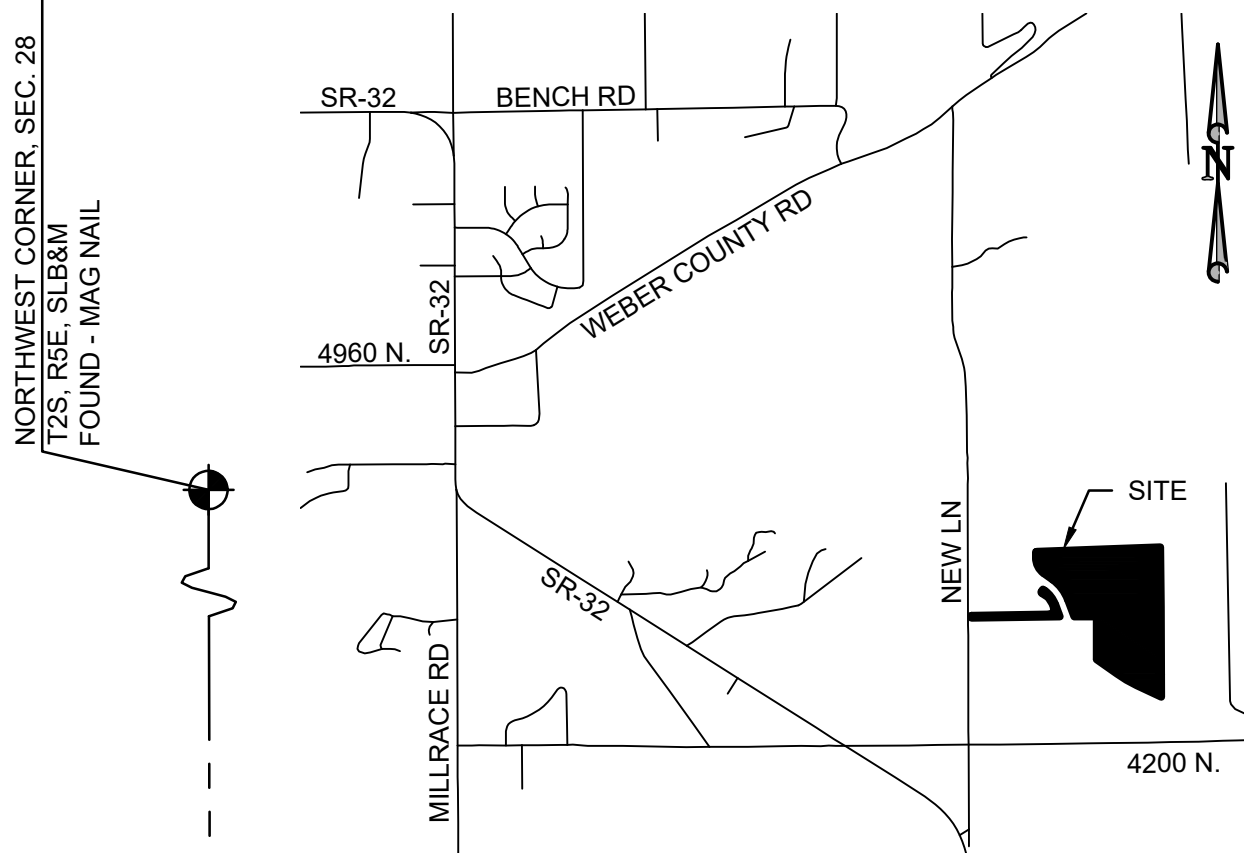


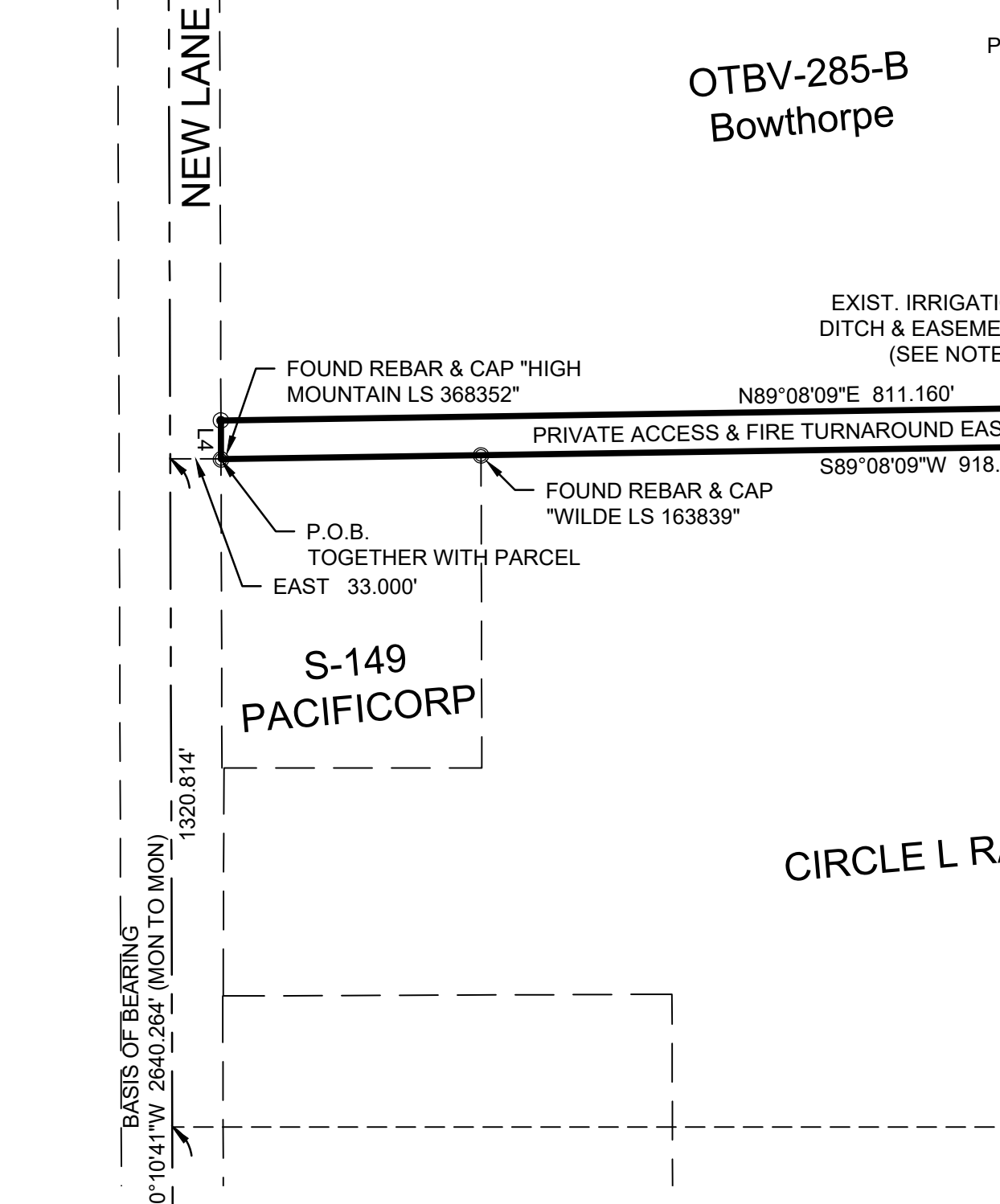


NORTH STAR RANCH SUBDIVISION

Located in the Northwest Quarter of Section 28,
T15, R6E, Salt Lake Base and Meridian
Summit County, Utah



