

MAPLE RIDGE RANCHES LOT 1 2ND AMENDED  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15  
 AND THE SOUTHWEST QUARTER OF SECTION 16  
 TOWNSHIP 1S RANGE 6E  
 SALT LAKE BASE AND MERIDIAN

VICINITY MAP



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT MAX VILALOBOS THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY CERTIFY THAT THEY HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED. MAX VILALOBOS HEREBY CONSENT TO THE RECORDATION OF THIS PLAT AMENDMENT. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

MAX VILALOBOS

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, MAX VILALOBOS,

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN IN, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE MAPLE RIDGE RANCHES LOT 1 2ND AMENDED PLAT AMENDMENT.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC  
 RESIDING IN \_\_\_\_\_

CONSENT TO RECORD

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS \_\_\_\_\_ PLAT AMENDMENT. ENTRY # \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

AUTHORIZED REPRESENTATIVE, TITLE \_\_\_\_\_ COMPANY \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY: \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT

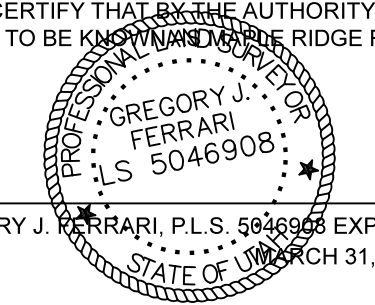
THE SIGNER \_\_\_\_\_ OF THE ABOVE INSTRUMENT PERSONALLY APPEARED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT. FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND 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 OR FOUND MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS AMENDED SUBDIVISION, HEREAFTER TO BE KNOWN AS THE MAPLE RIDGE RANCHES LOT 1 2ND AMENDED.



GREGORY J. FERRARI, P.L.S. 5046908 EXPIRES MARCH 31, 2023

BOUNDARY DESCRIPTION:

LOT 1, PLAT AMENDMENT TO LOT 1 MAPLE RIDGE RANCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

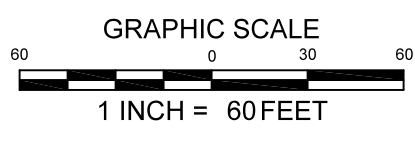
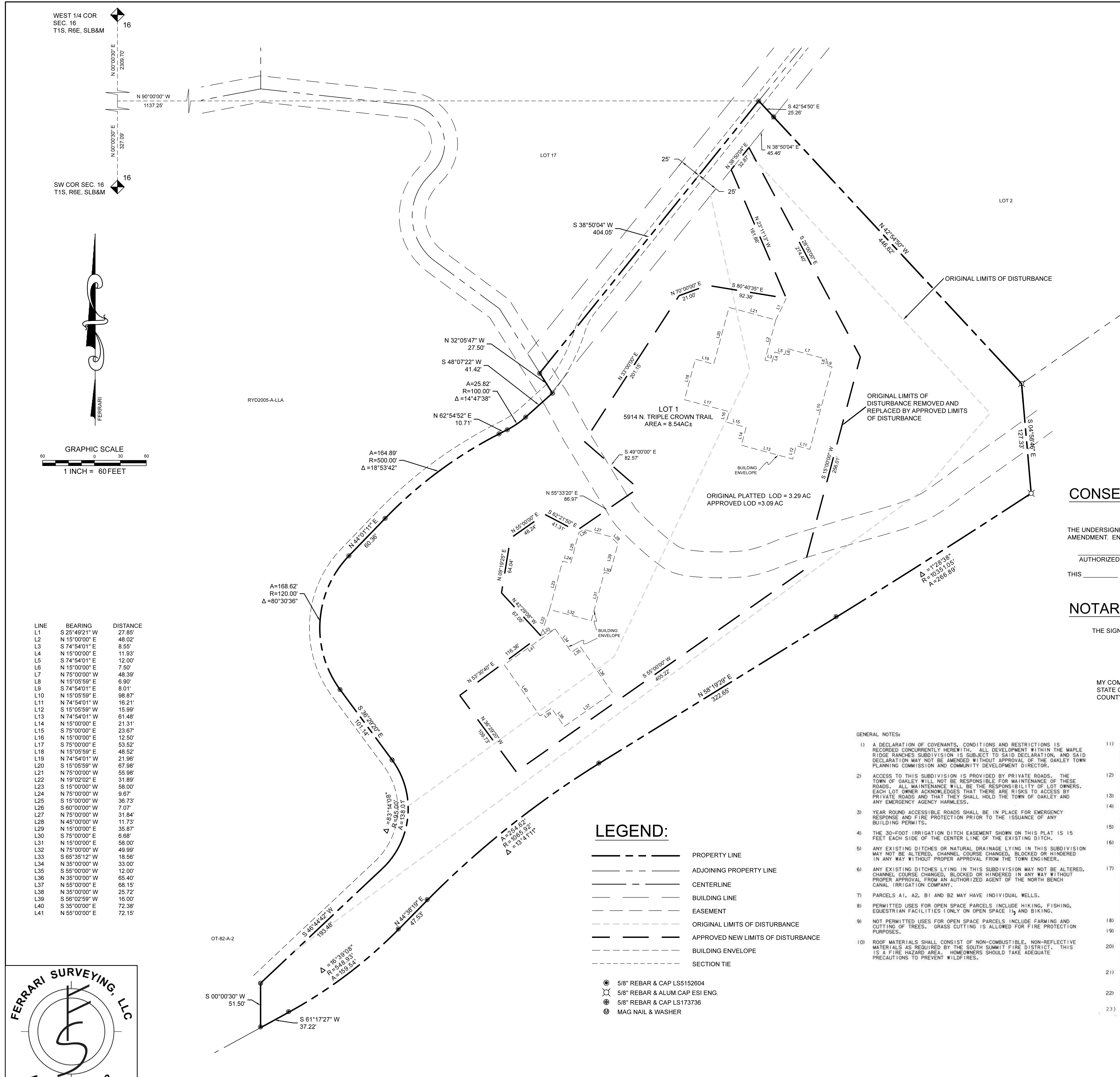
TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES AS SHOWN ON PLAT FOR MAPLE RIDGE RANCHES RECORDED MAY 26, 1998 AS ENTRY NO. 507706, RECORDS OF SUMMIT COUNTY, UTAH.

NOTES:

1. THE LOT IS IN FEMA FLOOD ZONE X PER FIRMETTE 48043C0957D.
2. RECORD OF SURVEY FILED AT THE OFFICE OF THE SUMMIT COUNTY RECORDER AS S-6839 & S-9252.

NARRATIVE:

1. THE PURPOSE OF THE PLAT AMENDMENT IS TO REALIGN THE LIMITS OF DISTURBANCE AREAS SHOWN.



LINE	BEARING	DISTANCE
L1	S 25°49'21" W	27.85
L2	N 15°00'00" E	48.02
L3	S 74°54'01" E	8.55
L4	N 15°00'00" E	11.93
L5	S 74°54'01" E	12.00
L6	N 15°00'00" E	7.50
L7	N 75°00'00" W	48.39
L8	N 15°05'59" E	6.90
L9	S 74°54'01" E	8.01
L10	N 15°05'59" E	98.87
L11	N 74°54'01" W	16.21
L12	S 15°05'59" W	15.99
L13	N 74°54'01" W	61.48
L14	N 15°00'00" E	21.31
L15	S 75°00'00" E	23.67
L16	N 15°00'00" E	12.50
L17	S 75°00'00" E	53.52
L18	N 15°05'59" E	48.52
L19	N 74°54'01" W	21.98
L20	S 15°05'59" W	67.98
L21	N 75°00'00" W	56.98
L22	N 15°02'02" E	31.89
L23	S 15°00'00" W	58.00
L24	N 75°00'00" W	9.67
L25	S 15°00'00" W	36.73
L26	S 80°00'00" W	7.07
L27	N 75°00'00" W	31.84
L28	N 45°00'00" W	11.73
L29	N 15°00'00" E	35.87
L30	S 75°00'00" E	6.68
L31	N 15°00'00" E	58.00
L32	N 75°00'00" W	49.99
L33	S 65°35'12" W	18.58
L34	N 35°00'00" W	33.00
L35	S 55°00'00" W	12.00
L36	N 35°00'00" W	65.40
L37	N 55°00'00" E	68.15
L38	N 35°00'00" W	25.72
L39	S 55°02'59" W	16.00
L40	S 35°00'00" E	72.38
L41	N 55°00'00" E	72.15

