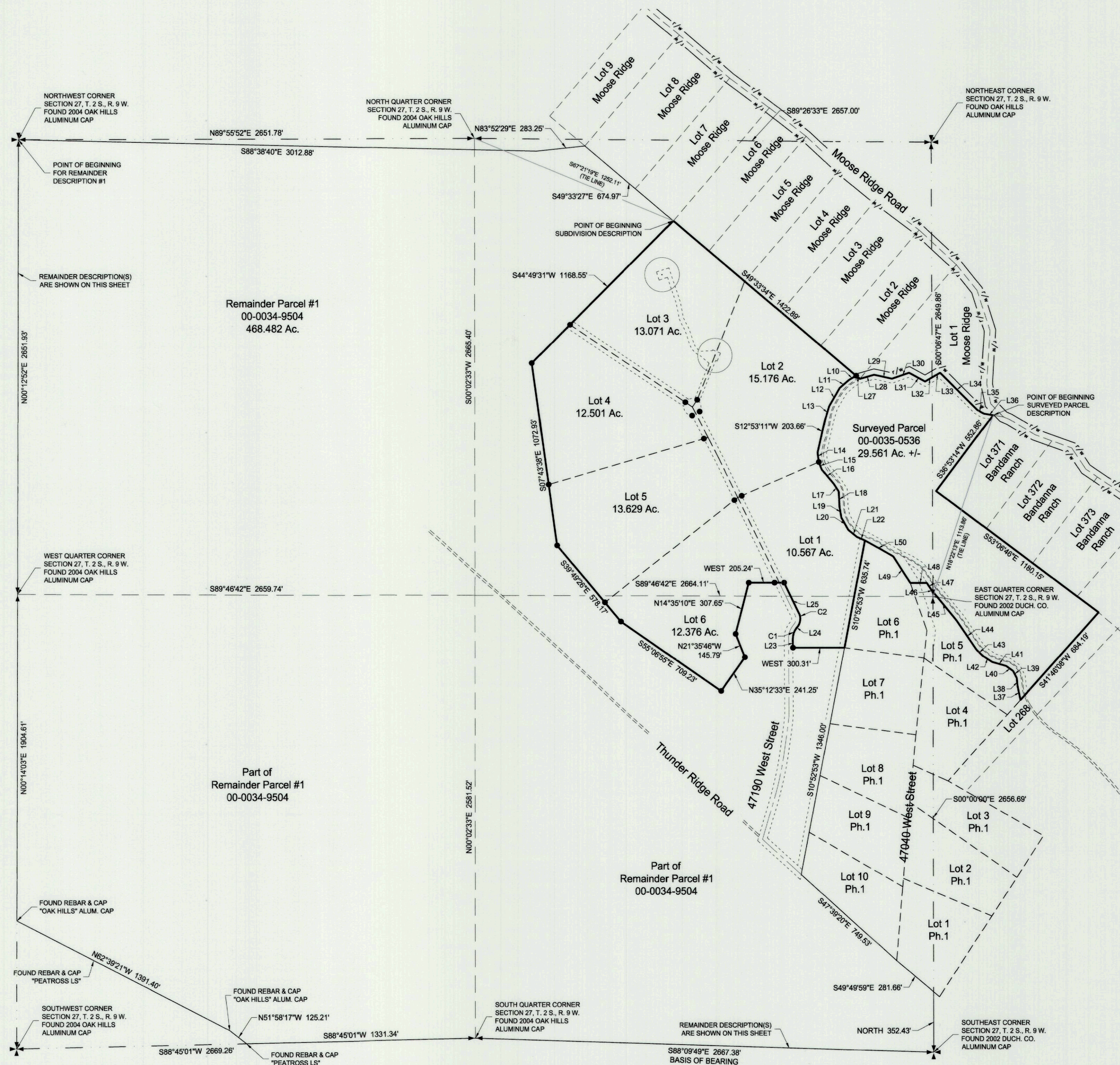


Duchesne County, Utah
2024

SYMBOLS	
	SURVEYED BOUNDARY LINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	SUBDIVISION LOT LINE
	SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE UNLESS OTHERWISE NOTED
	FOUND SURVEY MONUMENT AS NOTED
	FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED



THE PURPOSE OF THIS SURVEY WAS TO CREATE AN 6 LOT MINOR SUBDIVISION, TO COMBINE PARCEL, 00-0035-0536 LOCATED IN SECTION 26 WITH THAT PORTION OF PARCEL 00-0034-9504 THAT REMAINS EAST OF THE SUBDIVISION BOUNDARY OF PHASE 2 AND TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED PARCELS OF LAND.

2. BASIS OF BEARING IS 888°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.

3. THE FOLLOWING SURVEYS WERE USED DURING THE COURSE OF THIS SURVEY:

- THE OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1 PLAT WAS USED TO ESTABLISH THE LOT LINE OF SAID SUBDIVISION. SUBDIVISION PLAT CAN BE FOUND IN THE DUCHENE COUNTY RECORDERS OFFICE AS ENTRY NUMBER 559490. PLAT WAS FILED ON JULY 18, 2022.
- 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 DUCHENE COUNTY RECORDERS OFFICE IN BOOK A-23 PAGES 302 - 306.
- THE CHUCKWAGON PHASE 1 OF THE BANDANNA RANCH SUBDIVISION WAS USED TO ESTABLISH THE LOT LINES OF SAID SUBDIVISION. SUBDIVISION PLAT CAN BE FOUND ON FILE IN THE DUCHENE COUNTY RECORDERS 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 DUCHENE COUNTY RECORDERS OFFICE IN BOOK A-401 PAGES 256 - 257.
- A RECORD OF SURVEY FOR LITTLE RED CREEK CATTLE COMPANY PERFORMED BY CLINT PEATROSS IN 2009. SURVEY PLAT CAN BE FOUND AS FILE NUMBER 2234 IN THE DUCHENE COUNTY SURVEYOR'S OFFICE.

4. THE 50.00 FOOT WIDE PRIVATE ROADS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND WILL ALSO BE UTILITY EASEMENTS.

5. THE CULINARY WATER FOR LOTS 1 - 6 WILL BE SERVED BY THE 2 WELLS SHOWN HEREON. THE CULINARY WATER LINES FOR THESE 6 LOTS WILL BE A PRIVATE LINE.

6. FRUITLAND SPECIAL SERVICE DISTRICT HAS A CULINARY WATERLINE THAT RUNS UP THE SUBDIVISION AND CONTINUES UP AN EXISTING 2 TRACK ROAD TO WHERE IT INTERSECTS BANDANNA DRIVE. SAID ROAD IS SHOWN IN AN APPROXIMATE LOCATION FROM THE NORTH BOUNDARY OF PHASE 1 TO THE ROAD INTERSECTION ON SHEET 2 AND THE LOTS OF THIS SUBDIVISION ARE SUBJECT TO ITS LOCATION.

7. THERE IS A 50.00 FOOT EASEMENT THAT COMES FROM THE CUL-DE-SAC AT THE NORTHERN END OF 47400 WEST STREET ACROSS LOT 5 OF THE OAK HILLS RANCH MINOR SUBDIVISION. SAID EASEMENT IS SHOWN IN MORE DETAIL ON THE AMENDMENT SURVEY FOR SAID LOT 5 IN OCTOBER / NOVEMBER OF 2023.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, T. 2 S., R. 9 W., U.S.B.A.M., THENCE S88°38'40"E 3012.88 FEET; THENCE N85°52'29"E 283.25 FEET TO THE SOUTH BOUNDARY LINE OF THE MOOSE RIDGE PHASE OF THE BANDANNA SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE MOOSE RIDGE PHASE OF SAID SUBDIVISION THE FOLLOWING COURSES: S49°33'32"E 2097.86 FEET, N14°13'04"E 86.29 FEET, S77°18'59"E 100.05 FEET, N70°04'46"E 105.33 FEET, S10°10'10"E 105.33 FEET, S10°10'10"E 48.95 FEET TO THE EAST LINE OF SAID SECTION 27; THENCE S88°38'40"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: N39°15'54"W 16.98 FEET, THENCE S32°59'26"W 88.68 FEET, THENCE E7°19'19"E, N32°35'55"W 184.13 FEET, M6°09'39"W 188.68 FEET, S10°52'33"W 198.75 FEET, S47°39'02"W 105.43 FEET, AND S49°59'58"E 44.55 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE SOUTH ALONG SAID SECTION 27, 2667.38 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE N88°45'55"W ALONG THE SOUTH LINE OF SAID SECTION 27, 1331.34 FEET, THENCE N62°50'38"W 124.98 FEET; THENCE N82°39'21"W 1391.40 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE N60°14'03"E 1904.61 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE N60°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

BEGINNING AT A POINT LOCATED N60°06'47"W ALONG THE WEST LINE OF SECTION 26, T. 2 S., R. 9 W., U.S.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 TRACT, COMMENCED AT THE POINT OF BEGINNING AND PROCEEDING N60°06'47"W 1277.97 FEET TO THE POINT OF BEGINNING, THENCE S44°58'15"E 305.85 FEET, S59°20'28"E 43.84 FEET, AND S80°46'12"E 54.17 FEET TO THE BOUNDARY LINE OF CHUCKAWAGON PHASE 2 OF THE BANDANNA RANCH SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE CHUCKAWAGON PHASE 2 OF SAID SUBDIVISION AND ALONG THE BOUNDARY LINE OF THE CHUCKAWAGON PHASE 3 OF SAID SUBDIVISION THE FOLLOWING COURSES: S36°51'14"W 552.86 FEET, S53°04'48"E 118.05 FEET, AND S41°48'05"W 684.10 FEET TO THE POINT OF BEGINNING, THENCE S44°58'15"E 305.85 FEET, S59°20'28"E 43.84 FEET, AND S80°46'12"E 54.17 FEET TO THE BOUNDARY LINE OF CHUCKAWAGON PHASE 2 OF THE BANDANNA RANCH SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE CHUCKAWAGON PHASE 2 OF SAID SUBDIVISION AND ALONG THE BOUNDARY LINE OF THE CHUCKAWAGON PHASE 3 OF SAID SUBDIVISION THE FOLLOWING COURSES: N11°34'12"E 82.14 FEET, N05°27'20"W 47.42 FEET, N27°23'43"W 46.95 FEET, N54°35'42"E 50.16 FEET, N73°41'31"W 84.28 FEET, N57°10'20"W 63.43 FEET, N44°20'09"W 51.56 FEET, N34°06'30"W 205.11 FEET, AND N39°10'54"W 218.91 FEET TO THE POINT OF BEGINNING, THENCE S44°58'15"E 305.85 FEET, S59°20'28"E 43.84 FEET, AND S80°46'12"E 54.17 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE BOUNDARY LINE OF CHUCKAWAGON PHASE 2 OF THE BANDANNA RANCH SUBDIVISION, 154.44 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

[illegible]

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

[illegible]

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

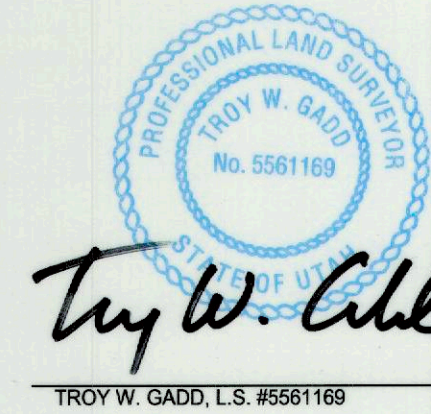
BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, T. 2 S., R. 9 W., U.S.B. & M., THENCE S88°38'40"E 301.82 HEEFT; THENCE S83°52'29"E 283.25 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF THE MOOSE RIDGE PHASE OF THE BANNACK RANCH SUBDIVISION; THENCE S49°33'27"E ALONG THE SOUTHERN BOUNDARY OF SAID MOOSE RIDGE PHASE, 67.97 FEET; THENCE S44°49'31"W 1188.65 FEET; THENCE S07°43'36"E 1072.93 FEET; THENCE S39°33'59"E 578.17 FEET; THENCE S55°06'55"E 102.23 FEET; THENCE N08°12'33"E 241.54 FEET; THENCE N01°30'40"W 167.78 FEET; THENCE S07°36'55"E 365.65 FEET; THENCE S62°02'00"E 149.22 FEET; THENCE S04°02'00"E 75.00 FEET; THENCE S04°02'00"E 75.00 FEET; THENCE S01°57'09"E 175.97 FEET; THENCE S38°32'09"E 9.87 FEET; THENCE AROUND A 95.00 FOOT RADIUS CURVE TO THE LEFT, 64.39 FEET (CHORD BEARS S91°07'09"W 63.16 FEET); THENCE S01°57'26"E 54.06 FEET; THENCE EAST 300.31 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF THE OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1; THENCE S10°52'53"W ALONG THE WEST LINE OF THE OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1, 1346.00 FEET TO THE CENTERLINE OF THUNDER RIDGE ROAD, THENCE S01°52'53"W 1346.00 FEET; THENCE S04°39'20"E 749.51 FEET; THENCE S01°52'53"W 1346.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE SOUTHWEST 352.43 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N68°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°45'01"W ALONG THE SOUTH LINE OF SAID SECTION 27, 1331.34 FEET; THENCE N65°15'51"W 126.21 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 NORTHWEST CORNER OF SAID SECTION 27 AND THE POINT OF BEGINNING.

CONTAINING 468.482 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

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.



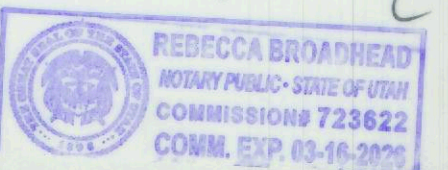
KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1, LOCATED IN DUCHESNE COUNTY, STATE OF UTAH AS DESCRIBED HEREON.

CHRISTOPHER WATKINS DATE 5/2/24

STATE OF UTAH }
COUNTY OF } S.S.
ON THE 2nd DAY OF Nov, A.D. 2024, PERSONALLY APPEARED BEFORE ME, CHRISTOPHER WATKINS, AS OWNER OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

3-16-2026
MY COMMISSION EXPIRES

Rebecca Goodness
NOTARY PUBLIC



APPROVED AS OAK HILLS RANCH MINOR SUBDIVISION - PHASE 2 AND BOUNDARY LINE ADJUSTMENT SURVEY
ON THIS 16th DAY OF April OF 20 24.

