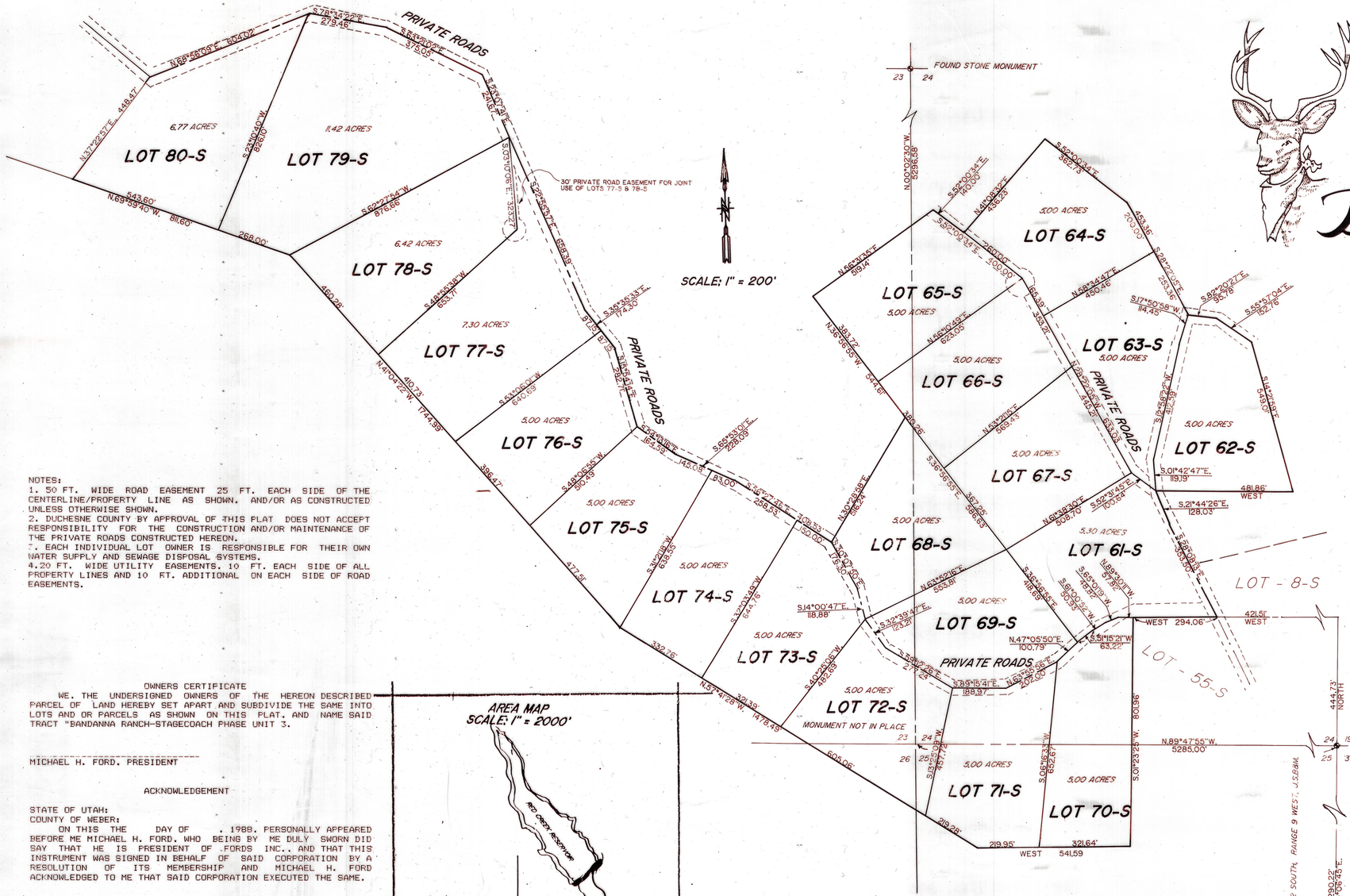


BANDANNA RANCH

STAGECOACH PHASE UNIT-3

PART OF SECTIONS 23, 24, 25 AND 26
TOWNSHIP 2 SOUTH, RANGE 9 WEST
U.S.B.&M.
JULY, 1988

NOTES:
1. 50 FT. WIDE ROAD EASEMENT 25 FT. EACH SIDE OF THE CENTERLINE/PROPERTY LINE AS SHOWN. AND/OR AS CONSTRUCTED UNLESS OTHERWISE SHOWN.
2. DUCHESNE COUNTY BY APPROVAL OF THIS PLAT DOES NOT ACCEPT RESPONSIBILITY FOR THE CONSTRUCTION AND/OR MAINTENANCE OF THE PRIVATE ROADS CONSTRUCTED HEREON.
3. EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THEIR OWN WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS.
4. 20 FT. WIDE UTILITY EASEMENTS. 10 FT. EACH SIDE OF ALL PROPERTY LINES AND 10 FT. ADDITIONAL ON EACH SIDE OF ROAD EASEMENTS.

PROPERTY DESCRIPTION FOR BANDANNA RANCH. STAGECOACH PHASE. UNIT 3

BEING A PART OF SECTIONS 23. 24. 25. AND 26 OF TOWNSHIP 2 SOUTH. RANGE 9 WEST UINTAH SPECIAL BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 55-S. BANDANNA RANCH STAGECOACH PHASE. SAID POINT BEING NORTH 444.73 FEET. AND WEST 4218.51 FEET FROM THE SOUTHEAST CORNER OF SECTION 24. AND RUNNING:

THENCE WEST. ALONG THE NORTH LINE OF SAID LOT 55-S. 294.06 FEET TO THE NORTHWEST CORNER OF SAID LOT:
THENCE S.01°23'25"W., ALONG THE WEST LINE OF SAID LOT 801.96 FEET TO THE SOUTH CORNER OF SAID LOT:
THENCE WEST 541.59 FEET:
THENCE N.57°41'28"W., 1478.49 FEET:
THENCE N.41°04'22"W., 1744.99 FEET:
THENCE N.69°59'40"W., 811.60 FEET:
THENCE N.37°22'57"E., 448.47 FEET:
THENCE N.68°56'09"E., 604.02 FEET:
THENCE S.78°34'22"E., 279.46 FEET:
THENCE S.63°21'02"E., 375.05 FEET:
THENCE S.23°07'41"E., 241.67 FEET:
THENCE S.22°55'57"E., 658.39 FEET:
THENCE S.35°35'33"E., 174.30 FEET:
THENCE S.15°54'14"E., 282.71 FEET:
THENCE S.54°13'16"E., 164.59 FEET:
THENCE S.65°53'01"E., 228.09 FEET:
THENCE S.56°27'46"E., 408.53 FEET:
THENCE N.30°28'58"E., 516.24 FEET:
THENCE N.36°56'55"W., 544.61 FEET:
THENCE N.56°31'35"E., 519.14 FEET:
THENCE S.52°00'34"E., 140.00 FEET:
THENCE N.41°08'32"E., 436.23 FEET:
THENCE S.52°00'34"E., 362.73 FEET:
THENCE S.28°22'05"E., 253.36 FEET:
THENCE S.82°20'27"E., 95.78 FEET:
THENCE S.55°57'04"E., 152.76 FEET:
THENCE S.14°21'59"E., 549.01 FEET:
THENCE WEST, 481.86 FEET:
THENCE S.21°44'26"E., 128.03 FEET:
THENCE S.28°08'13"E... PASSING THE NORTHWEST CORNER OF LOT 8-S. STAGECOACH PHASE AT 157.95 FEET. AND CONTINUING FOR A TOTAL DISTANCE OF 353.50 FEET TO THE POINT OF BEGINNING. AND CONTAINING 112.20 ACRES.

OWNERS CERTIFICATE

WE. THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED PARCEL OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND OR PARCELS AS SHOWN ON THIS PLAT. AND NAME SAID TRACT "BANDANNA RANCH-STAGECOACH PHASE UNIT 3.

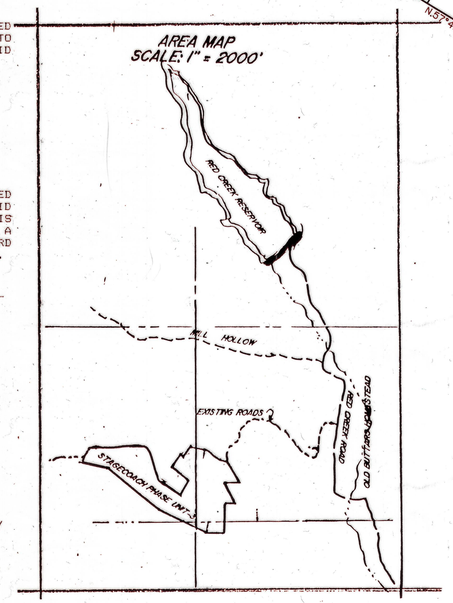
MICHAEL H. FORD. PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH:
COUNTY OF WEBER:

ON THIS THE DAY OF . 1988. PERSONALLY APPEARED BEFORE ME MICHAEL H. FORD. WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF FORDS INC.. AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY A RESOLUTION OF ITS MEMBERSHIP AND MICHAEL H. FORD ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC COMMISSION EXPIRES



NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION. NO. 5 CAPPEDREBAR 24 INCHES LONG WILL BESET AT ALL REAR LOT CORNERS AND AT 25 FOOT OFFSETS ALONG THE FRONTS. NO PROBLEMS WITH ADJOINERS, AS SURROUNDING PROPERTY IS COMMONLY OWNED.

SURVEYORS CERTIFICATE

I. MARTIN B. MOORE JR.. LICENSED LAND SURVEYOR NO. 3964 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE BY ME. AT THE REQUEST OF MICHAEL H. FORD. PRESIDENT OF FORDS INC.. AND ON BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C.. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARTIN B. MOORE JR.

REGISTERED LAND SURVEYOR No. 3964 MARTIN B. MOORE JR. State of Utah

DUCHESNE COUNTY ENGINEER

APPROVED BY THE DUCHESNE COUNTY ENGINEER ON THIS THE DAY OF 1988.

COUNTY ENGINEER

DUCHESNE COUNTY PLANNING COMMISSION

THIS PLAT APPROVED BY THE DUCHESNE COUNTY PLANNING COMMISSION ON THIS THE DAY OF 1988.

CHAIRMAN

DUCHESNE COUNTY COMMISSION

THIS PLAT APPROVED BY THE DUCHESNE COUNTY COMMISSION ON THIS THE DAY OF 1988.

SIGNATURE ATTEST

DUCHESNE COUNTY RECORDERS CERTIFICATE

STATE OF UTAH
COUNTY OF DUCHESNE

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDERS OFFICE ON THE DAY OF 1988. AT O'CLOCK AND IS DULY RECORDED.

FILING NUMBER COUNTY RECORDER

prepared by
MOUNTAIN WEST professional LAND SURVEYORS P.C.
P.O. Box 207
Roy, Utah 84067

9/27/89 Duchesne Co. Sur File # 53