**LEGEND:**

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- CENTERLINE
- BUILDING LINE
- EASEMENT
- ORIGINAL LIMITS OF DISTURBANCE
- APPROVED NEW LIMITS OF DISTURBANCE
- BUILDING ENVELOPE
- SECTION TIE

- ⊙ 5/8" REBAR & CAP LS15152604
- ⊗ 5/8" REBAR & ALUM CAP ESI ENG.
- ⊕ 5/8" REBAR & CAP LS173736
- ⊙ MAG NAIL & WASHER

GENERAL NOTES:

- 1) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS RECORDED CONCURRENTLY HERewith. ALL DEVELOPMENT WITHIN THE MAPLE RIDGE RANCHES SUBDIVISION IS SUBJECT TO SAID DECLARATION, AND SAID DECLARATION MAY NOT BE AMENDED WITHOUT APPROVAL OF THE OAKLEY TOWN PLANNING COMMISSION AND COMMUNITY DEVELOPMENT DIRECTOR.
- 2) ACCESS TO THIS SUBDIVISION IS PROVIDED BY PRIVATE ROADS. THE TOWN 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 TOWN OF OAKLEY AND ANY EMERGENCY AGENCY HARMLESS.
- 3) YEAR ROUND ACCESSIBLE ROADS SHALL BE IN PLACE FOR EMERGENCY RESPONSE AND FIRE PROTECTION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- 4) THE 30-FOOT IRRIGATION DITCH EASEMENT SHOWN ON THIS PLAT IS 15 FEET EACH SIDE OF THE CENTER LINE OF THE EXISTING DITCH.
- 5) ANY EXISTING DITCHES OR NATURAL DRAINAGE LYING IN THIS SUBDIVISION MAY NOT BE ALTERED, CHANNEL COURSE CHANGED, BLOCKED OR HINDERED IN ANY WAY WITHOUT PROPER APPROVAL FROM THE TOWN ENGINEER.
- 6) ANY EXISTING DITCHES LYING IN THIS SUBDIVISION MAY NOT BE ALTERED, CHANNEL COURSE CHANGED, BLOCKED OR HINDERED IN ANY WAY WITHOUT PROPER APPROVAL FROM AN AUTHORIZED AGENT OF THE NORTH BENCH CANAL IRRIGATION COMPANY.
- 7) PARCELS A1, A2, B1 AND B2 MAY HAVE INDIVIDUAL WELLS.
- 8) PERMITTED USES FOR OPEN SPACE PARCELS INCLUDE HIKING, FISHING, EQUESTRIAN FACILITIES (ONLY ON OPEN SPACE 1), AND BIKING.
- 9) NOT PERMITTED USES FOR OPEN SPACE PARCELS INCLUDE FARMING AND CUTTING OF TREES. GRASS CUTTING IS ALLOWED FOR FIRE PROTECTION PURPOSES.
- 10) ROOF MATERIALS SHALL CONSIST OF NON-COMBUSTIBLE, NON-REFLECTIVE MATERIALS AS REQUIRED BY THE SOUTH SUMMIT FIRE DISTRICT. THIS IS A FIRE HAZARD AREA. HOMEOWNERS SHOULD TAKE ADEQUATE PRECAUTIONS TO PREVENT WILDFIRES.
- 11) ALL SINGLE FAMILY HOMES SHALL BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA STANDARDS #30 AND SOUTH SUMMIT FIRE DISTRICT REQUIREMENTS. EXTERIOR FIRE SPRINKLER PROTECTION SHALL BE REQUIRED WHERE EAVES, SIDING AND PROJECTIONS ARE CONSTRUCTED OF COMBUSTIBLE MATERIALS.
- 12) FUEL BREAKS AROUND STRUCTURES SHOULD BE 30 FEET. EXISTING TREES AND BRUSH SHOULD BE REMOVED WITHIN THIS AREA TO BREAK UP FUEL CONTINUITY IN CASE OF FIRE.
- 13) NO INDIVIDUAL LOTS WILL HAVE PERIMETER FENCING.
- 14) ALL SINGLE FAMILY HOMES SHALL CONFORM TO LEASH LAW REGARDING DOGS. IN ORDER TO PROTECT WILDLIFE, DOGS ARE NOT ALLOWED TO RUN LOOSE ON THIS PROPERTY.
- 15) ALL CUT AND FILL AREAS ALONG ROADS AND DRIVEWAYS SHALL BE VEGETATED TO NATURAL CONDITIONS.
- 16) OAKLEY TOWN 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 OBJECTIVE TO SOME SUBDIVISION RESIDENTS.
- 17) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS CREATE AN "ARCHITECTURAL COMMITTEE". NO IMPROVEMENTS OF ANY KIND, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION OF ANY DWELLING UNIT, BARN, GARAGE, OUT BUILDING, OR ADDITION TO ANY OF THEM, OR ANY PARKING AREA, DRIVEWAY, TENNIS COURT, WALKWAY, OR OTHER HARD SURFACED AREA IN EXCESS OF 100 SQUARE FEET, MAY BE CONSTRUCTED, OR INSTALLED IN THE SUBDIVISION WITHOUT WRITTEN APPROVAL OF THE MAPLE RIDGE RANCHES "ARCHITECTURAL COMMITTEE".
- 18) NO ABOVE GROUND UTILITIES ARE ALLOWED WITHIN THIS SUBDIVISION.
- 19) SEPTIC SYSTEM DESIGN AND LOCATION FOR LOTS 33 & 34 NEED TO BE INDIVIDUALLY APPROVED BY SUMMIT COUNTY HEALTH DEPARTMENT.
- 20) THE LIMITS OF DISTURBANCE LINE SHOWN ON EACH LOT INDICATES A NON-DISTURBANCE ZONE WITHIN THE LOT. BENCH EXPRESSLY PROHIBITS THE CONSTRUCTION OF POOLS, TENNIS COURTS, GAZEBOS, OR ANY OTHER STRUCTURES OR FACILITIES.
- 21) THE LOT OWNER SHALL IDENTIFY AND MAINTAIN HISTORIC DRAINAGE CHANNELS (IF ANY) IN CONJUNCTION WITH CONSTRUCTION OF THE PROPERTY.
- 22) LOTS A1, A2 & B2 ARE SERVED BY A PRIVATE WATER SYSTEM.
- 23) ALL LOTS ARE SUBJECT TO A TRAIL EASEMENT TO BE CREATED & GOVERNED BY THE HOMEOWNERS ASSOC.