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

PROPERTY TAX CLEARANCE

THIS 2nd DAY OF MAY OF 2024

Stephen Potter

STEPHEN POTTER
DUCHESE COUNTY TREASURER

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

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE
ON THE 2nd DAY OF May, A.D. 20 14, AT 8:50 O'CLOCK
A M., AND IS DULY RECORDED.

Donna Murray - Deputy 576190
COUNTY RECORDER FILE NUMBER

00

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemicille.com

PROJECT NUMBER: 2212-016	FILE NAME: h:\jd\proj\2212-016\dwg\2212-016 phase 2 survey - 2
SURVEYED BY: T.W.G.	DRAWN BY: T.W.G. UPDATED: 2/20/2024 REMARKS: dwg

Oak Hills Ranch
Minor Subdivision - Phase 2

Duchesne County, Utah

Scale: 1" = 400'

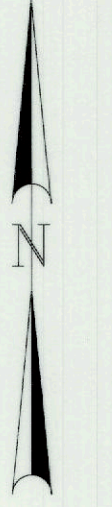
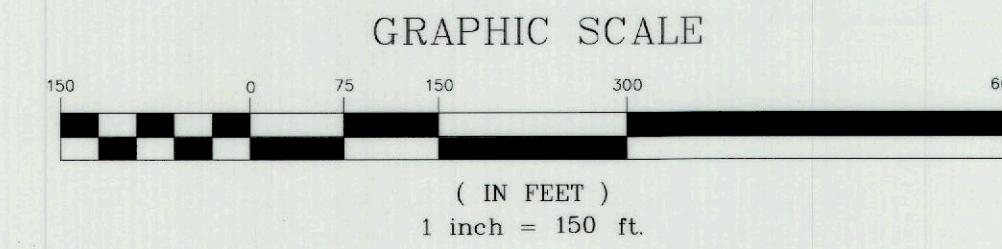
HEET 1 OF 3

COUNTY SURVEYOR FILE NUMBER 5676

Oak Hills Ranch Minor Subdivision - Phase 2 and Boundary Line Adjustment Survey

Located in Section 26 and 27, T.2 S., R.9 W., U.S.B. & M.
Duchesne County, Utah
2024

LEGEND	
	SURVEYED BOUNDARY LINE
	SECTION LINE
	QUARTER SECTION LINE
	SUBDIVISION LOT LINE
	PROPOSED WATER LINE
	PROPOSED BURIED POWER LINE
	SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
	SET SPIKE NAIL WITH A WHISKER AS A POINT ON LINE
	FOUND SURVEY MONUMENT AS NOTED



Line Table					
Line #	Length	Direction	Line #	Length	Direction
L10	48.07	S60°05'31"W	L31	106.68	S61°08'22"E
L11	71.77	S48°51'28"W	L32	48.06	N60°08'39"E
L12	121.55	S30°24'02"W	L33	53.25	N60°08'39"E
L13	75.50	S16°38'08"W	L34	305.85	S44°58'57"E
L14	55.70	S07°00'15"E	L35	43.84	S59°20'28"E
L15	47.18	S20°58'00"E	L36	54.17	S80°46'12"E
L16	109.62	S39°45'25"E	L37	82.14	N11°39'12"W
L17	51.99	S32°32'49"E	L38	47.42	N05°27'02"W
L18	90.13	S02°54'47"E	L39	46.95	N27°24'33"W
L19	63.28	S10°07'42"E	L40	50.18	N54°35'42"W
L20	81.98	S28°52'51"E	L41	84.28	N73°41'31"W
L21	64.94	S50°29'14"E	L42	63.43	N57°10'20"W
L22	51.30	S66°11'27"E	L43	51.56	N44°42'09"W
L23	54.06	N00°17'52"E	L44	205.11	N34°06'30"W
L24	9.87	N38°32'09"E	L45	218.91	N39°10'54"W
L25	197.08	N25°48'20"W	L46	16.98	N39°10'54"W
L27	28.06	S49°33'34"E	L47	44.58	N32°59'26"W
L28	86.29	N74°13'04"E	L48	97.19	WEST
L29	106.05	S77°18'59"E	L49	184.13	N32°55'55"W
L30	105.33	N70°46'14"E	L50	188.65	N60°09'39"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	64.39	95.00	N19°07'09"E	63.16
C2	84.22	75.00	N06°21'55"E	79.87

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 4/17/24
TROY W. GADD, L.S. #5561169 DATE

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

PROJECT NUMBER: 2212-016 FILE NAME: h:\jdp\proj\2212-016\dwg\2212-016 phase 2 survey - 2
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 2/20/2024 PLOTTED: 4/17/24

