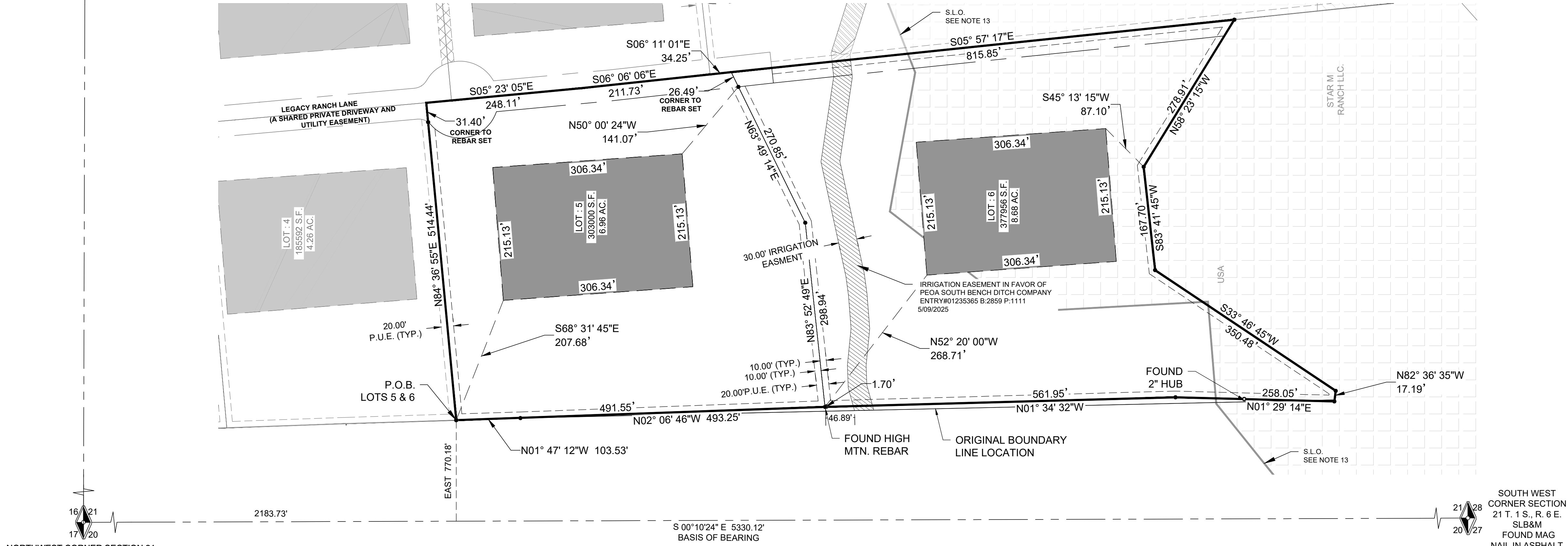


0' 1" = 100'

NORTH QUARTER  
CORNER SECTION  
21, T.1 S., R. 6 E.  
SLB&M  
NOT FOUND  
CALC. CORNER  
NORTH QTR SEC

# OAKLEY 1886 SUBDIVISION LOTS 5 & 6 AMENDED

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



## LEGAL DESCRIPTION

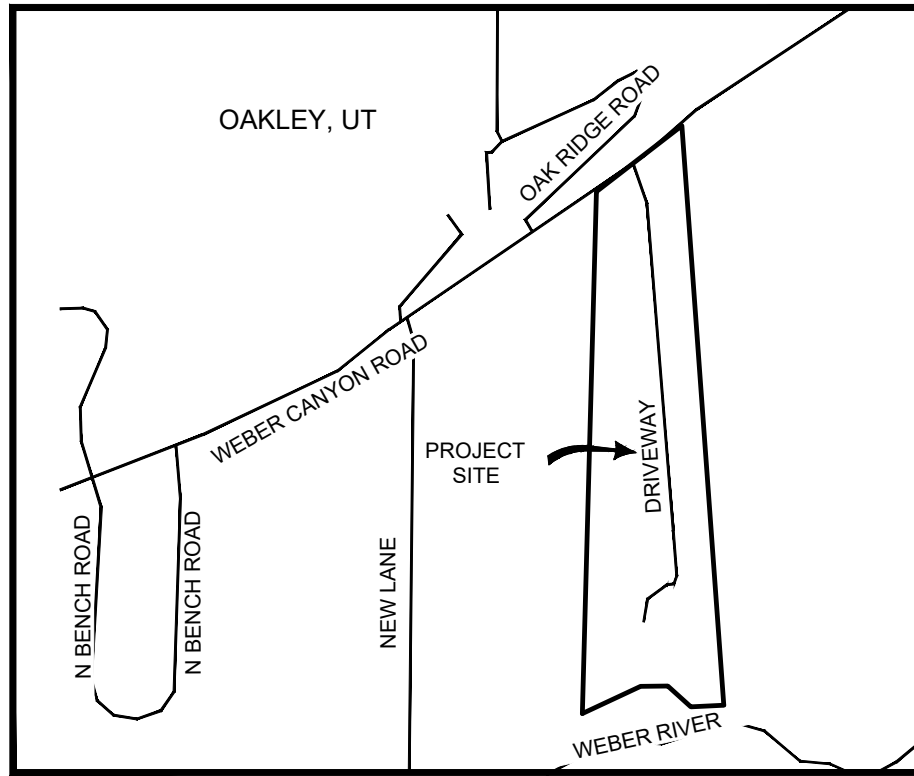
### LOTS 5 & 6 BOUNDARY DESCRIPTION

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 2183.73 FEET SOUTH 0°10'24\"/>

## 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 AGRICULTURE 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 ALL REAR AND SIDE LOT LINES
- ALL SEPTIC SYSTEMS AND PERC TESTS MUST BE APPROVED BY SUMMIT COUNTY HEALTH DEPARTMENT. SEPTIC SYSTEMS ON LOTS 6 AND 7 MAY REQUIRE AN ADVANCED TREATMENT SYSTEM DUE TO HIGH GROUNDWATER LEVELS.
- THE 50' INGRESS/EGRESS/SHARED DRIVEWAY ACCESS & UTILITY EASEMENT IS IN FAVOR FOR LOTS 1-12. THERE WILL BE A MAINTENANCE/USE AGREEMENT AND/OR CC&R'S
- ALL LOTS AND HOMES MUST MEET CITY DEVELOPMENT CODES, WATER RULES AND REGULATIONS, INCLUDING WATER-WISE LANDSCAPING STANDARDS, AND ANY OTHER REGULATIONS.
- EACH LOT WILL BE SERVED BY ADEQUATE CULINARY AND IRRIGATION LINES.
- BECAUSE IRRIGATION WATER AVAILABILITY CAN BE A SHORT SEASON ENDEAVOR IN DROUGHT CONDITIONS, THE DISTURBED YARD (WATER-WISE) LANDSCAPE MUST BE SERVICED WITH CULINARY WATER. THERE MUST BE NO INTERCONNECTION BETWEEN CULINARY AND IRRIGATION SYSTEMS (CITY BACKFLOW STANDARDS).
- LANDSCAPING AND DARK SKY PLANS MUST BE SUBMITTED AND APPROVED WITH EACH BUILDING PERMIT.
- AGRICULTURAL STRUCTURES (THAT DO NOT CONTAIN AN ADU) MAY BE PLACED BEYOND THE BUILDING ENVELOPES
- ACCESSORY DWELLINGS WILL BE ALLOWED ON ALL LOTS AS PER CITY CODE.
- SENSITIVE LAND OVERLAY SHOWN PER OAKLEY CITY REQUEST USING CITY PROVIDED GIS DATA. RIMROCK MAKES NO WARRANTY TO THE ACCURACY OF THE OVERLAY AREA
- SUBDIVISION LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FIRM PANELS 49043C0957D AND 49043C0959D EFFECTIVE 3/23/2021.
- ALL LOTS WILL BE SERVICED BY OAKLEY CITY CULINARY WATER.
- ORIGINAL OAKLEY 1886 SUBDIVISION ENTRY #1238169



**LEGEND**

SECTION CORNER (FOUND)

SECTION CORNER ( NOT FOUND)

SECTION LINE

BOUNDARY LINE

LOT LINE

P.U.E. / DRAINAGE EASEMENT

FOUND PROPERTY CORNER (REBAR OR NAIL & FLASH BY R-E&D)

SET PROPERTY CORNER

SENSITIVE LANDS AREA PROVIDED BY THE CITY

LIMITS OF DISTURBANCE AREA

## 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 LOTS 5 & 6 AMENDED, 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/MY HAND(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, A.D.

BY: LAURIE B. BALLS TRUSTEE OF THE LAURIE BALLS TRUST DATED THE 22ND OF DECEMBER, 2004 DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF UTAH )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026, 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 INFORMATION

WILL BE UPDATED UPON  
RECORDATION OF NEW QCD

LAURIE B BALLS  
P.O. BOX 685  
OAKLEY, UTAH, 84055  
801-514-8050

QUIT CLAIM DEED ENT#01235695  
B: 2860 P: 0856 5/19/2025

S\_0011999

## SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NUMBER 6439364 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THAT PLAT. I DO FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT OF THE PROPERTY DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS OAKLEY 1886 SUBDIVISION.

**PROFESSIONAL**  
**LAND SURVEYOR**  
**TRAVIS R. GOWER**  
**P.L.S. 6439364**  
**12-17-25**  
**STATE OF UTAH**

December 17, 2025  
DATE

## OAKLEY 1886 SUBDIVISION LOTS 5 & 6 AMENDED

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



tgower@re-n-d.com  
801-837-0633  
5513 W 10000 N #435  
HIGHLAND, UTAH 84003

RIMROCK  
ENGINEERING &  
DEVELOPMENT

## PROJECT NAME

OAKLEY 1886 SUBDIVISION LOTS 5 & 6  
AMENDED

## 1" = 100'

DRAWN: AP

CHECKED: TG

## PROJECT #

WHH2545-01-01

DATE: 12/16/2025

SHEET NO: 1 OF 1

## ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

ROCKY MOUNTAIN POWER REPRESENTATIVE

## ENBRIDGE GAS INC.

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

ENBRIDGE GAS REPRESENTATIVE

## 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. 2026.

OAKLEY CITY ATTORNEY

## OAKLEY CITY WATER DEPARTMENT

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

DIRECTOR

## PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

JEFF WARD, GIS DIRECTOR

## SUMMIT COUNTY HEALTH DEPARTMENT

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

DIRECTOR

## SOUTH SUMMIT FIRE PROTECTION DISTRICT

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

SOUTH SUMMIT FIRE DISTRICT REPRESENTATIVE

## OAKLEY CITY COUNCIL

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

CHAIRMAN

## OAKLEY CITY PLANNING COMMISSION

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

CHAIRMAN

## 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

## ALLWEST COMMUNICATIONS

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

ALLWEST 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