

Oak Hills Ranch Minor Subdivision - Phase 1

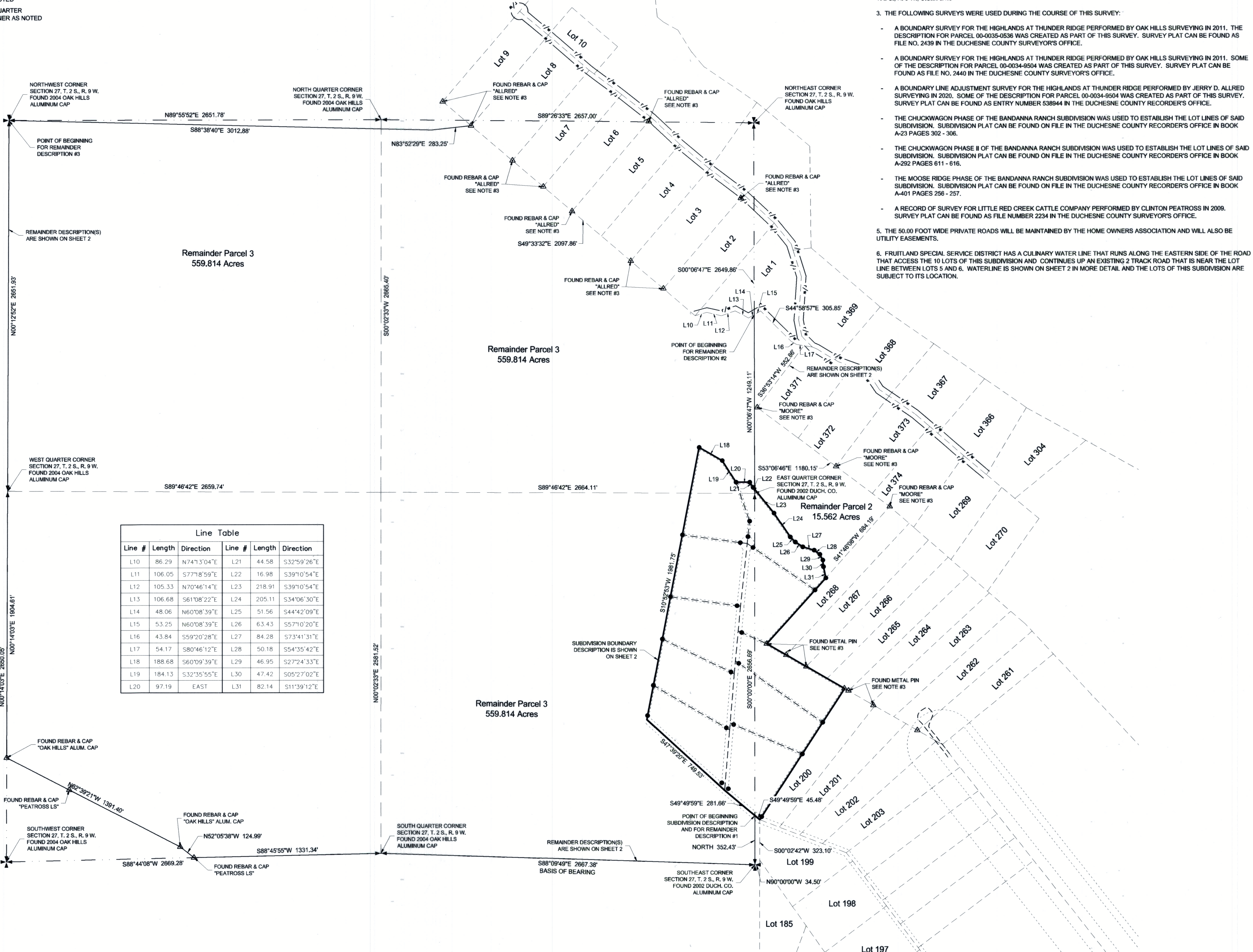
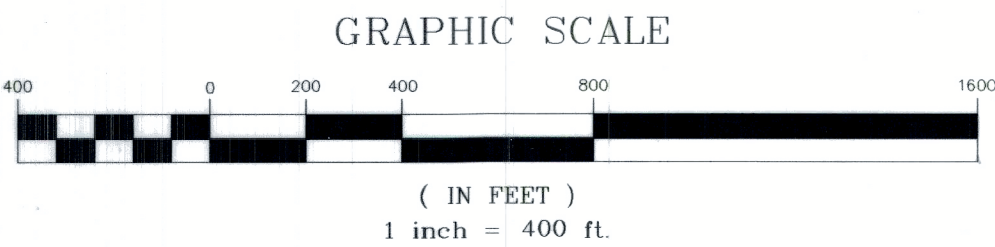
Located in Sections 26 and 27, T. 2 S., R. 9 W., U.S.B. & M.