**Oak Hills Ranch
Minor Subdivision - Phase 2**

Duchesne County, Utah

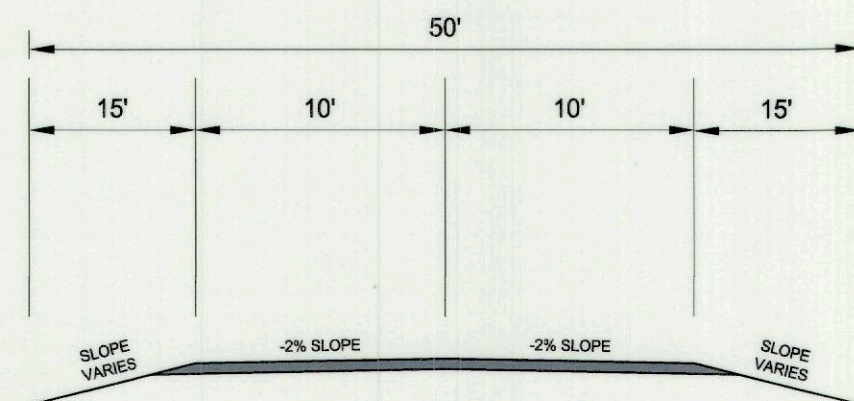
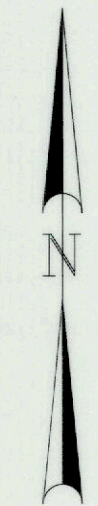
Scale: 1" = 150'

SHEET 2 OF 3

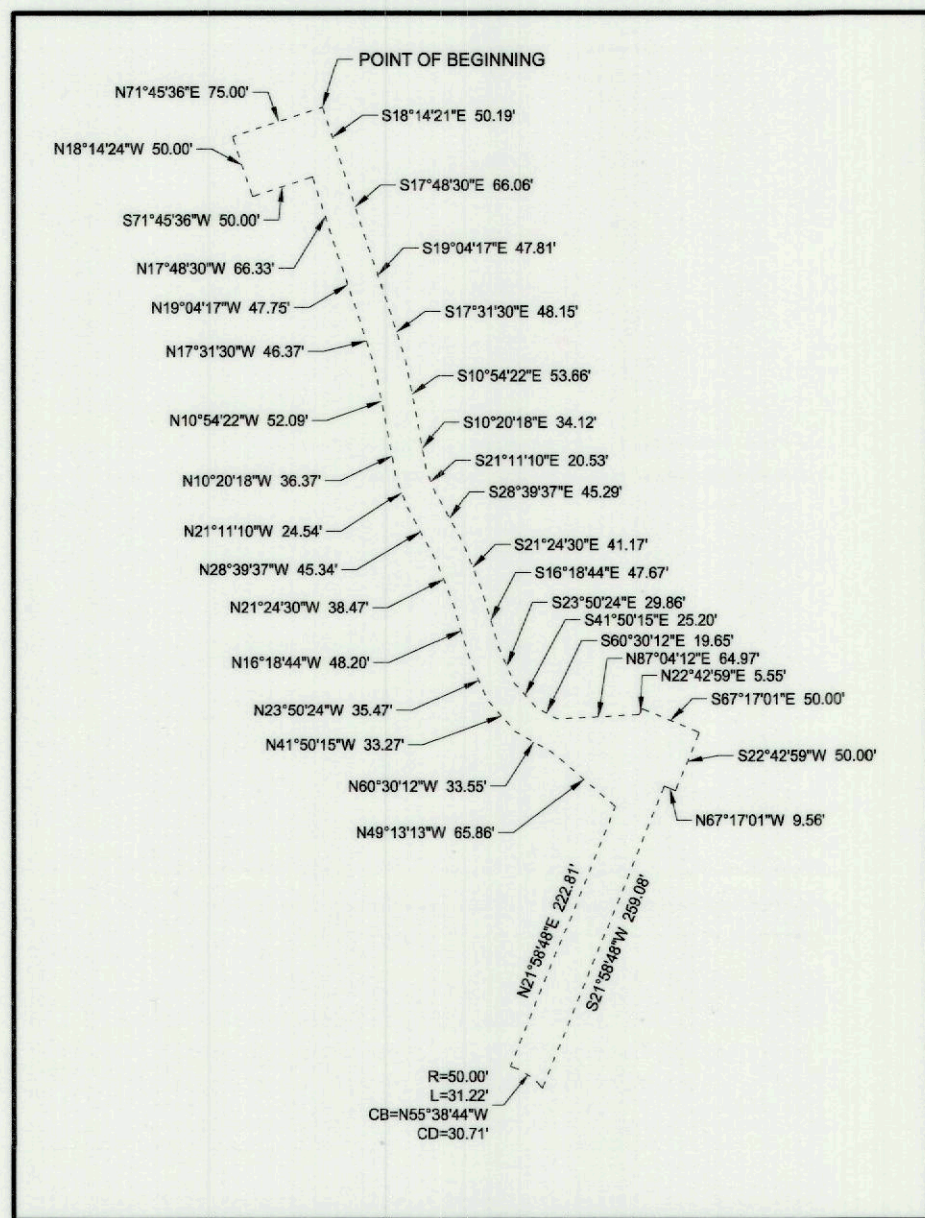
COUNTY SURVEYOR FILE NUMBER **5676**

Oak Hills Ranch Minor Subdivision - Phase 2 and Boundary Line Adjustment Survey

Located in Section 26 and 27, T.2 S., R.9 W., U.S.B. & M.
Duchesne County, Utah
2024



TYPICAL CROSS SECTION FOR PRIVATE ROAD
NOT MAINTAINED BY DUCHESNE COUNTY



WATER WELL ACCESS ROAD
AND UTILITY EASEMENT

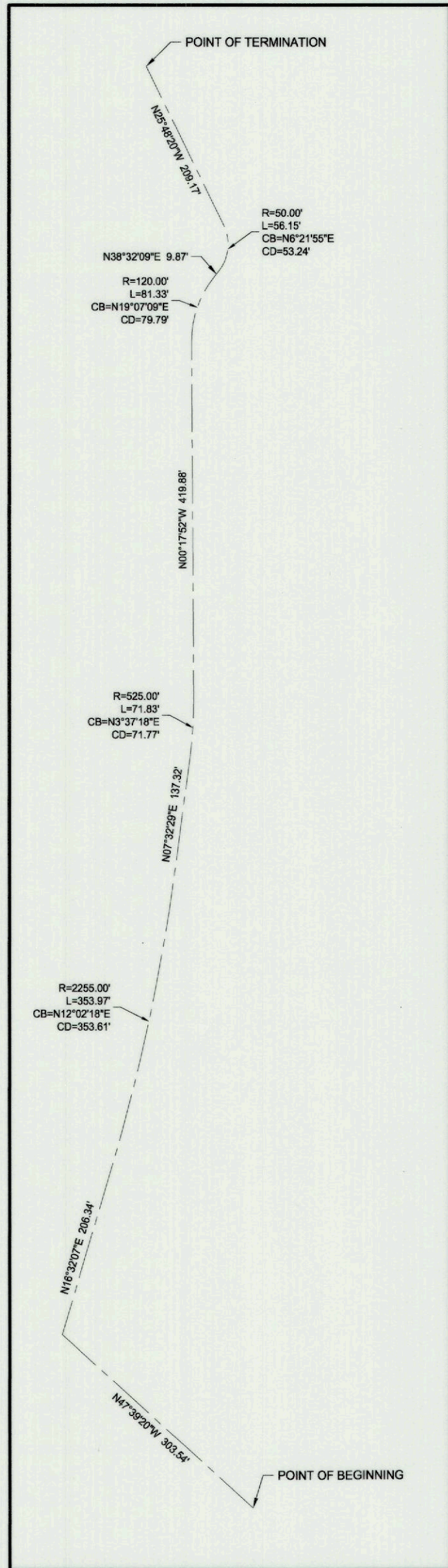
WATER WELL ACCESS ROAD AND UTILITY EASEMENT

AN ACCESS ROAD AND UTILITY EASEMENT FOR THE WATER SYSTEM AND THE EXISTING WELLS:

BEGINNING AT A POINT LOCATED N18°31'06"W 4825.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 27, T. 2 S., R. 9 W., U.S.B. & M.; THENCE S18°14'21"E 50.19 FEET; THENCE S17°48'30"E 66.06 FEET; THENCE S19°04'17"E 47.81 FEET; THENCE S17°31'30"E 46.15 FEET; THENCE S10°54'22"E 53.66 FEET; THENCE S10°20'18"E 34.12 FEET; THENCE S21°11'10"E 20.53 FEET; THENCE S28°39'37"E 45.29 FEET; THENCE S21°24'30"E 41.17 FEET; THENCE S16°18'44"E 47.67 FEET; THENCE S23°50'24"E 29.86 FEET; THENCE S41°50'15"E 25.20 FEET; THENCE S60°30'12"E 19.65 FEET; THENCE N87°04'12"E 64.97 FEET; THENCE N22°42'58"E 5.55 FEET; THENCE S67°17'01"E 50.00 FEET; THENCE S22°42'58"W 50.00 FEET; THENCE N67°17'01"W 0.56 FEET; THENCE S21°58'48"W 259.08 FEET; THENCE AROUND A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 31.22 FEET (CHORD BEARS N55°38'44"W 30.71 FEET); THENCE N21°58'48"E 222.81 FEET; THENCE N49°13'13"W 65.86 FEET; THENCE N60°30'12"W 33.55 FEET; THENCE N41°50'15"W 33.27 FEET; THENCE N23°50'24"W 35.47 FEET; THENCE N16°18'44"W 48.20 FEET; THENCE N21°24'30"W 38.47 FEET; THENCE N28°39'37"W 45.34 FEET; THENCE N21°11'0"W 34.54 FEET; THENCE N10°20'18"W 36.37 FEET; THENCE N10°54'22"W 52.09 FEET; THENCE N17°31'30"W 46.37 FEET; THENCE N19°04'17"W 47.75 FEET; THENCE N17°48'30"W 66.33 FEET; THENCE N18°14'24"W 50.00 FEET; THENCE N14°53'36"E 75.00 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINING 0.671 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.



