

# WHITE OAK INVESTMENTS SUBDIVISION

A PORTION OF DELTA, PLAT A, BLOCK 69,  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,  
T17S, R6W, SLB&M  
MILLARD COUNTY, UTAH

**NARRATIVE:**

THIS SUBDIVISION PLAT WAS CREATED TO DIVIDE THE EXISTING LOT FOR FUTURE IMPROVEMENTS. THE RECORDED BLOCK MAP AND DEEDS ALONG WITH EXISTING FENCE AND OCCUPATION LINES WERE USED TO DETERMINE THE BOUNDARY AND TO REESTABLISH PROPERTY CORNERS AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING IS SOUTH 00°06'41" WEST ALONG A LINE BETWEEN THE SECTION MONUMENTS AT THE NORTH 1/4 CORNER OF SECTION 7 AND THE SOUTH 1/4 CORNER SECTION 7, T17S, R6W, SLB&M AS MARKED BY A STANDARD BRASS CAP MONUMENT.

**NOTES:**

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
- NEW LOT WILL ACCESS 350 EAST STREET.

**SURVEYOR'S CERTIFICATE:**

I, JAMES VICTOR HEINRITZ, A REGISTER PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 11072412-2201, AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S, I OR UNDER MY DIRECTION FOR AND IN BEHALF OF VARA3D, HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT WHICH IS ACCURATELY DESCRIBED HEREMITH, AND HAVE SUBDIVIDED THE TRACT OF LAND INTO A SUBDIVISION TO HEREAFTER BE KNOWN AS WHITE OAK INVESTMENTS SUBDIVISION AND THE LOTS DESCRIBED COMPLY WITH DELTA CITY ZONING ORDINANCE AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT:

JAMES V. HEINRITZ, PLS 11072412-2201 \_\_\_\_\_ DATE  
FOR AND ON BEHALF OF VARA 3D, INC

**LEGAL DESCRIPTION**

A PORTION OF LOT 4, BLOCK 69, PLAT "A", DELTA TOWNSITE SURVEY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 6 WEST, OF THE SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00° 06' 41" WEST A DISTANCE OF 5288.81 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;  
THENCE SOUTH 00° 06' 41" WEST ALONG THE WESTERLY LINE OF THE EAST HALF OF SAID SECTION 7 A DISTANCE OF 1655.09 FEET;  
THENCE SOUTH 89° 53' 24" EAST A DISTANCE OF 61.58 FEET;  
THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 250.00 FEET TO A POINT THAT LIES 19.5 FEET EAST AND 123.75 SOUTH OF THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT BEING ALSO THE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 123.75 FEET;  
THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 250.00 FEET TO THE EASTERLY LINE OF DELTA CITY D 954-3;  
THENCE NORTH 00° 00' 00" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 123.75 FEET;  
THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 30,937 SQUARE FEET OR 0.710 ACRES.

**OWNERS DEDICATION:**

KNOW TO ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE TRACT OF LAND DESCRIBED BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SUBDIVISION WITH EASEMENTS TO BE HEREAFTER KNOWN AS WHITE OAK INVESTMENTS SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND AGREE TO SAVE DELTA CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES OF THE DEDICATED STREETS WHICH WILL INTERFERE WITH DELTA CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS SHOWN.

IN WITNESS WHEREOF WE HAVE MADE THE ABOVE DEDICATIONS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WHITE OAK INVESTMENTS LLC  
JAKE GROESBECK, MANAGER, OR MANAGING MEMBER

**ACKNOWLEDGMENT:**

STATE OF UTAH, \_\_\_\_\_ } S.S.  
COUNTY OF MILLARD, \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ OF \_\_\_\_\_  
PERSONAL APPEARED BEFORE ME  
WHITE OAK INVESTMENTS LLC, WHO IS PERSONALLY KNOWN TO ME (OR SATISFACTORILY PROVED TO ME), AND WHO BEING BY ME DULY SWORN DID SAY THAT THEY EXECUTED THIS PLAT.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**UTILITY AGREEMENT:**

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 (PUE) IDENTIFIED ON THIS PLAT 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 OBSTRUCTION INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LAND OWNER'S EXPENSE, AT NO TIME SHALL ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

UTILITIES APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE, AND DIMENSIONS OF ITS RIGHTS-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THE APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS, THE RIGHTS-OF-WAY, AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHTS-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. UTILITIES MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTATION, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF UTILITY SERVICES. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN THE RIGHTS-OF-WAY, PLEASE CONTACT AFFECTED UTILITY RIGHTS-OF-WAY DEPARTMENT.

COMPANY _____	COMPANY _____
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
TITLE _____	TITLE _____
COMPANY _____	COMPANY _____
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
TITLE _____	TITLE _____

**ACCEPTANCE BY LEGISLATIVE BODY:**

THE DELTA CITY COUNCIL, OF MILLARD COUNTY, STATE OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

APPROVED: MAYOR \_\_\_\_\_, ATTEST: CLERK/RECORDER \_\_\_\_\_

**DELTA CITY PUBLIC WORKS:**

APPROVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DELTA CITY PUBLIC WORKS DIRECTOR \_\_\_\_\_

**DELTA CITY ATTORNEY:**

APPROVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DELTA CITY ATTORNEY \_\_\_\_\_

**PLANNING COMMISSION:**

APPROVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ PLANNING COMMISSION SECRETARY \_\_\_\_\_

**OCCUPANCY RESTRICTION:**

THE CITY OF DELTA, COUNTY OF MILLARD, STATE OF UTAH, HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION, ACCORDINGLY IT IS UNLAWFUL TO OCCUPY A BUILDING WITHIN THIS SUBDIVISION WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

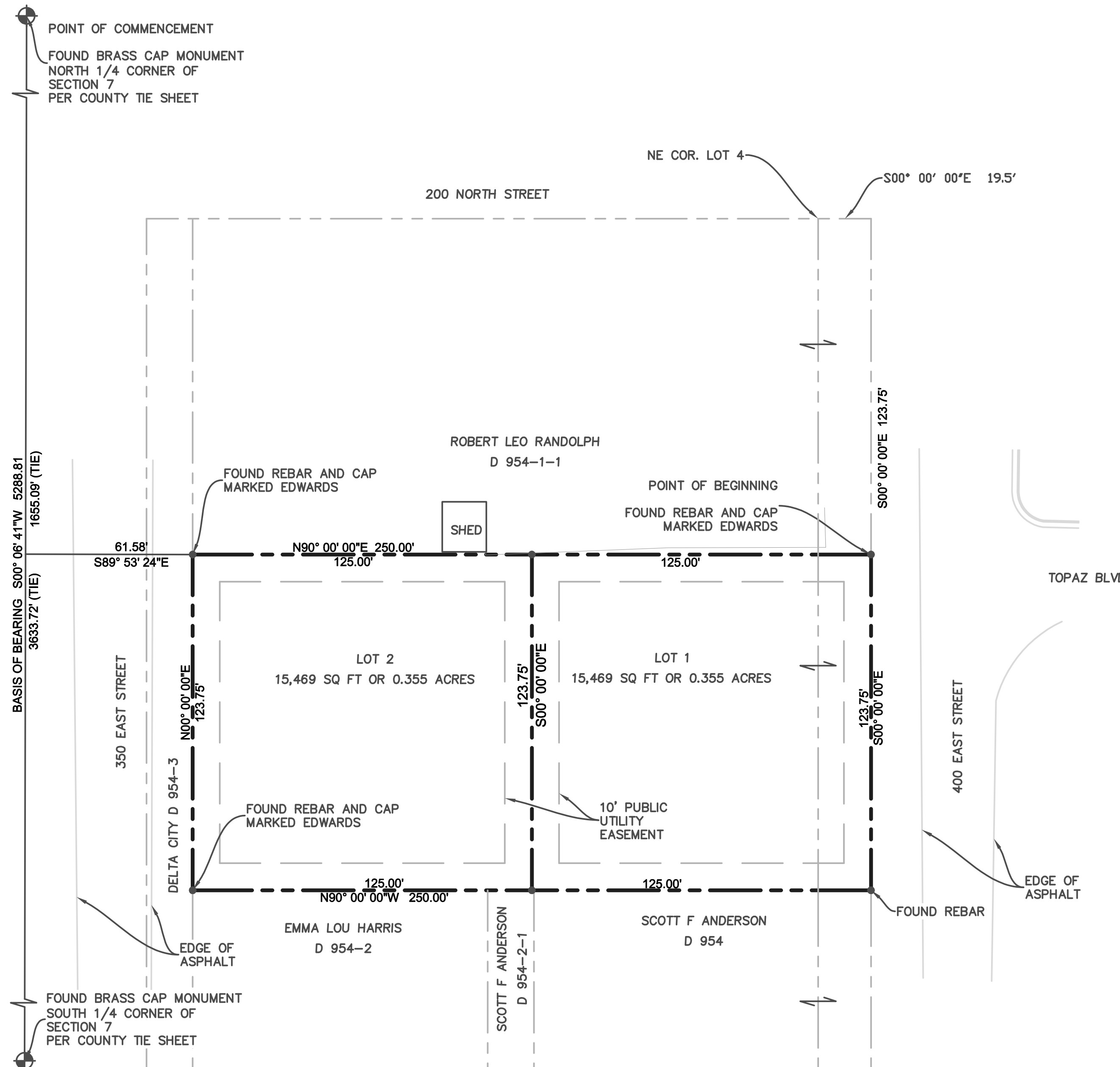
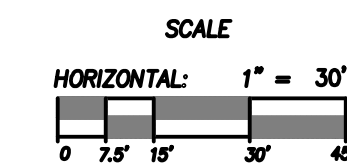
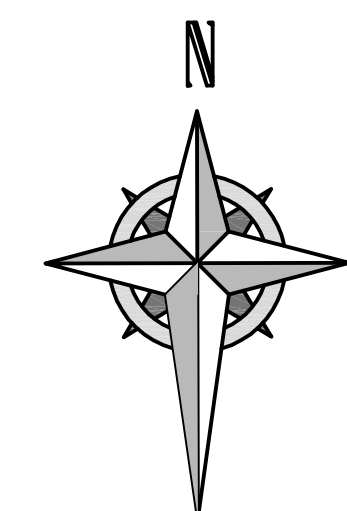
**MILLARD COUNTY TREASURER:**

APPROVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MILLARD COUNTY TREASURER \_\_\_\_\_

**LEGEND:**

- SET 5/8" REBAR AND PLASTIC CAP MARKED VARA3D - UNLESS OTHERWISE NOTED
- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- EASEMENT
- x FENCE



PROJECT INFORMATION

**WHITE OAK INVESTMENTS LLC**  
**165 NORTH 400 EAST DELTA, UTAH 84624**  
**WHITE OAK INVESTMENTS SUBDIVISION PLAT**

REV.#	REVISION NOTES	DATE



PROJECT NO. 2021-033	Sheet 1
DATE APRIL 2021	1
HORIZONTAL SCALE 1" = 30'	

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS