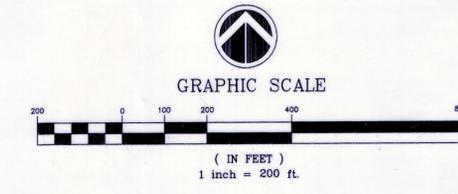
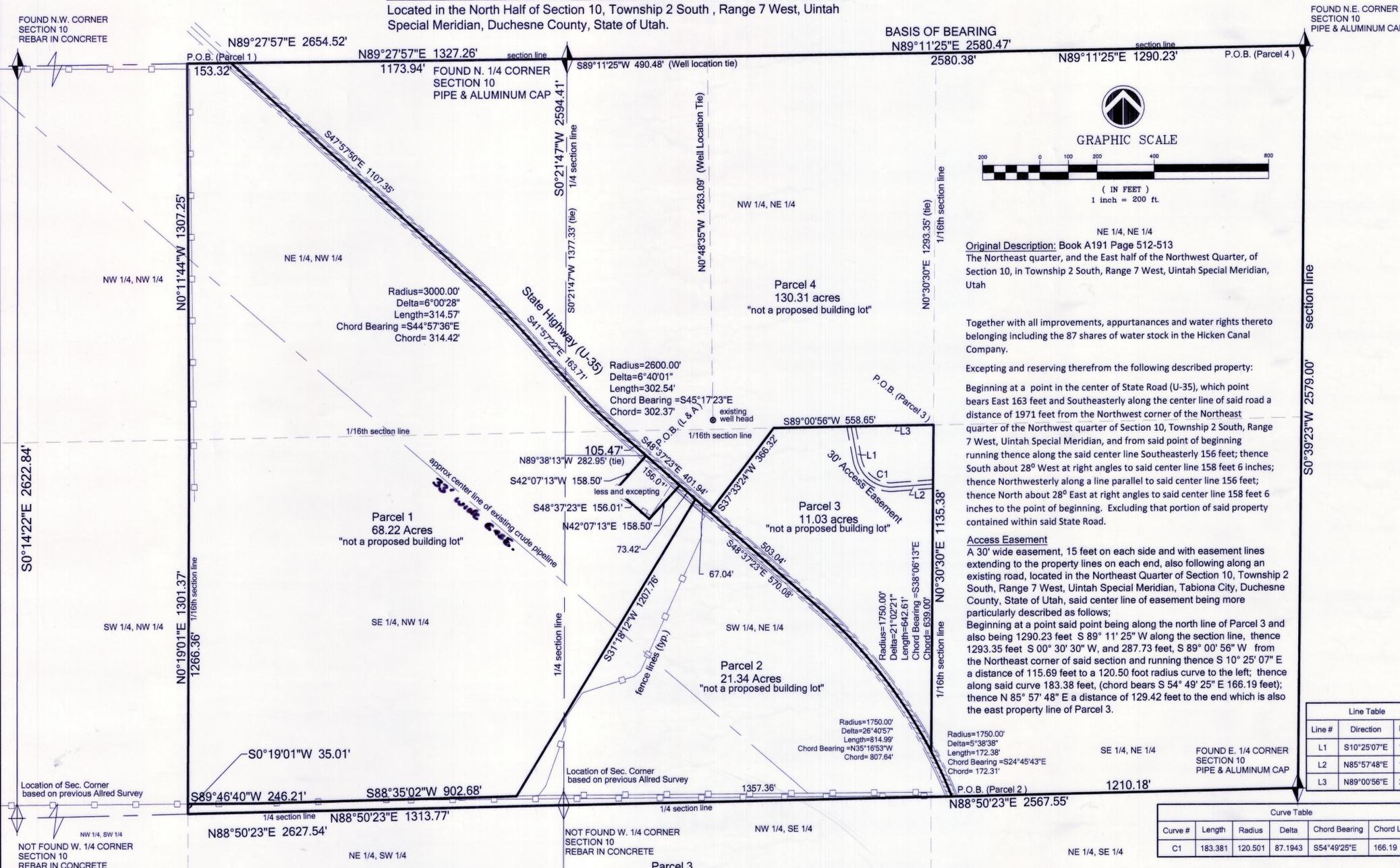


Turnbow Farm Property

Located in the North Half of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, Duchesne County, State of Utah.

Note:
All Parcels must note less and excepting State Road U-35



Original Description: Book A191 Page 512-513
The Northeast quarter, and the East half of the Northwest Quarter, of Section 10, in Township 2 South, Range 7 West, Uintah Special Meridian, Utah

Together with all improvements, appurtenances and water rights thereto belonging including the 87 shares of water stock in the Hicken Canal Company.

Excepting and reserving therefrom the following described property:

Beginning at a point in the center of State Road (U-35), which point bears East 163 feet and Southeasterly along the center line of said road a distance of 1971 feet from the Northwest corner of the Northeast quarter of the Northwest quarter of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, and from said point of beginning running thence along the said center line Southeasterly 156 feet; thence South about 28° West at right angles to said center line 158 feet 6 inches; thence Northwesterly along a line parallel to said center line 156 feet; thence North about 28° East at right angles to said center line 158 feet 6 inches to the point of beginning. Excluding that portion of said property contained within said State Road.

Access Easement

A 30' wide easement, 15 feet on each side and with easement lines extending to the property lines on each end, also following along an existing road, located in the Northeast Quarter of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, Tabiona City, Duchesne County, State of Utah, said center line of easement being more particularly described as follows:
Beginning at a point said point being along the north line of Parcel 3 and also being 1290.23 feet S 89° 11' 25" W along the section line, thence 1293.35 feet S 00° 30' 30" W, and 287.73 feet, S 89° 00' 56" W from the Northeast corner of said section and running thence S 10° 25' 07" E a distance of 115.69 feet to a 120.50 foot radius curve to the left; thence along said curve 183.38 feet, (chord bears S 54° 49' 25" E 166.19 feet); thence N 85° 57' 48" E a distance of 129.42 feet to the end which is also the east property line of Parcel 3.

Line #	Direction	Length
L1	S10°25'07"E	115.69
L2	N85°57'48"E	129.42
L3	N89°00'56"E	287.73

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	183.381	120.501	87.1943	S54°49'25"E	166.19

Minor Agricultural Subdivision Survey

Parcel 1
A parcel of land located in the North half of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, Duchesne County, State of Utah, and being more particularly described as follows:
Beginning at a point said point being 1327.26 feet S 89° 27' 57" W along the section line from the North Quarter corner of said section and running thence along the section line, N 89° 27' 57" E for a distance of 153.32 feet to the centerline of the highway; thence along said highway the following 5 calls, (1) S 47° 57' 50" E for a distance of 1107.35 feet to a 3000 foot radius curve to the right, through an angle of 06° 00' 28", and whose long chord bears S 44° 57' 36" E for a distance of 314.42 feet; (2) thence along said curve 314.57 feet; (3) S 41° 57' 22" E for a distance of 163.71 feet to a 2600 foot radius curve to the left, through an angle of 06° 40' 01", and whose long chord bears S 45° 17' 23" E for a distance of 302.37 feet; (4) thence along said curve 302.54 feet; (5) S 48° 37' 23" E for a distance of 105.47 feet; thence, S 42° 07' 13" W for a distance of 158.50 feet; thence, S 48° 37' 23" E for a distance of 156.01 feet; thence, N 42° 07' 13" E for a distance of 158.50 feet to said center line of highway; thence along said centerline, S 48° 37' 23" E for a distance of 73.42 feet; thence, S 31° 18' 12" W for a distance of 1207.76 feet to an existing fence line; thence along said fence line the following 2 calls, (1) S 88° 35' 02" W a distance of 902.68 feet; (2), S 89° 46' 40" W for a distance of 246.21 feet; thence, N 00° 19' 01" E for a distance of 1266.36 feet; thence, N 00° 11' 44" W for a distance of 1307.25 feet to the point of beginning. Contains 68.22 acres more or less.

Parcel 2
A parcel of land located in the North half of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, Duchesne County, State of Utah, and being more particularly described as follows:
Beginning at a point said point being located at the intersection of the centerline of the state highway and the said quarter section line said point being more particularly described as 1210.18 feet, S 88° 50' 23" W along the quarter section line from the East Quarter corner of said section and running thence along the quarter section line, S 88° 50' 23" W for a distance of 1357.36 feet to the center quarter corner of said section; thence along the quarter section line, S 88° 50' 23" W for a distance of 1313.77 feet; thence N 00° 19' 01" E a distance of 35.01 feet to a fence line; thence along said fence line the following 2 calls, (1) N 89° 46' 40" E for a distance of 246.21 feet; (2) N 88° 35' 02" E for a distance of 902.68 feet; thence, N 31° 18' 12" E for a distance of 1207.76 feet to the center line of said state highway; thence along said centerline the following 2 calls, (1) S 48° 37' 23" E for a distance of 570.08 feet to the beginning of a 1750 foot radius curve, turning to the right through an angle of 26° 40' 57", and whose long chord bears S 35° 16' 53" E for a distance of 807.64 feet; (2) thence along said curve 814.99 feet to the quarter section line and the point of beginning. Contains 21.34 acres more or less.

Record of Survey

Russell D. Flint
Date Signed: January 31, 2013
License Expires: March 31, 2015



OWNER'S DEDICATION

Known all by these present that we the undersigned owner's of the described tract of land, having caused the same to be subdivided into parcels, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

In witness whereby _____ have hereunto set
this _____ day of _____ AD, 20____

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
County of _____
On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owners dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires _____ Notary Public
residing in _____ County
Located in the North Half of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, Duchesne County, State of Utah.

Parcel 1
68.22 Acres
"not a proposed building lot"

Parcel 2
21.34 Acres
"not a proposed building lot"

Parcel 3
11.03 acres
"not a proposed building lot"

Parcel 4
130.31 acres
"not a proposed building lot"

Together with a 30 foot access easement

Parcel 3
A parcel of land located in the Northeast Quarter of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, Duchesne County, State of Utah, and being more particularly described as follows:
Beginning at a point said point being 1290.23 feet S 89° 11' 25" W along the section line and thence 1293.35 feet S 00° 30' 30" W from the Northeast section corner of said section and running thence S 00° 30' 30" W a distance of 1135.38 feet to the center of the state highway and to a 1750 foot radius curve to the left, through an angle of 21° 02' 21", and whose long chord bears N 38° 06' 13" W for a distance of 639.00 feet; thence along said curve and centerline of the state highway 642.61 feet; thence, continuing along said highway centerline N 48° 37' 23" W for a distance of 503.04 feet; thence, N 37° 33' 24" E for a distance of 366.32 feet; thence, N 89° 00' 56" E for a distance of 558.65 feet to the point of beginning. Contains 11.03 acres more or less. Subject to a 30 foot access easement.

Less & Excepting, Parley Turnbow Parcel (correction)
A parcel of land located in the Northeast Quarter of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, Duchesne County, State of Utah, and being more particularly described as follows:
Beginning at a point said point being 1377.33 feet S 00° 21' 47" W along the quarter section line and thence 282.95 feet S 89° 38' 13" E from the North Quarter corner of said section and running thence along the center line of the state highway, S 48° 37' 23" E for a distance of 156.01 feet; thence perpendicular from said centerline highway, S 42° 07' 13" W for a distance of 158.50 feet; thence, N 48° 37' 23" W for a distance of 156.01 feet; thence N 42° 07' 13" E a distance of 158.50 feet to the point of beginning. Contains 0.57 acres more or less.

Survey Certificate:
I, Russell D. Flint, a professional land surveyor in the State of Utah, holding a license in accordance with "Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act" License No. 4938722, Do hereby certify that:
1. This plat represents the results of a survey conducted under my supervision at the instance of Burnell M. Turnbow & Jennette D. Trust, Richard Turnbow trustee.
2. The land survey lies within the North Half of Section 10, Township 2 South, Range 7 West, Uintah Special Meridian, Duchesne County, State of Utah, and the survey was completed on September 26, 2012.
3. This plat complies with applicable statutes of this state, and any local ordinances in effect on the date that the survey was completed. The survey is also in accordance with Section 17-23-17, Utah State Code.

Duchesne County Surveyor's # 2631
DUCHESNE COUNTY TREASURER
I CERTIFY AT THE TIME OF MY SIGNING THIS PLAT, THE PROPERTIES AS SHOWN HEREON HAVE BEEN CLEARED OF ALL BACK TAXES.

DUCHESNE COUNTY TREASURER DATE

COUNTY PLANNING DEPARTMENT APPROVAL
APPROVED BY THE PLANNING DEPARTMENT OF DUCHESNE COUNTY, UTAH, THIS _____ DAY OF _____ A.D. 2013.

Michael Hyde, Community Development Director

RECORDED #
State of Utah, County of Duchesne, Recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ County Recorder _____

Sheet
1 of 1
FLINT
LAND SURVEYING & CONSULTING INC.
P.O. BOX 95029, SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
FAX: (801) 253-1466

DRAWING BY	JCS
CHECKED BY	RDF
PROJECT #	110705