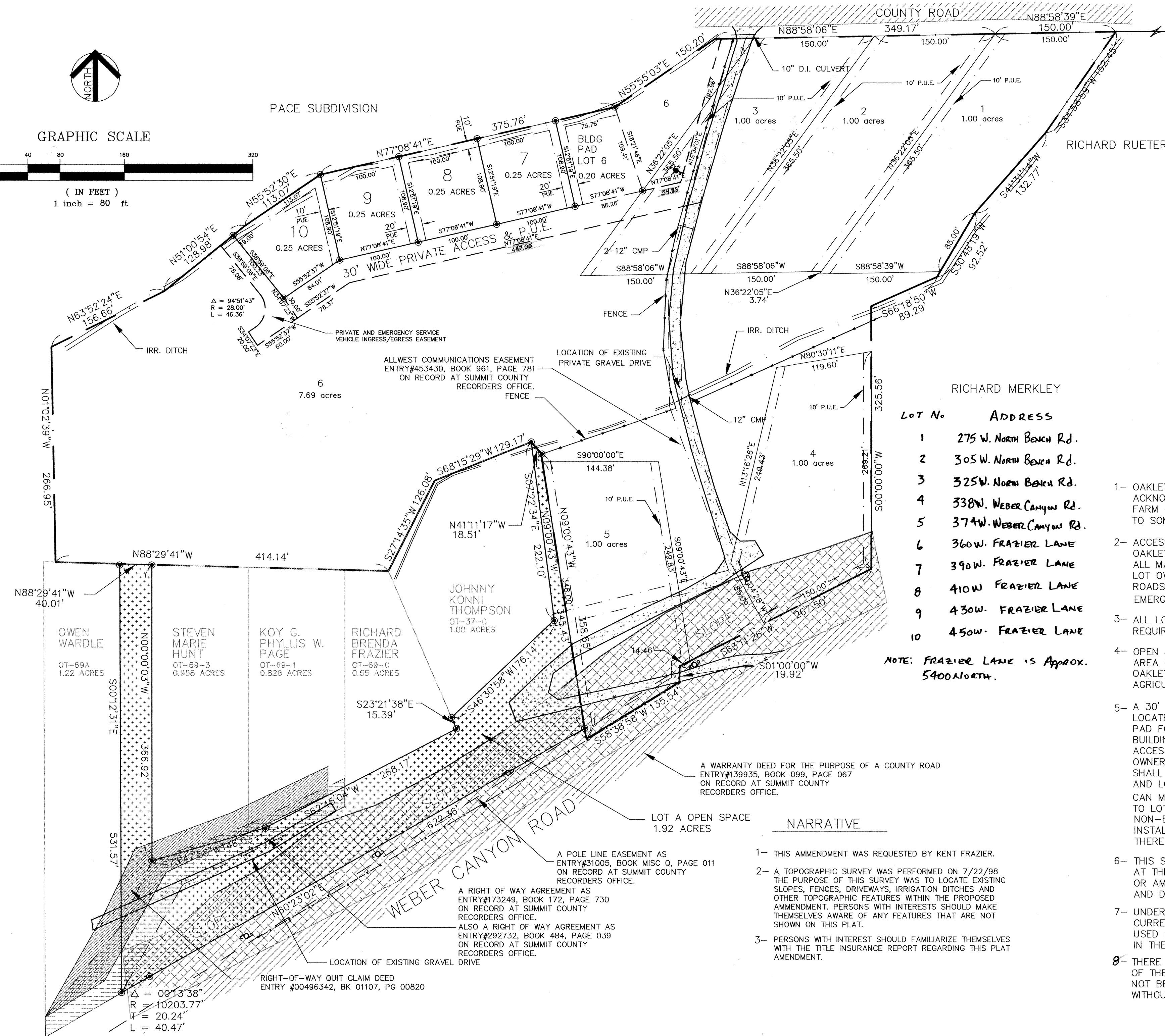
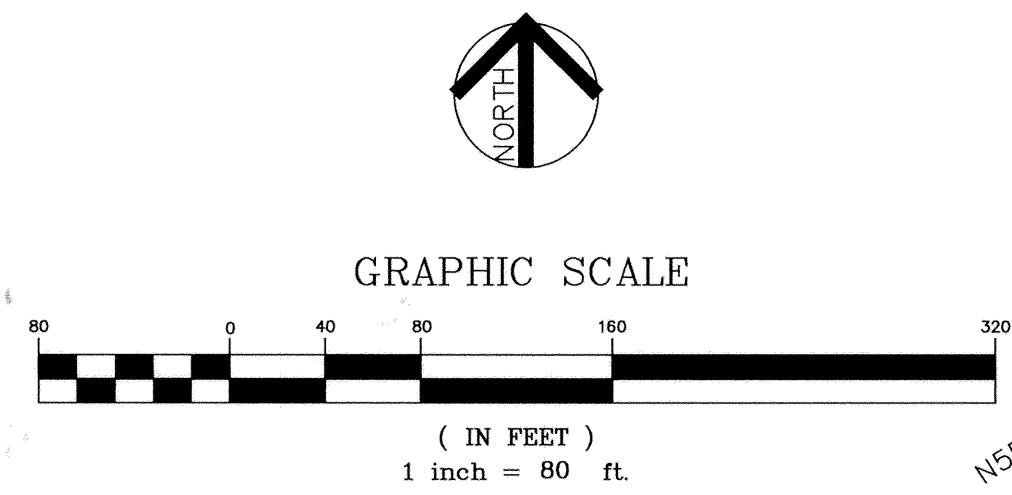


AMENDED FRAZIER SUBDIVISION

LOCATED IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN.



LOT NO.	ADDRESS
1	275 W. NORTH BENCH RD.
2	305 W. NORTH BENCH RD.
3	325 W. NORTH BENCH RD.
4	338 W. WEBER CANYON RD.
5	374 W. WEBER CANYON RD.
6	360 W. FRAZIER LANE
7	390 W. FRAZIER LANE
8	410 W. FRAZIER LANE
9	430 W. FRAZIER LANE
10	450 W. FRAZIER LANE

NOTE: FRAZIER LANE IS APPROX. 5400' NORTH.

NARRATIVE

- THIS AMENDMENT WAS REQUESTED BY KENT FRAZIER.
- A TOPOGRAPHIC SURVEY WAS PERFORMED ON 7/22/98 THE PURPOSE OF THIS SURVEY WAS TO LOCATE EXISTING SLOPES, FENCES, DRIVEWAYS, IRRIGATION DITCHES AND OTHER TOPOGRAPHIC FEATURES WITHIN THE PROPOSED AMENDMENT. PERSONS WITH INTERESTS SHOULD MAKE THEMSELVES AWARE OF ANY FEATURES THAT ARE NOT SHOWN ON THIS PLAT.
- PERSONS WITH INTEREST SHOULD FAMILIARIZE THEMSELVES WITH THE TITLE INSURANCE REPORT REGARDING THIS PLAT AMENDMENT.
- THIS SUBDIVISION WAS ALLOWED ACCORDING TO THE ZONING RIGHTS APPLICABLE AT THE DATE AT WHICH THIS SUBDIVISION IS APPROVED. ANY FURTHER SUBDIVIDING OR AMENDING OF THIS PLAT MUST FOLLOW THE OAKLEY CITY LAND MANAGEMENT AND DEVELOPMENT CODE.
- UNDER THE 1998 OAKLEY TOWN LAND MANAGEMENT & DEVELOPMENT CODE AND CURRENT ZONING, LOT 6 SHALL REMAIN AS OPEN SPACE. LOT 6 IS CURRENTLY USED FOR AGRICULTURAL USES AND NO BUILDINGS MAY OCCUR ON LOT 6 EXCEPT IN THE DEFINED BUILDING PAD AREA.
- THERE SHALL BE A 20 FOOT IRRIGATION DITCH EASEMENT BEING 10 FEET EACH SIDE OF THE EXISTING DITCHES. ANY EXISTING DITCHES LYING IN THIS SUBDIVISION MAY NOT BE ALTERED, CHANNEL COURSES CHANGED, BLOCKED OR HINDERED IN ANY WAY WITHOUT PROPER APPROVAL FROM AN AUTHORIZED AGENT OF THE DITCH COMPANY.