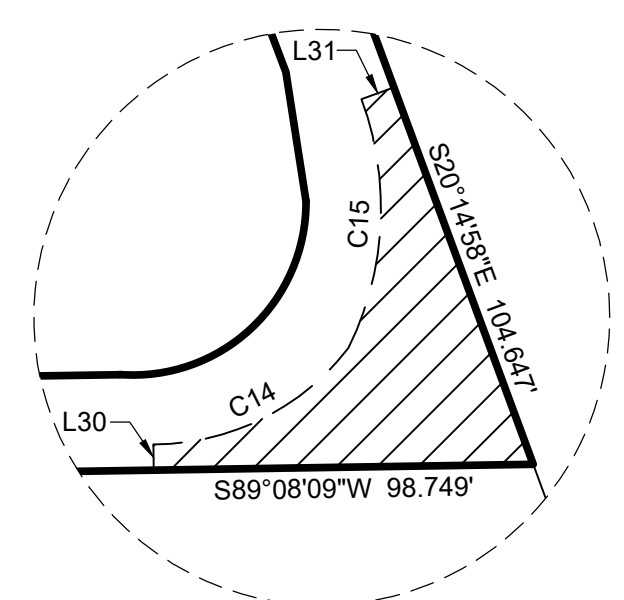
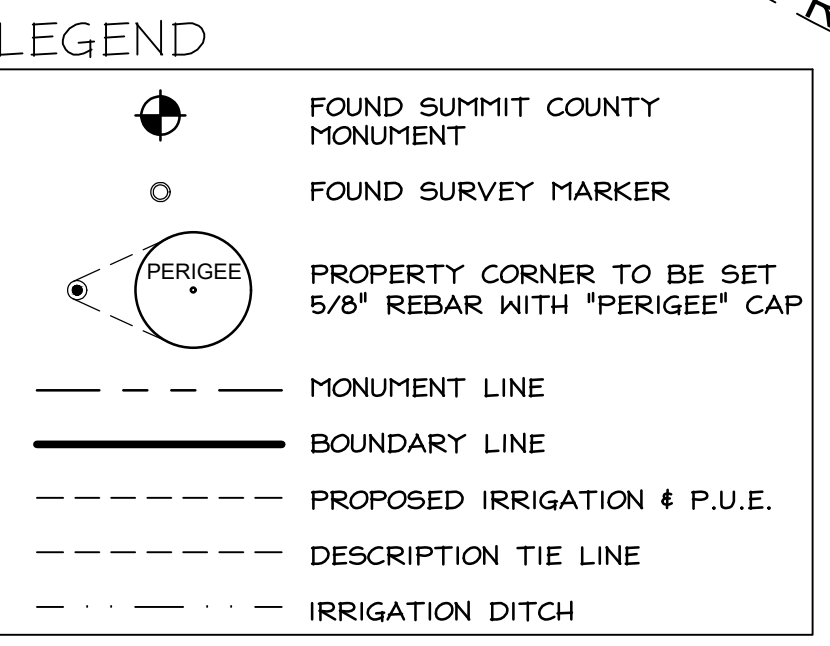
VICINITY MAP
1" = 2000'



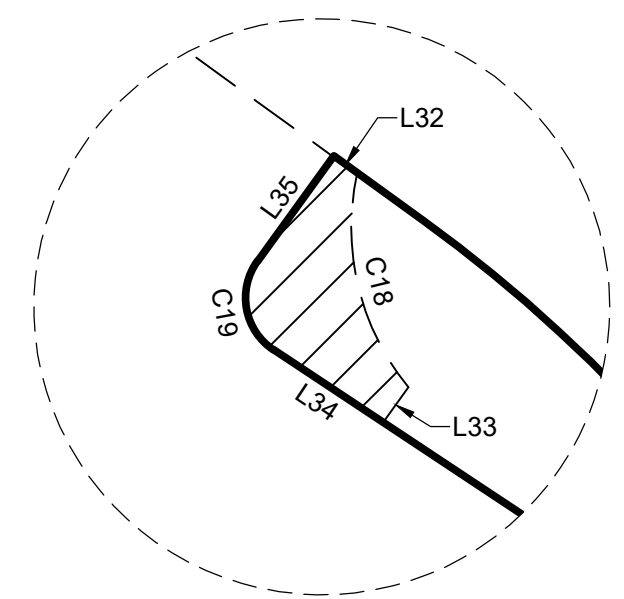
NOTE:

- Oakley City restricts the occupancy of buildings within developments as outlined in the International Building Code. Accordingly, it is unlawful to occupy a building located within any development without having first obtained a certificate of occupancy issued by Oakley City.
- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owners expense, or the utility may remove such structures at the lot owners expense. At no time may any permanent structures be placed within the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.
- All existing irrigation ditches located on this property are subject to a 10 foot maintenance easement being 5 feet each side of the existing ditch.
- All sewer and water laterals to be constructed for this project must have 10 feet of separation.
- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way department at 1-800-366-8532.

