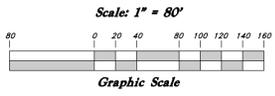
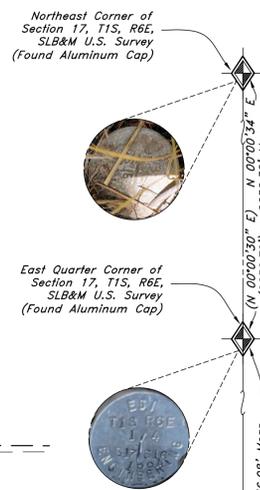


# Tarrant Subdivision

A part of the Southeast Quarter of Section 17, Township 1 South, Range 6 East, Salt Lake Base and Meridian, U.S. Survey  
Oakley City, Summit County, Utah  
October, 2023



FTAS Legacy VI  
LLC  
Parcel # CD-205



VICINITY MAP  
(Not to Scale)

**SURVEYOR'S CERTIFICATE**  
I, Joshua Gore, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 13086382 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of Tarrant Subdivision in Oakley City, Summit County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Summit County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
13086382 License No. Joshua Gore

**BOUNDARY DESCRIPTION**  
A Parcel of land being a part of the Southeast Quarter of Section 17 Township 1 South, Range 6 East, Salt Lake Base and Meridian, U.S. Survey,  
Beginning at the Point South 89°52'25" West 1336.76 feet along the Section Line and North 00°18'15" East 24.92 feet from the Southeast Corner of said Section; and running thence South 89°52'25" West 3.30 feet; thence South 00°07'10" East 1279.01 feet; thence South 89°00'04" West 30.00 feet; thence North 00°07'10" West 1279.47 feet; thence South 89°52'25" West 622.73 feet; thence North 00°05'29" East 1279.61 feet along the East Boundary of Five Bar Dash Subdivision (Entry # 437690) to a Fence Post; thence Two (2) courses along the existing wood fence (1) South 89°01'06" West 148.45 feet; (2) North 87°44'48" East 499.04 feet to a D&W Rebar and Cap; thence South 00°18'15" East 1300.34 feet to the point of beginning.  
Contains 878,072 sqft. or 20.158 acres.

**NOTES**  
1. A 10' wide front yard Public Utility Easement (P.U.E) and Drainage Easement as indicated by dashed lines, except as otherwise shown.

**SURVEYOR'S NARRATIVE**  
This Subdivision was requested by Nick and Debra Tarrant for the purpose of Subdividing the land shown in to 4 lots as shown.  
Basis of bearing for this survey is South 89°52'25" West measured between the Southeast Corner of Section 17, Township 1 South, Range 6 East, Salt Lake Base and Meridian, U.S. Survey and the Southwest Quarter Corner of said Section.  
Property Corners were set as shown here on Subdivision. For more information regarding the boundary see the record of survey filed with the County.

**OWNERS DEDICATION**  
We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract shall be Tarrant Subdivision, and hereby dedicate, grant, and convey to Oakley City, Utah County, Utah, all those parts or portions of said tract of land designated as P.U.E. for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Oakley City.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Nick Tarrant - Owner Debra Tarrant - Owner

**ACKNOWLEDGMENT**  
State of Utah } ss  
County of Summit }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023 by \_\_\_\_\_ Nick Tarrant \_\_\_\_\_,  
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACKNOWLEDGMENT**  
State of Utah } ss  
County of Summit }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023 by \_\_\_\_\_ Debra Tarrant \_\_\_\_\_,  
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**DOMINION ENERGY COMPANY**  
Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar my require other easement 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 Questar's right of way department at 1-800-366-8532.  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Dominion Energy Representative

**SUMMIT COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_  
SUMMIT COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