NOTES

- OAKLEY CITY IS A RIGHT TO FARM COMMUNITY. NEW PROPERTY OWNERS ACKNOWLEDGE THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS MAY CONTRIBUTE TO NOISES AND ODORS OBJECTIONABLE TO SOME SUBDIVISION RESIDENCES.
- ACCESS TO THE SUBDIVISION IS PROVIDED BY PRIVATE ROADS. THE CITY OF OAKLEY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THESE ROADS. ALL MAINTENANCE WILL BE THE RESPONSIBILITY OF THE LOT OWNERS. EACH LOT OWNER ACKNOWLEDGES THAT THERE ARE RISKS TO ACCESS BY PRIVATE ROADS AND THAT THEY SHALL HOLD THE CITY OF OAKLEY AND ANY EMERGENCY AGENCIES HARMLESS.
- ALL LOTS WITHIN THIS SUBDIVISION MUST MEET ALL BUILDING PERMIT REQUIREMENTS AT THE TIME OF BUILDING PERMIT ISSUANCE.
- OPEN SPACE DESIGNATED AS LOT 'A', IS A DESIGNATED UN-BUILDABLE AREA FOR THE PRESERVATION OF OPEN SPACE WITHIN THE CITY OF OAKLEY. USES FOR LOT 'A' INCLUDE, BUT NOT LIMITED TO, GRAZING, AGRICULTURAL USES, AND RECREATION.

SURVEYORS CERTIFICATE

I, **KENT C. WILDE**, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. **15 163839**, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets hereafter to be known as **AMENDED FRAZIER SUBDIVISION** and that same has been correctly surveyed and staked on the ground as shown on this plat.

SEPT. 30, 1998
DATE

Kent C. Wilde
SIGNATURE AND SEAL



BOUNDARY DESCRIPTION

Beginning at a point that is South 1309.30 feet and West 1340.35 feet from a stone marking the Northeast corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base & Meridian and running thence South 34°58'59" West 152.45 feet; thence South 41°31'14" West 132.77 feet; thence South 30°48'19" West 92.52 feet; thence South 66°18'50" West 89.29 feet to a point on the Right of Way of Weber Canyon Road; thence South 63°11'26" West 267.50 feet along said Right of Way; thence South 01°00'00" West 19.92 feet along said Right of Way; thence South 58°38'58" West 135.54 feet along said Right of Way; thence North 09°00'43" West 358.65 feet; thence North 41°11'17" West 18.51 feet; thence South 68°15'29" West 129.17 feet; thence South 27°14'35" West 126.08 feet; thence North 88°29'41" West 414.14 feet; thence North 01°02'39" West 266.95 feet; thence North 63°52'24" East 156.66 feet; thence North 51°00'54" East 128.98 feet; thence North 55°52'30" East 113.07 feet; thence North 77°08'41" East 375.76 feet; thence North 55°55'03" East 150.20 feet to the Point of Beginning.

Containing 13.69 acres
Also containing a Parcel to be known as Lot A to be labeled as Open Space. Said parcel described as follows:
Beginning at a point that is South 1968.60 feet and West 2579.96 feet from a stone marking the Northeast corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base & Meridian and running thence South 88°29'41" East 40.01 feet; thence South 00°00'3" East 366.92 feet; thence North 73°47'53" East 146.03 feet; thence North 62°45'04" East 268.17 feet; thence North 23°21'38" West 15.39 feet; thence North 46°30'58" East 176.14 feet; thence North 07°22'34" West 222.10 feet to a common line with the above described Amended Frazier Subdivision; thence South 41°11'17" East 18.51 feet along a common line with said subdivision; thence along said common line South 09°00'43" East 348.43 feet to a point on the Northern line of a Right of Way for the Weber Canyon Road; thence leaving said subdivision South 60°23'02" West 622.36 feet to a point on a 10203.77 foot radius curve to the left (radius point bears South 29°36'58" East), thence Westerly along said curve and a distance of 40.47 feet; thence North 00°12'31" West 531.57 feet to the Point of Beginning.
Containing 1.92 acres

OWNERS DEDICATION

Know all men by these presents that we, all of 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

AMENDED FRAZIER 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, they have hereunto set this thirtieth day of September, A.D. 1998

Kathy Svenson *Kent Frazier*
Gary Svenson *Kenna Frazier*
John Frazier *William Frazier*
Karma Bonner *Deby Anderson*
Jeff C. Anderson

ACKNOWLEDGEMENT

STATE OF UTAH
County of Summit

Personally appeared before me this 30th day of September, 1998
the following:

Brian Kent & Kenna Frazier *William Frazier*
Kathy & Gary Svenson *Jeff C. Anderson*

who acknowledged to me that they executed the above owners dedication

MY COMMISSION EXPIRES Aug 15, 2001

RESIDING IN Park City, Utah



CONSENT TO RECORD

STATE OF UTAH
County of Summit

The undersigned lien holder hereby consents to the recordation of this plat

By: _____
Authorized official

The foregoing consent to record was acknowledged before me this _____ day of _____, 19____, by: _____

MY COMMISSION EXPIRES _____
RESIDING IN _____

NOTARY PUBLIC

SUMMIT COUNTY ENVIRONMENTAL HEALTH

Approved and Accepted
this 24th day of September, 1998.
DEPARTMENT OF ENVIRONMENTAL HEALTH
BY: *Kent Frazier*

UTAH POWER AND LIGHT

Approved and Accepted
this 22nd day of SEPT., 1998
BY: *Duane Layton*
UTAH POWER AND LIGHT

SOUTH SUMMIT FIRE DISTRICT

Approved and Accepted
this 24th day of Sept., 1998
BY: *Kathy Hatch*
SOUTH SUMMIT FIRE DISTRICT

SOUTH SUMMIT SCHOOL DISTRICT

Approved and Accepted
this 1st day of October, 1998.
BY: *John Frazier*
SOUTH SUMMIT SCHOOL DISTRICT

LEGEND

- 0000 INDICATES STREET ADDRESS AS SHOWN ON THE PLAT. TWO NUMBERS INDICATES THAT EITHER MAY BE USED.
- INDICATES REBAR AND CAP TO BE SET
- INDICATES EXISTING POWER POLES
- ✱ INDICATES FIRE HYD.

PREPARED BY:

Evergreen Engineering, Inc.
Civil Engineering • Land Planning
614 Main Street • Suite 305 • P.O. Box 2861
Park City, UT 84060 • (801) 649-4667 • (801) 649-9219 Fax

CITY ENGINEER

Approved and accepted by the City Engineering Department
this 30th day of Sept., 1998
BY: *Kathy Hatch*
CITY ENGINEER

CITY PLANNING COMMISSION

Approved and accepted by the Oakley City Planning Commission
this 1st day of October, 1998.
BY: *John Frazier*
CHAIR

APPROVAL AND ACCEPTANCE

Presented to the City Council this 1st day of October, 1998, at which time this subdivision was approved and accepted.
BY: *William J. Harris*
ATTN: CITY RECORDER

APPROVAL AS TO FORM

Approved as to form this 5th day of November, 1998.
BY: *Robert Watkins*
CITY ATTORNEY

COUNTY RECORDER

STATE OF UTAH COUNTY OF SUMMIT
Recorded and filed at the request of Ronald C. Bridge
Date: 11-05-98 Time: 09:47 AM
Entry # 521985 Fee: \$40.00
BY: *Alan Jorgensen*
COUNTY RECORDER