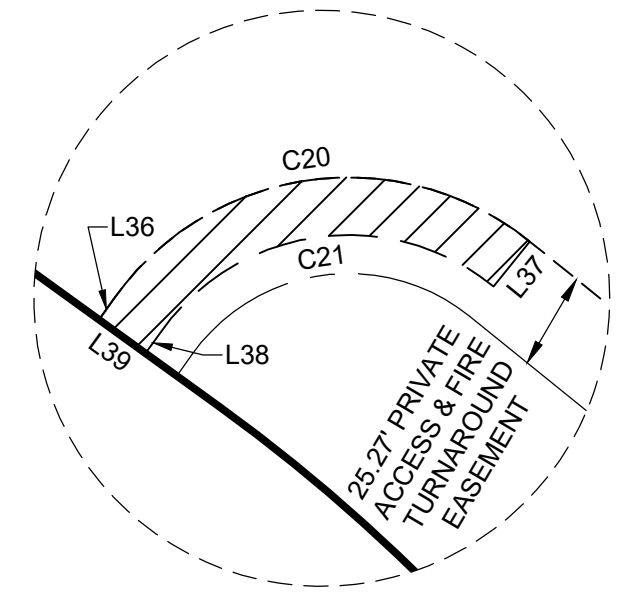
- Further subdivision of such lands, whether by deed bequest, divorce, decree or other recorded instruments, shall not result in a buildable lot until the same has been approved in accordance with the Oakley City Land Management and Development Code. Oakley City restricts the occupancy of buildings within developments as outlined in the International Building 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/had 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 house, use of roadways for the purpose of herding/moving livestock and other attributes associated with normal agricultural operations and rural business.
- This plat uses and extinguishes all prior or existing development rights related to this property. Additional development related to this property may only occur it allowed under the land use and zoning ordinances that govern this property.
- Lot 3A is subject to a private access #4 fire turnaround easement for the benefit of Lots 1, 2, 3, 4 & 5 for the purpose of private and fire access.



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

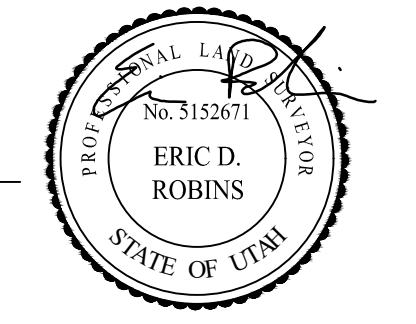


DETAIL "C"
N.T.S.

SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Eric D. Robins, do hereby certify that I am a Professional Land Surveyor holding License Number 5152671 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that on behalf of the owner I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, and have placed monuments as represented on the plat.

Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671



BOUNDARY DESCRIPTION:

A parcel of land located in the Northwest Quarter of Section 28, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 01°04'11" West between the West 1/4 Corner and the Northwest Corner of said Section 28, described as follows:

Beginning at a point on the Northeastern Line of the Weber-Provo Diversion Canal, said point also being point on the Circle L Ranches Subdivision, said point lies North 00°10'41" West 887.870 feet along the Section Line and East 1333.950 feet from the West Quarter Corner of Section 28, Township 1 South, Range 6 East, Salt Lake Base and Meridian and running thence along said Circle L Ranches Subdivision the following (2) courses: 1) North 00°02'13" West 449.430 feet; 2) South 89°53'45" West 233.730 feet to a point on said Weber-Provo Diversion Canal; thence along said Weber-Provo Diversion Canal the following (7) courses: 1) North 20°14'58" West 186.940 feet to a point on a 449.270 foot radius tangent curve to the left, (radius bears South 69°45'00" West, Chord: North 37°10'58" West 261.701 feet); 2) along the arc of said curve 265.550 feet through a central angle of 33°51'57"; 3) North 54°06'58" West 113.500 feet to a point on a 197.940 foot radius tangent curve to the right, (radius bears North 35°53'03" East, Chord: North 26°53'58" West 181.057 feet); 4) along the arc of said curve 186.050 feet through a central angle of 54°25'59"; 5) North 00°19'02" East 61.400 feet; 6) South 89°40'58" East 10,000 feet; 7) North 00°19'02" East 2.903 feet to a Boundary Line Agreement recorded as Entry No. 1190230 in the Summit County Recorder's Office; thence along said Boundary Line Agreement North 87°59'02" East 1286.074 feet; thence South 00°23'04" East 620.388 feet; thence South 00°12'57" East 932.490 feet; thence South 00°41'11" East 5,580 feet to said Weber-Provo Diversion Canal; thence along said Weber-Provo Diversion Canal the following (3) courses: 1) North 64°42'59" West 283.540 feet to a point on a 1352.690 foot radius tangent curve to the right, (radius bears North 25°17'02" East, Chord: North 59°43'58" West 235.003 feet); 2) along the arc of said curve 235.300 feet through a central angle of 09°58'00"; 3) North 54°44'54" West 260.980 feet to the point of beginning.

Property contains 27.963 acres.