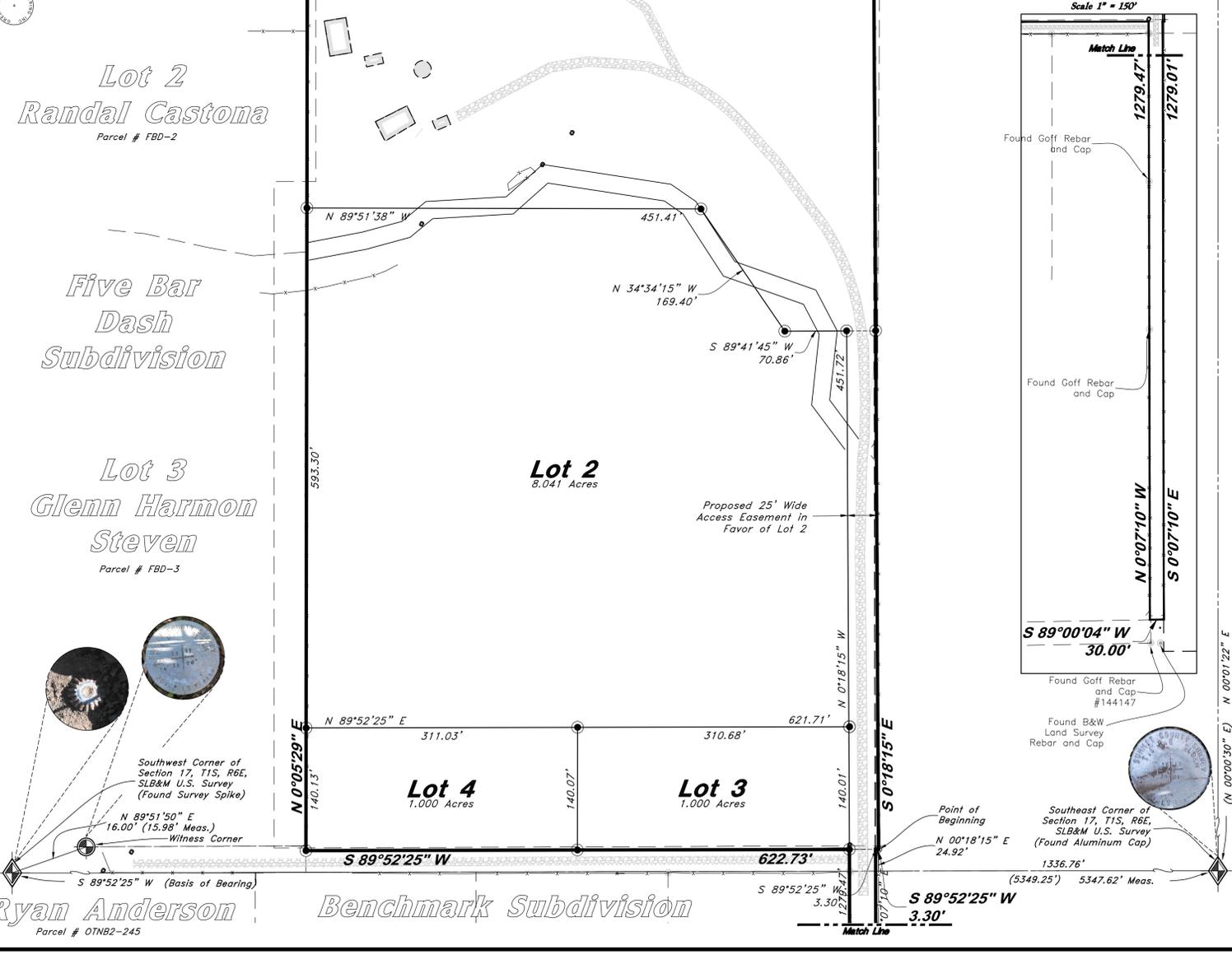
**CITY PLANNING COMMISSION**  
Approved and accepted by the Oakley City Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_ June, 2023.  
Chair \_\_\_\_\_

**CITY COUNCIL APPROVAL**  
Presented to the Board of Oakley City Council this \_\_\_\_\_ day of \_\_\_\_\_ June, 2023. At this time this Subdivision Plat was approved  
Mayor \_\_\_\_\_ City Recorder \_\_\_\_\_

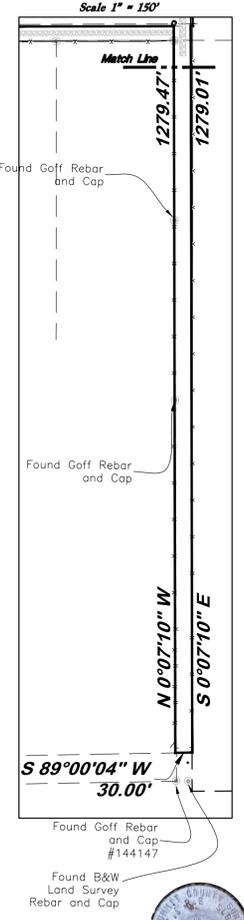
**CITY ENGINEER**  
Approved and accepted by the Oakley City Engineering Department this \_\_\_\_\_ day of \_\_\_\_\_ June, 2023.  
Chair \_\_\_\_\_

**ATTORNEY CERTIFICATE**  
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.  
Oakley City Attorney \_\_\_\_\_

- LEGEND**
- Found Public Land Monument
  - Calculated Section Position
  - (Rec) Record
  - (UCS) Utah County Surveyor
  - Centerline Road
  - Existing Parcel Line
  - Survey Monument Line
  - Easement Line
  - Lot Line
  - Boundary Line
  - Set Back Lines
  - Set 5/8"x 24" Long Rebar & Cap w/ Lathe



JJS3 Partners  
LLC  
Parcel # OTNB2-206-A



Ryan Anderson  
Parcel # OTNB2-245

Benchmark Subdivision