MAIN ACCESS ROAD AND
UTILITY EASEMENT

MAIN ACCESS ROAD AND UTILITY EASEMENT (PRIVATE ROAD)

A 50.00 FOOT WIDE ACCESS ROAD AND UTILITY EASEMENT, 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

BEGINNING AT A POINT LOCATED N36°30'53"W 1292.74 FEET FROM THE SOUTHEAST CORNER OF SECTION 27, T. 2 S., R. 9 W., U.S.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF THE OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1 AND THE CENTERLINE OF THUNDER RIDGE ROAD; THENCE N47°35'20"W ALONG THE CENTERLINE OF THUNDER RIDGE ROAD, 303.54 FEET; THENCE ALONG THE CENTERLINE OF 47190 WEST STREET THE FOLLOWING COURSES: N16°32'07"E 206.34 FEET, AROUND A 2255.00 FOOT RADIUS CURVE TO THE LEFT, 353.97 FEET (CHORD BEARS N12°02'18"E 353.61 FEET), N07°32'29"E 137.32 FEET, AROUND A 525.00 FOOT RADIUS CURVE TO THE LEFT, 71.83 FEET (CHORD BEARS N03°37'18"E 71.77 FEET), N00°17'52"W 419.88 FEET, AROUND A 120.00 FOOT RADIUS CURVE TO THE RIGHT, 81.33 FEET (CHORD BEARS N19°07'09"E 78.79 FEET), N38°32'09"E 9.87 FEET, AROUND A 50.00 FOOT RADIUS CURVE TO THE LEFT, 56.15 FEET (CHORD BEARS N06°21'55"E 53.24 FEET), AND N25°48'20"W 209.17 FEET TO THE SOUTH BOUNDARY LINE OF THE OAK HILLS RANCH MINOR SUBDIVISION - PHASE 2 AND THE POINT OF TERMINATION. SAID POINT OF TERMINATION IS LOCATED N18°04'06"W 2881.13 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 27.

EASEMENT CONTAINING 2.123 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.

THE EASEMENT SIDELINES WILL EXTEND OR BE SHORTENED TO START / END AT THE BOUNDARY LINES OF THE MINOR SUBDIVISIONS.

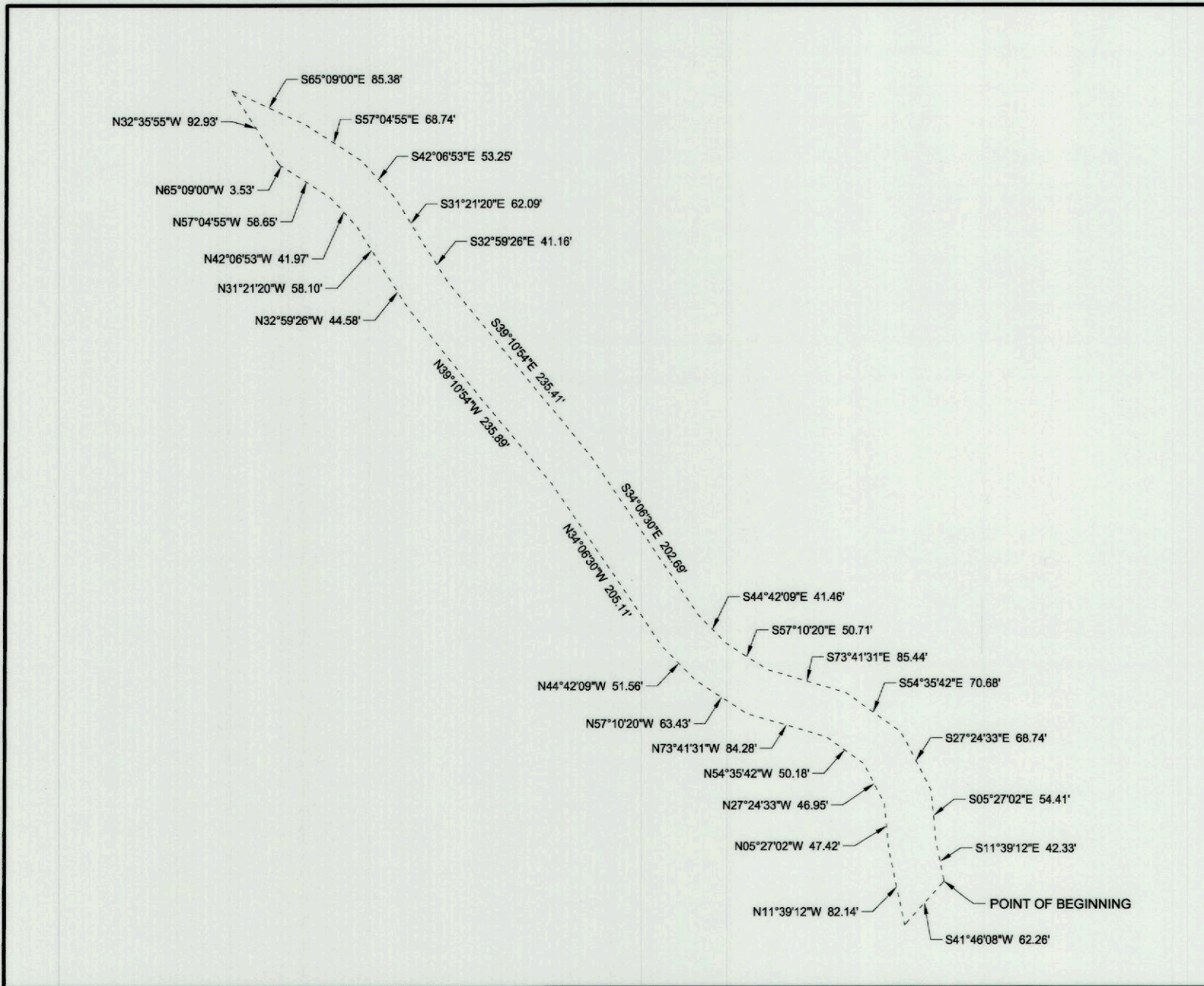
ACCESS ROAD AND UTILITY EASEMENT ALONG AIRPORT ROAD

A 50.00 FOOT WIDE ACCESS ROAD AND UTILITY EASEMENT ALONG AIRPORT ROAD ACROSS LOT 8 OF OAK HILLS RANCH MINOR SUBDIVISION - PHASE 2

BEGINNING AT A POINT LOCATED N14°39'01"E 2169.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, T. 2 S., R. 9 W., U.S.B. & M.; THENCE S41°48'08"W 62.26 FEET TO THE NORTHEAST CORNER OF LOT 5 OF THE OAK HILLS RANCH MINOR SUBDIVISION - PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 5 THE FOLLOWING COURSES: N11°39'12"W 82.14 FEET, N05°27'02"W 47.42 FEET, N27°24'33"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, N39°10'54"W 235.89 FEET, AND N32°59'26"W 44.58 FEET; THENCE N31°21'20"W 58.10 FEET; THENCE N42°06'53"W 41.97 FEET; THENCE N57°04'55"W 58.65 FEET; THENCE N65°09'00"W 3.53 FEET; THENCE N42°35'55"W 92.93 FEET; THENCE S65°09'00"E 85.38 FEET; THENCE S87°04'55"E 68.74 FEET; THENCE S42°06'53"E 53.25 FEET; THENCE S31°21'20"E 62.09 FEET; THENCE S32°59'26"E 41.16 FEET; THENCE S39°10'54"E 235.41 FEET; THENCE S34°06'30"E 202.69 FEET; THENCE S44°42'09"E 41.46 FEET; THENCE S57°10'20"E 50.71 FEET; THENCE S73°41'31"E 85.44 FEET; THENCE S54°35'42"E 70.88 FEET; THENCE S27°24'33"E 68.74 FEET; THENCE S05°27'02"E 54.41 FEET; THENCE S11°39'12"E 42.33 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINING 1.283 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.

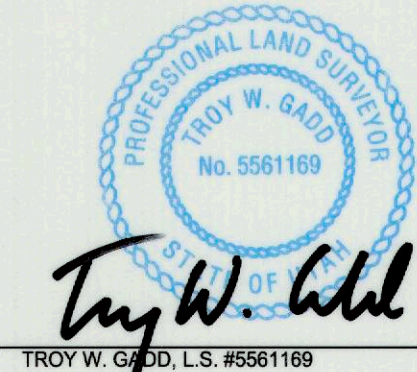


ACCESS ROAD AND UTILITY EASEMENT
ALONG AIRPORT ROAD - LOT 8

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, L.S. #5561169 DATE

Troy W. Gadd 4/17/24

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

PROJECT NUMBER: 2212-016 FILE NAME: h:\proj\2212-016\dwg\2212-016 phase 2 survey - 2
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 2/20/2024 PLOT: 2/20/2024

**Oak Hills Ranch
Minor Subdivision - Phase 2**

Duchesne County, Utah

Scale:

SHEET 3 OF 3

COUNTY SURVEYOR FILE NUMBER 5676