**FERRARI SURVEYING, LLC**  
 435.640.0412  
 P.O. BOX 981142  
 PARK CITY, UT 84098

<p><b>PUBLIC SAFETY ANSWERING POINT APPROVAL</b></p> <p>APPROVED _____ DAY OF _____, 2023</p> <p>BY _____                  SUMMIT COUNTY GIS COORDINATOR</p>	<p><b>CERTIFICATE OF ATTEST</b></p> <p>I CERTIFY THIS PLAT MAP WAS APPROVED BY THE OAKLEY COUNCIL</p> <p>THIS _____ DAY OF _____, 2023</p> <p>BY _____                  OAKLEY CITY RECORDER</p>	<p><b>CITY COUNTY ENGINEER</b></p> <p>APPROVED AND ACCEPTED BY THE OAKLEY CITY ENGINEERING DEPARTMENT</p> <p>THIS _____ DAY OF _____, 2023</p> <p>BY _____                  OAKLEY CITY ENGINEER</p>	<p><b>ATTORNEY</b></p> <p>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.</p> <p>BY _____                  OAKLEY CITY ATTORNEY</p>	<p><b>CITY COUNCIL APPROVAL</b></p> <p>PRESENTED TO THE BOARD OF OAKLEY CITY COUNCIL THIS _____ DAY OF _____, 2023 AT WHICH TIME THIS SUBDIVISION PLAT WAS APPROVED</p> <p>BY _____ MAYOR</p>	<p><b>CITY PLANNING COMMISSION</b></p> <p>APPROVED THIS _____ DAY OF _____, 2023 BY THE CITY PLANNING COMMISSION</p> <p>_____ CHAIR</p>	<p><b>RECORDED</b></p> <p>STATE OF UTAH, COUNTY OF SUMMIT, FILED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____                  ENTRY# _____ FEE _____</p> <p>_____ COUNTY RECORDER</p>
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