Together with the following: (West of Canal Portion) A portion of land located in the Northwest Quarter of Section 28, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 01°04'11" West between the West 1/4 Corner and the Northwest Corner of said Section 28, described as follows:

Beginning at a point on the East Right-of-Way Line of New Lane, said point lies North 00°10'41" West 1320.814 feet (North 00°10'41" West 1320.01' RECORD) feet along the Section Line and East 32.998 feet from the West Quarter Corner of Section 28, Township 1 South, Range 6 East, Salt Lake Base and Meridian and running thence along said New Lane North 02°13'45" East 50.366 feet; thence North 89°08'09" East 811.160 feet to a point on a 45,000 foot radius non tangent curve to the left, (radius bears North 04°21'27" East, Chord: North 47°00'21" East 66.197 feet); thence along the arc of said curve 74.380 feet through a central angle of 94°42'13"; thence North 08°49'58" West 34,000 feet; thence North 20°41'58" West 37,000 feet; thence North 34°11'58" West 76,000 feet; thence North 56°27'02" West 80,180 feet to a point on a 13,000 foot radius tangent curve to the right, (radius bears North 33°32'58" East, Chord: North 10°17'00" West 18.755 feet); thence along the arc of said curve 20,950 feet through a central angle of 92°20'04"; thence North 35°53'02" East 27,070 feet to a point on the Southwesterly Line of the Weber-Provo Diversion Canal; thence along said Weber-Provo Diversion Canal the following (3) courses: 1) South 54°06'58" East 22,930 feet to a point on a 309.270 foot radius tangent curve to the right, (radius bears South 35°53'04" West, Chord: South 37°10'58" East 180.151 feet); 2) along the arc of said curve 182.800 feet through a central angle of 33°51'57"; 3) South 20°14'58" East 135.700 feet to a point on the Circle L Ranches Subdivision; thence along said Circle L Ranches Subdivision and Circle L Ranches Subdivision extended South 89°08'09" West 918.613 feet to the point of beginning.

Property contains 0.755 acres.

Net 28.718 Acres

OWNER'S DEDICATION

Known all by these presents that we/I the undersigned owner(s) of the described tract of land above, having cause the same to be subdivided into lots and streets to be hereafter known as NORTH STAR RANCH SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrances which will interfere with the city's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I have here unto set my hand this _____ day of _____ A.D., 20____.

INDIVIDUAL ACKNOWLEDGMENT

NAME: _____ TITLE: _____
STATE OF _____)
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

Commission Number _____ My Commission expires _____

Name, Notary Public Commissioned in Utah _____

STATE OF UTAH, _____ RECORDER COUNTY OF SUMMIT
RECORDED AT THE REQUEST OF: _____
DATE _____, TIME _____
ENTRY NO. _____, FEE _____
COUNTY RECORDER _____

DEVELOPED BY:
Justin Harding
4450 N. New Lane
Oakley, Utah 84055
435-640-9135

CITY COUNCIL APPROVAL
PRESENTED TO THE CITY COUNCIL THIS _____ DAY OF _____, 20____
AT WHICH TIME WAS APPROVED _____
MAYOR CITY RECORDER

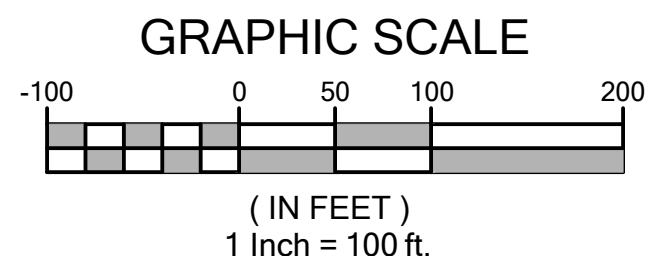
APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____, 20____
BY OAKLEY CITY _____
OAKLEY CITY

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____
CHAIRMAN

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

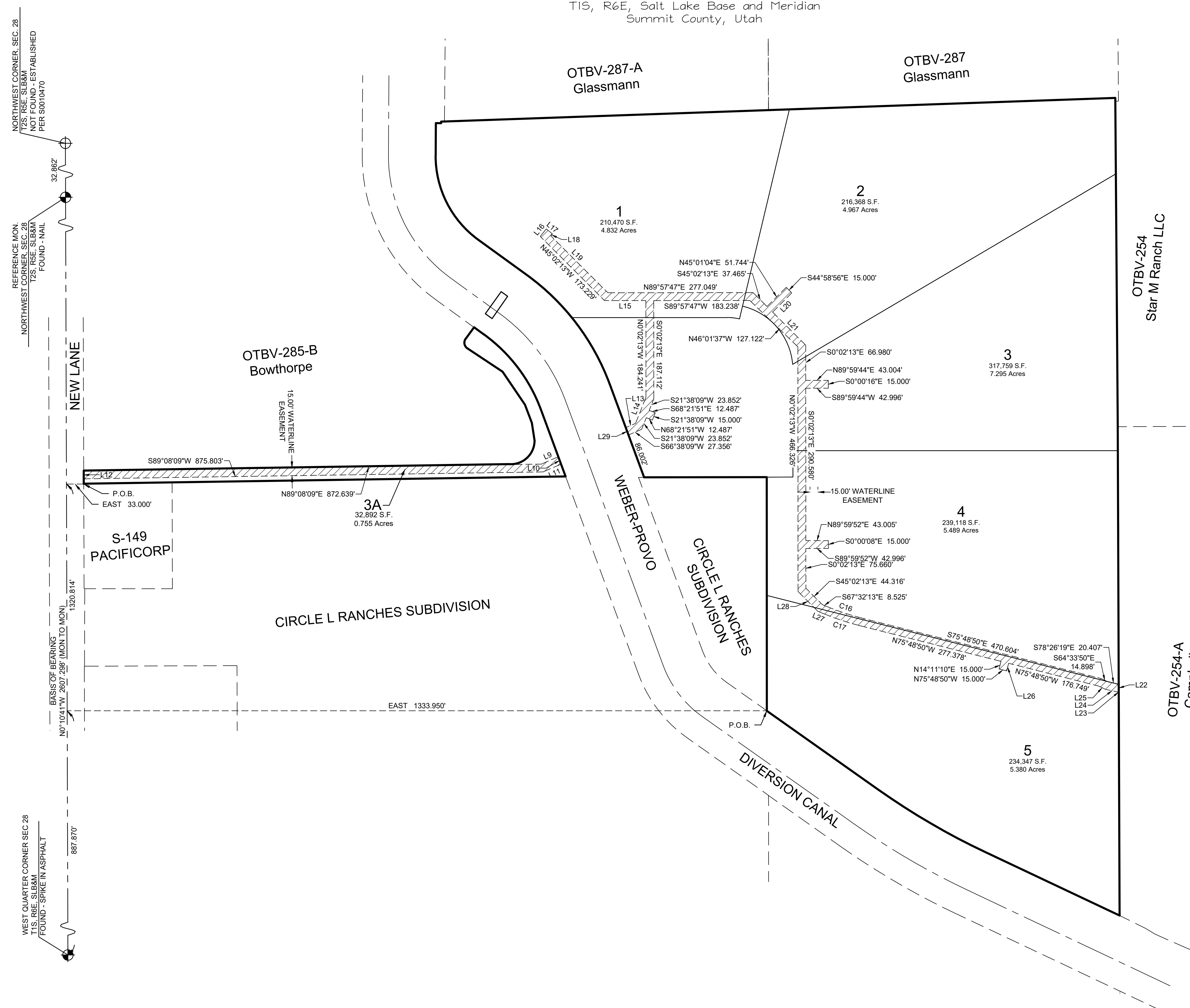
SOUTH SUMMIT FIRE DISTRICT
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____
BY: _____

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____
JEFF WARD GIS COORDINATOR/ADDRESSING AUTHORITY



NORTH STAR RANCH SUBDIVISION

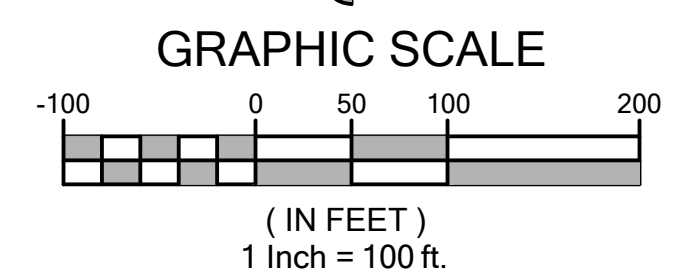
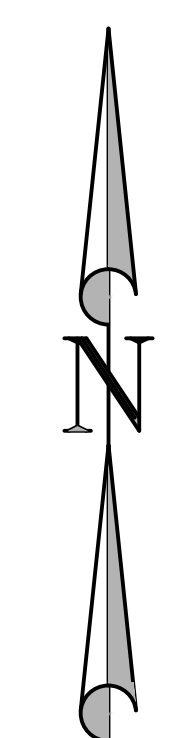
Located in the Northwest Quarter of Section 28,
T1S, R6E, Salt Lake Base and Meridian
Summit County, Utah



Line Table		
Line #	Length	Direction
L1	61.400	N00°19'02"E
L2	10.000	S89°40'58"E
L3	2.903	N00°19'02"E
L4	25.000	N00°10'41"W
L5	34.000	N08°49'58"W
L6	6.872	N35°22'26"E
L7	97.046	S51°02'51"E
L8	13.895	N54°06'58"W
L9	35.113	N66°38'09"E
L10	15.022	S20°14'58"E
L11	37.281	S66°38'09"W
L12	15.001	N00°10'41"W
L13	20.326	N66°38'09"E
L14	53.621	N21°38'09"E
L15	78.812	S89°57'47"W
L16	18.251	N38°57'09"E
L17	15.000	S51°02'51"E
L18	4.747	S38°57'09"W
L19	153.512	S45°02'13"E
L20	51.730	S45°01'04"W
L21	89.262	S45°02'13"E
L22	15.162	S00°12'57"E
L23	0.808	N89°41'19"W

Line Table		
Line #	Length	Direction
L24	24.535	N78°26'19"W
L25	15.246	N64°33'50"W
L26	15.000	S14°11'10"W
L27	11.508	N67°32'13"W
L28	53.513	N45°02'13"W
L29	15.022	N20°14'58"W
L30	6.696	N00°51'51"W
L31	9.001	N69°45'02"E
L32	6.018	S54°06'58"E
L33	9.007	S35°53'02"W
L34	27.320	N56°27'02"W
L35	27.070	N35°53'02"E
L36	6.650	N35°22'26"E
L37	15.000	S38°57'09"W
L38	6.783	S35°53'02"W
L39	14.940	N54°06'58"W
L40	32.000	N89°57'47"E
L41	37.000	N20°41'58"W
L42	76.000	N34°11'58"W
L43	80.180	N56°27'02"W
L44	27.070	N35°53'02"E
L45	22.930	S54°06'58"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	265.550	449.270	033°51'57"	N37°10'58"W	261.701
C2	188.050	197.940	054°25'59"	N26°53'58"W	181.057
C3	235.300	1352.690	009°58'00"	N59°43'58"W	235.003
C4	74.380	45.000	094°42'13"	N47°00'21"E	66.197
C5	20.950	13.000	092°20'04"	N10°17'00"W	18.755
C6	182.800	309.270	033°51'57"	S37°10'58"E	180.151
C7	147.079	449.270	018°45'25"	N29°37'42"W	146.423
C8	118.475	449.270	015°06'33"	S46°33'41"E	118.132
C9	23.375	100.000	013°23'35"	S83°18'12"E	23.322
C10	156.189	125.000	071°35'31"	S40°48'42"E	146.225
C11	81.663	50.000	093°34'42"	N82°09'47"E	72.884
C12	57.787	85.000	038°57'09"	S70°31'28"E	56.681
C13	196.269	125.000	089°57'47"	S45°01'06"E	176.720
C14	58.643	64.224	052°18'59"	N63°41'51"E	56.627
C15	66.673	82.102	046°31'42"	N03°00'53"E	64.856
C16	71.147	492.500	008°16'37"	S71°40'32"E	71.085
C17	73.314	507.500	008°16'37"	N71°40'32"W	73.250
C18	47.529	52.349	052°01'10"	S13°25'03"E	45.913
C19	20.950	13.000	092°20'04"	N10°17'00"W	18.755
C20	122.494	75.000	093°34'42"	N82°09'47"E	109.326
C21	97.995	60.000	093°34'42"	S82°09'47"W	87.461



LEGEND

- FOUND SUMMIT COUNTY MONUMENT
- MONUMENT LINE
- PROPOSED P.U.E.
- BOUNDARY LINE
- TIE LINE

Sheet **2** of **2**

STATE OF UTAH, RECORDER COUNTY OF SUMMIT
 RECORDED AT THE REQUEST OF: _____
 DATE _____, TIME _____
 ENTRY NO. _____, FEE _____
 COUNTY RECORDER _____

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM