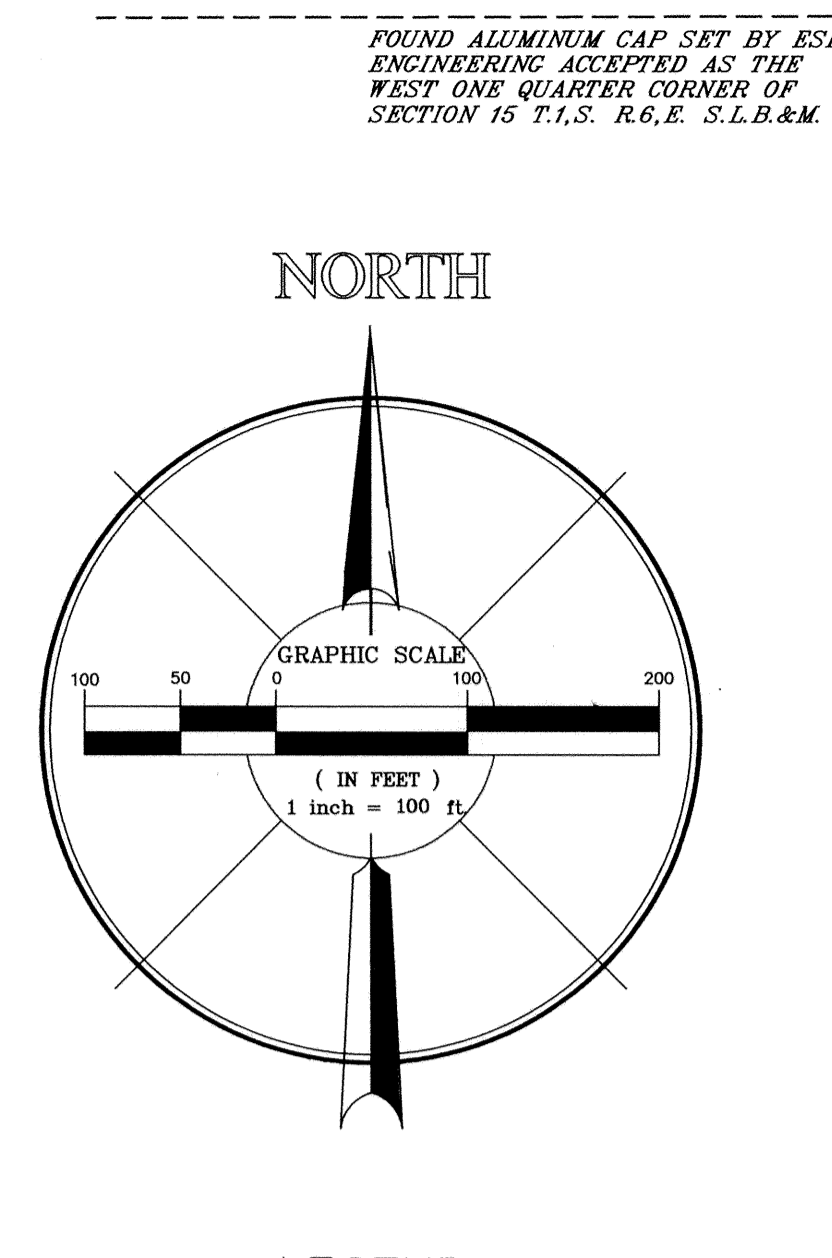
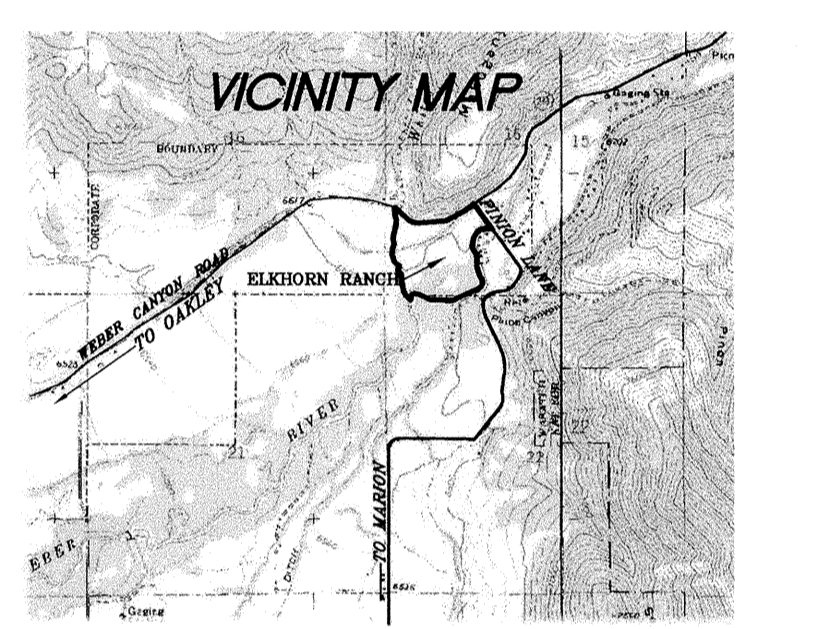


ELKHORN RANCH

A SUBDIVISION LOCATED IN THE SOUTH WEST ONE QUARTER OF SECTION 15 TOWNSHIP 1 SOUTH RANGE 6 EAST S.L.B.&M.



- LEGEND**
- ◆ SECTIONAL MONUMENT
 - SURVEY MONUMENT TO BE SET
 - FOUND REBAR & CAP
 - ⊙ CORNER SET
 - △ SURVEY CONTROL POINT
 - ⊛ FIRE HYDRANT



Plat Notes

No Building Permit will be issued without the owner designating a building pad area at the time of application to the city for a building permit the owner shall provide a survey and site plan of their lot, designating a building pad no larger than one acre in size and the same stated on the ground.

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 residence.

This minor subdivision was allowed according to the zoning rights applicable at the time the developer received title. Lots 1-6 may not be re-subdivided.

Access to this subdivision is provided by private roads. The City of Oakley will not be responsible for maintenance of these roads. All maintenance will be the responsibility of 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.

Year round accessible roads shall be in place for emergency response and fire protection prior to the issuance of any building permits.

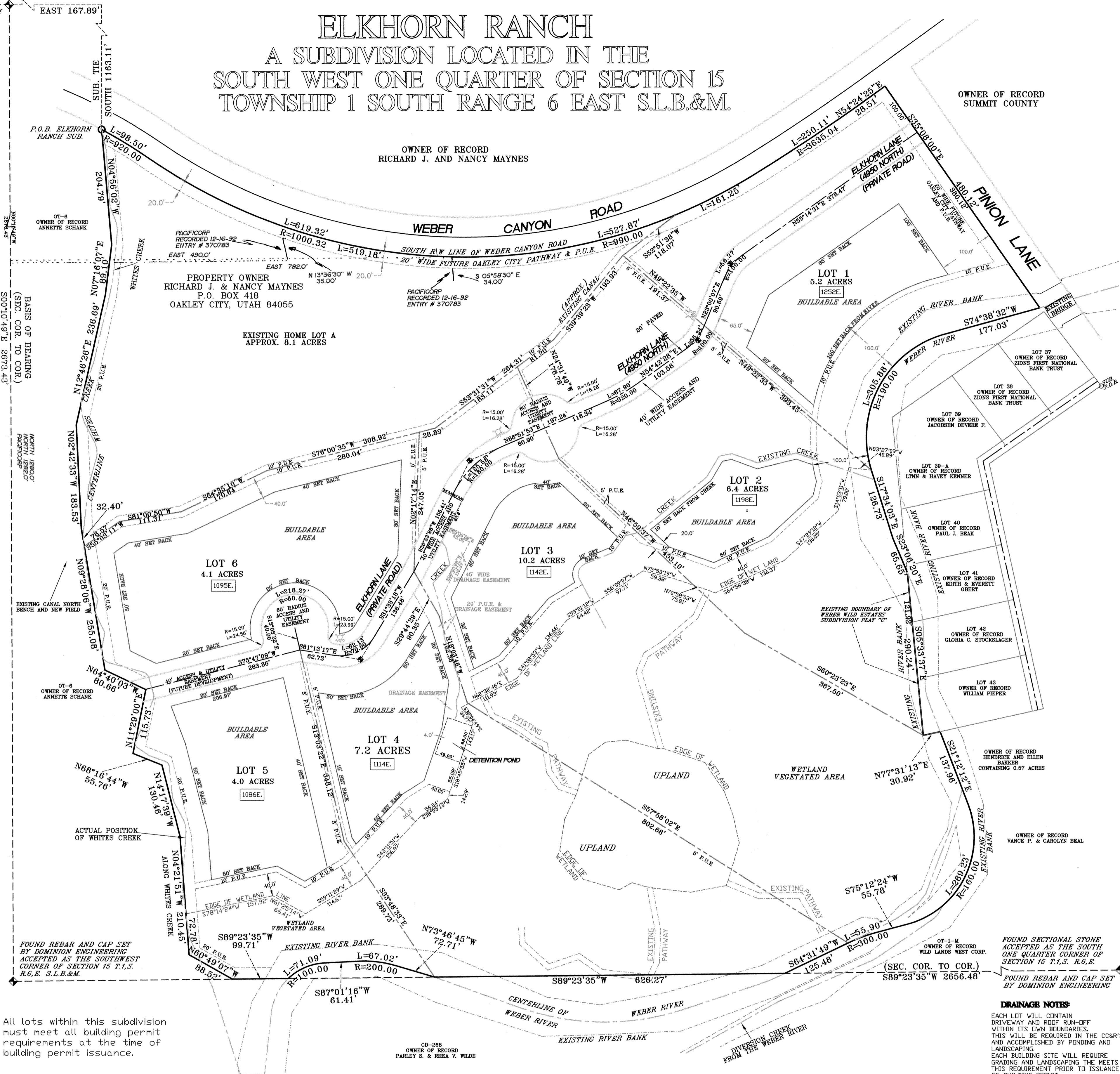
Lot are for single family dwellings.

NOTES:

WETLAND DELINEATION DONE BY WISE EARTH. FLOOD ELEVATION STUDY BY JACK JOHNSON COMPANY.

LOT #	100-YEAR FLOOD STUDY
1	6502.69'
2	6536.04'
3	6589.33'
4	6583.73'
5	6579.28'
6	6583.73'

IT IS RECOMMENDED THAT FLOOR ELEVATION BE AT LEAST 5' ABOVE THESE LEVELS.



SURVEYOR'S CERTIFICATE

I, **RICHARD K. JOHANSON**, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 152956, 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 **ELKHORN RANCH** and that same has been correctly surveyed and staked on the ground as shown on this plat.

AUGUST 7, 2001
DATE

Richard K. Johanson
SIGNATURE AND SEAL

BOUNDARY DESCRIPTION

Commencing East 167.89' and South 1/4 Section 15, T.1 S. R. 6 E. S.L.B.&M. said point being the intersection of Whites Creek and the South right of way line of Weber Canyon Road and the POINT OF BEGINNING; said point also being the beginning of a curve to the right, of which the radius point lies S28°14'17" W, a radial distance of 990.00 feet; then easterly along the arc, through a central angle of 08°09'03", a distance of 98.50 feet to a point of reverse curve to the left having a radius of 1,000.32 feet and a central angle of 35°28'23"; then easterly along the arc, a distance of 619.32 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N01°08'01" W, a radial distance of 990.00 feet; then easterly along the arc, through a central angle of 30°33'01", a distance of 527.87 feet to a point of compound curve to the left having a radius of 3,635.04 feet and a central angle of 03°56'32"; then northeasterly along the arc, a distance of 250.11 feet; then N54°24'25" E, a distance of 28.51 feet to the West side of the existing Pinon Lane; then S35°08'00" E a distance of 480.12 feet to the centerline of Weber River; then S74°38'32" W a distance of 177.03 feet to a point of curve to the left having a radius of 190.00 feet and a central angle of 92°14'27"; then Southwesterly along the arc a distance of 305.88 feet; then S17°34'03" E a distance of 126.73 feet; then S23°06'20" E a distance of 65.85 feet; then S05°33'37" E a distance of 290.24 feet; then N77°31'13" E a distance of 30.92 feet; then S21°12'12" E a distance of 137.96 feet to a point of curve to the right having a radius of 160.00 feet and a central angle of 96°24'37"; then Southwesterly along the arc a distance of 269.23 feet; then S75°12'24" W a distance of 55.78 feet to a point of curve to the left having a radius of 300.00 feet and a central angle of 10°40'58"; then westerly along the arc a distance of 55.90 feet; then S64°51'49" W a distance of 155.48 feet to a point which intersects the South line of Section 15; then S89°23'35" W along said Section line 626.27 feet back to the center line of Weber River; then along said river N73°46'45" W 72.71 feet; then along a curve to the left having a radius of 200.00 feet and a central angle of 19°12'00"; then westerly along the arc a distance of 67.02 feet; then S87°01'16" W a distance of 61.41 feet to a point of curve to the left having a radius of 100.00 feet and a central angle of 40°43'50"; then Southwesterly along the arc a distance of 71.09 feet; then leaving the centerline of Weber River S 89°23'35" W 99.71 feet along the South line of Section 15; then N60°49'07" W a distance of 88.52 feet; then along a stream known as Whites Creek the following ten courses (said creek meanders) N04°21'51" W a distance of 210.45 feet; then N11°17'30" W a distance of 130.46 feet; then N68°16'44" W a distance of 55.76 feet; then N11°29'00" E a distance of 115.73 feet; then N64°40'03" W a distance of 80.86 feet; then N09°28'06" W a distance of 255.08 feet; then N02°42'33" W a distance of 130.46 feet; then N14°42'20" E a distance of 230.69 feet; then N07°16'07" E a distance of 89.10 feet; then N04°56'02" W a distance of 204.79 feet to the POINT OF BEGINNING.

Containing 1,936,108.00 square feet or 44.45 acres
END OF DESCRIPTION.

OWNER'S DEDICATION

Known 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 **ELKHORN RANCH**

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 have hereunto set this 17th day of August, A.D., 2001

Elkhorn Ranch LLC by *Richard K. Johanson*
ACKNOWLEDGMENT

ACKNOWLEDGMENT

STATE OF UTAH
County of Summit:
Personally appeared before me this 17 day of August, 2001, the following:

Sandra Lee France
NOTARY PUBLIC

who acknowledged to me that he executed the above owners dedication.

MY COMMISSION EXPIRES: 2-17-03

RESIDING IN Coalville

CONSENT TO RECORD

STATE OF UTAH
County of Summit:
The undersigned lien holder hereby consents to the recordation of the plat

By: *Les F. England*
Authorized official

The foregoing consent to record was acknowledged before me this 17th day of August, 2001, by: Les F. England

Sandra Lee France
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-17-03

RESIDING IN Coalville

SUMMIT COUNTY PUBLIC HEALTH DEPARTMENT Approved and Accepted, this <u>13th</u> day of <u>Aug</u> , 20 <u>01</u> DEPARTMENT OF ENVIRONMENTAL HEALTH BY: <i>Les F. England</i>	UTAH POWER AND LIGHT Approved and Accepted, this <u>13th</u> day of <u>AUGUST</u> , 20 <u>01</u> UTAH POWER AND LIGHT BY: <i>R. Duane Taylor</i>	SOUTH SUMMIT FIRE DISTRICT Approved and Accepted, this <u>13</u> day of <u>August</u> , 20 <u>01</u> . SOUTH SUMMIT FIRE DISTRICT BY: <i>Se Suggs</i>	SOUTH SUMMIT SCHOOL DISTRICT Approved and Accepted, this <u>13th</u> day of <u>August</u> , 20 <u>01</u> SOUTH SUMMIT SCHOOL DISTRICT BY: <i>Richard K. Johanson</i>	LEGEND 0000 INDICATES STREET ADDRESS AS SHOWN ON THE PLAT. TWO NUMBERS INDICATES THAT EITHER MAY BE USED.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>AUGUST</u> , A.D., 20 <u>01</u> OAKLEY CITY ATTORNEY BY: <i>Jody K. Bennett</i>	COUNTY RECORDER STATE OF UTAH COUNTY OF SUMMIT Recorded and filed at the request of <u>Elkhorn Ranch LLC</u> DATE <u>08-17-2001</u> TIME <u>11:30 PM</u> ENTRY # <u>376033</u> FEE <u>37.82</u> COUNTY RECORDER BY: <i>Summit County Recorder</i>
PREPARED BY: LAND DESIGN 2964 WEST 4700 SOUTH SUITE 112-B WEST VALLEY CITY UT 84118 (801) 840-0500 AUGUST 7, 2001	OAKLEY CITY ENGINEER Approved and accepted by the Oakley City Engineer, this <u>17</u> day of <u>Aug</u> , 20 <u>01</u> . DATE <u>8/14/01</u> BY: <i>Richard K. Johanson</i> OAKLEY CITY ENGINEER	OAKLEY CITY Approved and accepted by the Oakley City Planning Commission this <u>13</u> day of <u>Aug</u> , 20 <u>01</u> . BY: <i>Dorothy Young</i> Chair	APPROVAL AND ACCEPTANCE On behalf of the Board of OAKLEY CITY COUNCIL this <u>17th</u> day of <u>August</u> , 20 <u>01</u> at which time this subdivision was approved and accepted. BY: <i>Richard M. Wells</i> OAKLEY CITY MAYOR			

Elkhorn Ranch