Duchesne County, Utah

2022

LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- SUBDIVISION LOT LINE
- EXISTING FENCE
- SET REBAR WITH PLASTIC CAP
STAMPED JONES & DEMILLE ENG.
UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT
AS NOTED
- FOUND SECTION CORNER
AS NOTED
- NOT FOUND SECTION
CORNER AS NOTED
- FOUND QUARTER SECTION
CORNER AS NOTED
- NOT FOUND QUARTER
SECTION CORNER AS NOTED



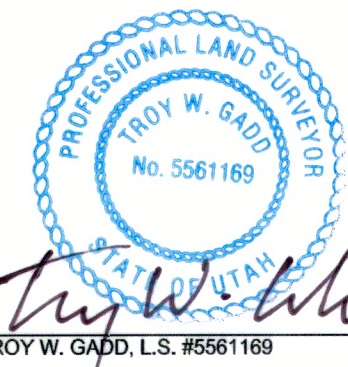
Line Table					
Line #	Length	Direction	Line #	Length	Direction
L10	86.29	N74°13'04"E	L21	44.58	S32°59'26"E
L11	106.05	S77°18'59"E	L22	16.98	S39°10'54"E
L12	105.33	N70°46'14"E	L23	218.91	S39°10'54"E
L13	106.68	S81°08'22"E	L24	205.11	S34°06'30"E
L14	48.06	N60°08'39"E	L25	51.56	S44°42'09"E
L15	53.25	N60°08'39"E	L26	63.43	S57°10'20"E
L16	43.84	S59°20'28"E	L27	84.28	S73°41'31"E
L17	54.17	S80°46'12"E	L28	50.18	S54°35'42"E
L18	188.68	S60°09'39"E	L29	46.95	S27°24'33"E
L19	184.13	S32°35'55"E	L30	47.42	S05°27'02"E
L20	97.19	EAST	L31	82.14	S11°39'12"E

SURVEY NARRATIVE AND NOTES

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A 10 LOT MINOR SUBDIVISION AND TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED PARCELS OF LAND.
- BASIS OF BEARING IS S88°09'49"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, T. 2 S., R. 9 W., U.S.B. & M.
- THE FOLLOWING SURVEYS WERE USED DURING THE COURSE OF THIS SURVEY:
 - A BOUNDARY SURVEY FOR THE HIGHLANDS AT THUNDER RIDGE PERFORMED BY OAK HILLS SURVEYING IN 2011. THE DESCRIPTION FOR PARCEL 00-0035-0536 WAS CREATED AS PART OF THIS SURVEY. SURVEY PLAT CAN BE FOUND AS FILE NO. 2439 IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE.
 - A BOUNDARY SURVEY FOR THE HIGHLANDS AT THUNDER RIDGE PERFORMED BY OAK HILLS SURVEYING IN 2011. SOME OF THE DESCRIPTION FOR PARCEL 00-0034-8504 WAS CREATED AS PART OF THIS SURVEY. SURVEY PLAT CAN BE FOUND AS FILE NO. 2440 IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE.
 - A BOUNDARY LINE ADJUSTMENT SURVEY FOR THE HIGHLANDS AT THUNDER RIDGE PERFORMED BY JERRY D. ALLRED SURVEYING IN 2020. SOME OF THE DESCRIPTION FOR PARCEL 00-0034-8504 WAS CREATED AS PART OF THIS SURVEY. SURVEY PLAT CAN BE FOUND AS FILE NO. 2440 IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE.
 - THE CHUCKWAGON PHASE OF THE BANDANNA RANCH SUBDIVISION WAS USED TO ESTABLISH THE LOT LINES OF SAID SUBDIVISION. SUBDIVISION PLAT CAN BE FOUND ON FILE IN THE DUCHESNE COUNTY RECORDER'S OFFICE IN BOOK A-292 PAGES 611 - 616.
 - THE CHUCKWAGON PHASE II OF THE BANDANNA RANCH SUBDIVISION WAS USED TO ESTABLISH THE LOT LINES OF SAID SUBDIVISION. SUBDIVISION PLAT CAN BE FOUND ON FILE IN THE DUCHESNE COUNTY RECORDER'S OFFICE IN BOOK A-292 PAGES 611 - 616.
 - THE MOOSE RIDGE PHASE OF THE BANDANNA RANCH SUBDIVISION WAS USED TO ESTABLISH THE LOT LINES OF SAID SUBDIVISION. SUBDIVISION PLAT CAN BE FOUND ON FILE IN THE DUCHESNE COUNTY RECORDER'S OFFICE IN BOOK A-401 PAGES 258 - 257.
 - A RECORD OF SURVEY FOR LITTLE RED CREEK CATTLE COMPANY PERFORMED BY CLINTON PEATROSS IN 2009. SURVEY PLAT CAN BE FOUND AS FILE NUMBER 2234 IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE.
- THE 50.00 FOOT WIDE PRIVATE ROADS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND WILL ALSO BE UTILITY EASEMENTS.
- FRUITLAND SPECIAL SERVICE DISTRICT HAS A CULINARY WATER LINE THAT RUNS ALONG THE EASTERN SIDE OF THE ROAD THAT ACCESS THE 10 LOTS OF THIS SUBDIVISION AND CONTINUES UP AN EXISTING 2 TRACK ROAD THAT IS NEAR THE LOT LINE BETWEEN LOTS 5 AND 6. WATERLINE IS SHOWN ON SHEET 2 IN MORE DETAIL AND THE LOTS OF THIS SUBDIVISION ARE SUBJECT TO ITS LOCATION.

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



Troy W. Gadd 7/18/22
TROY W. GADD, L.S. #5561169 DATE

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1, LOCATED IN DUCHESNE COUNTY, STATE OF UTAH AS DESCRIBED HEREON.

Christopher Watkins 7/18/22
CHRISTOPHER WATKINS DATE

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF }

ON THE 18th DAY OF July, A.D. 2022, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

3-16-2026
MY COMMISSION EXPIRES

Rebecca Broadhead
NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1 ON THIS 18th DAY OF July OF 2022.

Michael A. Hyde
MICHAEL A. HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE
THIS 18th DAY OF July OF 2022
Stephen Potter
STEPHEN POTTER
DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH } S.S.
COUNTY OF DUCHESNE }

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE 18th DAY OF July, A.D. 2022, AT 2:15 O'CLOCK P.M., AND IS DULY RECORDED.

Donna Murphy - Deputy
COUNTY RECORDER

559490
FILE NUMBER

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemic.com

PROJECT NUMBER: 2103-028 FILE NAME: h:\jd\proj\2103-028\dwg\2103-028 survey.dwg
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 7/8/2022 PLOTTED: 7/8/2022

Oak Hills Ranch
Minor Subdivision - Phase 1

Duchesne County, Utah
Scale: 1" = 400'
SHEET 1 OF 2

COUNTY SURVEYOR FILE NUMBER 5225

Oak Hills Ranch Minor Subdivision - Phase 1

Located in Sections 26 and 27, T. 2 S., R. 9 W., U.S.B. & M.

Duchesne County, Utah

2022

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft



LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- EDGE OF ROAD / UTILITY EASEMENT LINE
- FRUITLAND S.S.D. CULINARY WATER LINE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT AS NOTED

APPROX. LOCATION OF FRUITLAND WATER LINE SEE NOTE #6 ON SHEET 1

UNDERGROUND WATER SIGN

Remainder Parcel 3
559.814 Acres

Lot 6
4.907 Acres

Remainder Parcel 2
15.562 Acres

Lot 5
4.092 Acres

Lot 7
5.010 Acres

Lot 4
4.993 Acres

Lot 8
4.753 Acres

Lot 9
4.751 Acres

Lot 3
4.642 Acres

Lot 10
4.654 Acres

Lot 2
5.061 Acres

Lot 1
5.021 Acres

Remainder Parcel 3
559.814 Acres

Remainder Parcel 1
0.269 Acre

DEED DESCRIPTION FOR PARCEL 00-0034-9504

TAKEN FROM A WARRANTY DEED ON RECORD AT THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 539486, PAGES 1 - 3.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 9 WEST, U.S.B. & M.; THENCE ALONG THE SECTION LINE N89°32'02"E 2651.58 FEET TO THE NORTH QUARTER CORNER OF SECTION 27, THENCE ALONG THE SECTION LINE S89°50'30"E 662.86 FEET, THENCE S49°33'22"E 2365.21 FEET, THENCE N74°13'10"E 86.29 FEET, THENCE S77°18'47"E 106.05 FEET, THENCE N70°46'26"E 105.33 FEET, THENCE S61°08'10"E 93.82 FEET TO THE SECTION LINE; THENCE ALONG THE SECTION LINE S00°30'47"E 1247.92 FEET TO THE EAST QUARTER CORNER OF SECTION 27, THENCE ALONG THE SECTION LINE S00°23'43"E 1328.28 FEET TO THE ONE SIXTEENTH LINE; THENCE ALONG THE ONE SIXTEENTH LINE N89°21'57"W 1332.71 FEET TO THE SOUTHEAST ONE SIXTEENTH CORNER, THENCE ALONG THE ONE SIXTEENTH LINE S00°22'28"E 308.54 FEET TO THE SECTION LINE; THENCE N88°33'40"W 1333.85 FEET TO THE SOUTH QUARTER CORNER OF SECTION 27, THENCE ALONG THE SECTION LINE S88°20'23"W 1331.67 FEET, THENCE N63°03'06"W 1391.51 FEET TO THE SECTION LINE; THENCE N00°10'10"W 4556.67 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89°31'44" EAST 2651.78 FEET TO THE QUARTER CORNER; THENCE SOUTH 89°50'22" EAST 596.91 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO THE SOUTH LINE OF BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION; THENCE SOUTH 49°57'09" EAST 59.16 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION; THENCE SOUTH 83°28'21" WEST 283.25 FEET; THENCE NORTH 89°02'48" WEST 3012.88 FEET TO THE SAID NORTHWEST CORNER.
CONTAINING 2.906 ACRES.

FOR A NET AREA OF 551.88 +/- ACRES.

TOGETHER WITH ALL OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 9 WEST, U.S.B. & M. AREA CONTAINING 40.35 ACRES.

FOR A TOTAL AREA CONTAINING 592.23 ACRES.

SUBJECT TO AND TOGETHER WITH ANY ALL RIGHTS-OF-WAY, EASEMENTS, PRIVILEGES AND APPURTENANCES, EXCEPTING THEREON FROM ALL OIL, GAS, AND OTHER MINERALS.

DEED DESCRIPTION FOR PARCEL 00-0035-0536

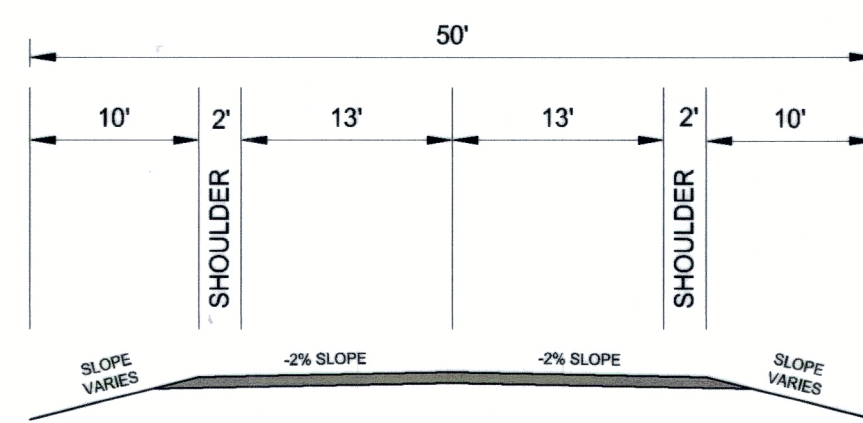
TAKEN FROM A WARRANTY DEED ON RECORD AT THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 539486, PAGES 1 - 3.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 9 WEST, U.S.B. & M.; THENCE ALONG THE SECTION LINE, N00°23'43"W 2656.56 FEET TO THE WEST QUARTER CORNER OF SECTION 26, THENCE ALONG THE SECTION LINE, N00°30'47"W 1247.92 FEET, THENCE S61°08'10"E 12.86 FEET, THENCE N60°08'51"E 101.31 FEET, THENCE S44°58'45"E 305.85 FEET, THENCE S59°20'16"E 43.84 FEET, THENCE S85°52'29"E 48.61 FEET, THENCE S36°53'42"W 544.83 FEET, THENCE S53°06'18"E 1180.16 FEET, THENCE S42°00'00"W 1315.89 FEET, THENCE S60°10'02"E 639.74 FEET, THENCE S32°51'10"W 1117.25 FEET, THENCE S00°03'58"W 325.78 FEET TO THE SECTION LINE; THENCE ALONG THE SECTION LINE, S89°57'00"W 55.81 FEET TO THE POINT OF BEGINNING.
CONTAINING 36.07 ACRES.

OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1 BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH ALONG THE EAST LINE OF SECTION 27, T. 2 S., R. 9 W., U.S.B. & M., 352.43 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 27, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE CENTERLINE OF A PRIVATE ROAD; THENCE ALONG THE CENTERLINE OF A PRIVATE ROAD THE FOLLOWING COURSES: N49°49'59"W 281.66 FEET, AND N47°39'20"W 749.53 FEET; THENCE N10°52'53"E 1981.75 FEET; THENCE S60°09'39"E 188.68 FEET, THENCE S32°35'55"E 184.13 FEET, THENCE EAST 97.19 FEET; THENCE S32°59'28"E 44.58 FEET; THENCE S39°10'54"E 235.89 FEET; THENCE S34°06'30"E 205.11 FEET; THENCE S44°42'09"E 51.56 FEET; THENCE S57°10'20"E 63.43 FEET; THENCE S73°41'31"E 84.28 FEET; THENCE S54°35'42"E 50.18 FEET; THENCE S27°24'33"E 46.95 FEET; THENCE S05°27'02"E 47.42 FEET; THENCE S11°39'12"E 82.14 FEET TO THE WEST LINE OF LOT 268 OF THE CHUCKWAGON PHASE OF BANDANNA RANCH SUBDIVISION; THENCE S41°46'08"W 684.19 FEET TO THE NORTH BOUNDARY LINE OF SAID SUBDIVISION, 639.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 268; THENCE S60°01'16"E ALONG THE BOUNDARY LINE OF SAID SUBDIVISION, 639.74 FEET TO THE NORTHWEST CORNER OF LOT 200 OF SAID SUBDIVISION; THENCE S32°49'54"W ALONG THE WEST LINE OF SAID LOT 200, 1117.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 200 AND TO THE CENTERLINE OF SAID PRIVATE ROAD; THENCE N49°49'59"W ALONG SAID CENTERLINE, 45.48 FEET TO THE POINT OF BEGINNING.
CONTAINING 47.884 ACRES.

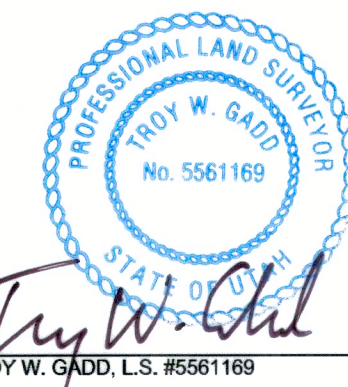
BASIS OF BEARING IS S88°09'49"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 27.



TYPICAL CROSS SECTION FOR PRIVATE ROAD

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



Troy W. Gadd 7/10/22

TROY W. GADD, L.S. #5561169 DATE

PARCEL 00-0035-0536 REMAINDER DESCRIPTION (REMAINDER #1)

BEGINNING AT A POINT LOCATED NORTH 352.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, T. 2 S., R. 9 W., U.S.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE SOUTH BOUNDARY LINE OF THE OAK HILLS DEVELOPMENT PHASE 1 MINOR SUBDIVISION; THENCE S49°49'59"E ALONG THE SOUTH BOUNDARY LINE OF THE OAK HILLS DEVELOPMENT PHASE 1 MINOR SUBDIVISION, 45.48 FEET TO THE COMMON CORNER OF LOT 199 AND LOT 200 OF THE CHUCKWAGON PHASE OF BANDANNA RANCH SUBDIVISION; THENCE S00°02'42"W ALONG THE BOUNDARY LINE OF THE CHUCKWAGON PHASE OF SAID SUBDIVISION, 323.10 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 26, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 26, 34.50 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 26, 352.43 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.289 ACRE, MORE OR LESS.

BASIS OF BEARING IS S88°09'49"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 27.

PARCEL 00-0035-0536 REMAINDER DESCRIPTION (REMAINDER #2)

BEGINNING AT A POINT LOCATED N00°06'47"W ALONG THE WEST LINE OF SECTION 26, T. 2 S., R. 9 W., U.S.B. & M., 1277.97 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE BOUNDARY OF THE MOOSE RIDGE PHASE OF THE BANDANNA RANCH SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE MOOSE RIDGE PHASE OF SAID SUBDIVISION THE FOLLOWING COURSES: N80°08'39"E 53.25 FEET, S44°58'57"E 305.85 FEET, S59°20'28"E 43.84 FEET, AND S80°46'12"E 54.17 FEET TO THE BOUNDARY LINE OF CHUCKWAGON PHASE 2 OF THE BANDANNA RANCH SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE CHUCKWAGON PHASE 2 OF SAID SUBDIVISION AND ALONG THE BOUNDARY LINE OF THE CHUCKWAGON PHASE OF SAID SUBDIVISION THE FOLLOWING COURSES: S36°53'14"W 552.88 FEET, S53°06'48"E 1180.15 FEET, AND S41°46'08"W 684.19 FEET TO THE NORTH BOUNDARY LINE OF THE OAK HILLS DEVELOPMENT PHASE 1 MINOR SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY LINE OF THE OAK HILLS DEVELOPMENT PHASE 1 MINOR SUBDIVISION THE FOLLOWING COURSES: N11°39'12"W 82.14 FEET, N05°27'02"W 47.42 FEET, N27°24'35"W 46.95 FEET, N54°35'42"W 50.18 FEET, N73°41'31"W 84.28 FEET, N57°10'20"W 63.43 FEET, N44°42'09"W 51.56 FEET, N34°06'30"W 205.11 FEET, AND N38°10'54"W 218.91 FEET TO THE WEST LINE OF SAID SECTION 26; THENCE N00°06'47"W ALONG THE WEST LINE OF SAID SECTION 26, 1249.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 15.544 ACRES, MORE OR LESS.

BASIS OF BEARING IS S88°09'49"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 27.

PARCEL 00-0034-9504 REMAINDER DESCRIPTION (REMAINDER #3)

BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, T. 2 S., R. 9 W., U.S.B. & M.; THENCE S88°38'40"E 3012.88 FEET; THENCE N83°52'29"E 283.25 FEET TO THE SOUTH BOUNDARY LINE OF THE MOOSE RIDGE PHASE OF THE BANDANNA RANCH SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE MOOSE RIDGE PHASE OF SAID SUBDIVISION THE FOLLOWING COURSES: S49°49'59"E 281.66 FEET, N74°13'10"E 86.29 FEET, S77°18'47"E 106.05 FEET, N70°46'26"E 105.33 FEET, S61°08'10"E 93.82 FEET, AND N60°08'39"E 48.61 FEET TO THE EAST LINE OF SAID SECTION 27; THENCE S00°06'47"E 1249.11 FEET TO THE NORTH LINE OF THE OAK HILLS DEVELOPMENT PHASE 1 MINOR SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE OAK HILLS DEVELOPMENT PHASE 1 MINOR SUBDIVISION THE FOLLOWING COURSES: N38°10'54"W 16.88 FEET, N32°59'28"W 44.58 FEET, WEST 97.19 FEET, N32°35'55"W 184.13 FEET, N60°09'39"W 188.68 FEET, S10°52'53"W 1981.75 FEET, S47°39'20"E 749.53 FEET, AND S49°49'59"E 281.66 FEET TO THE EAST LINE OF SAID SECTION 27; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 27, 352.43 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE N88°09'49"W ALONG THE SOUTH LINE OF SAID SECTION 27, 2667.38 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE S88°49'59"W ALONG THE SOUTH LINE OF SAID SECTION 27, 1331.34 FEET; THENCE N52°05'38"W 124.99 FEET; THENCE N62°39'21"W 1391.40 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE N00°14'03"E 1904.61 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE N00°12'52"E ALONG THE WEST LINE OF SAID SECTION 27, 2651.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 559.814 ACRES, MORE OR LESS.

BASIS OF BEARING IS S88°09'49"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 27.

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemic.com

PROJECT NUMBER: 2103-028 FILE NAME: h:\jdp\proj\2103-028\dwg\2103-028 survey.dwg

SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 7/6/2022 PLOTTED: 7/6/2022

Oak Hills Ranch
Minor Subdivision - Phase 1

Duchesne County, Utah

Scale: 1" = 150'

SHEET 2 OF 2

COUNTY SURVEYOR FILE NUMBER 5225