MINOR SUBDIVISION SURVEY FOR

FRUITLAND SPECIAL SERVICE DISTRICT

SECTION 25, TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE & MERIDIAN

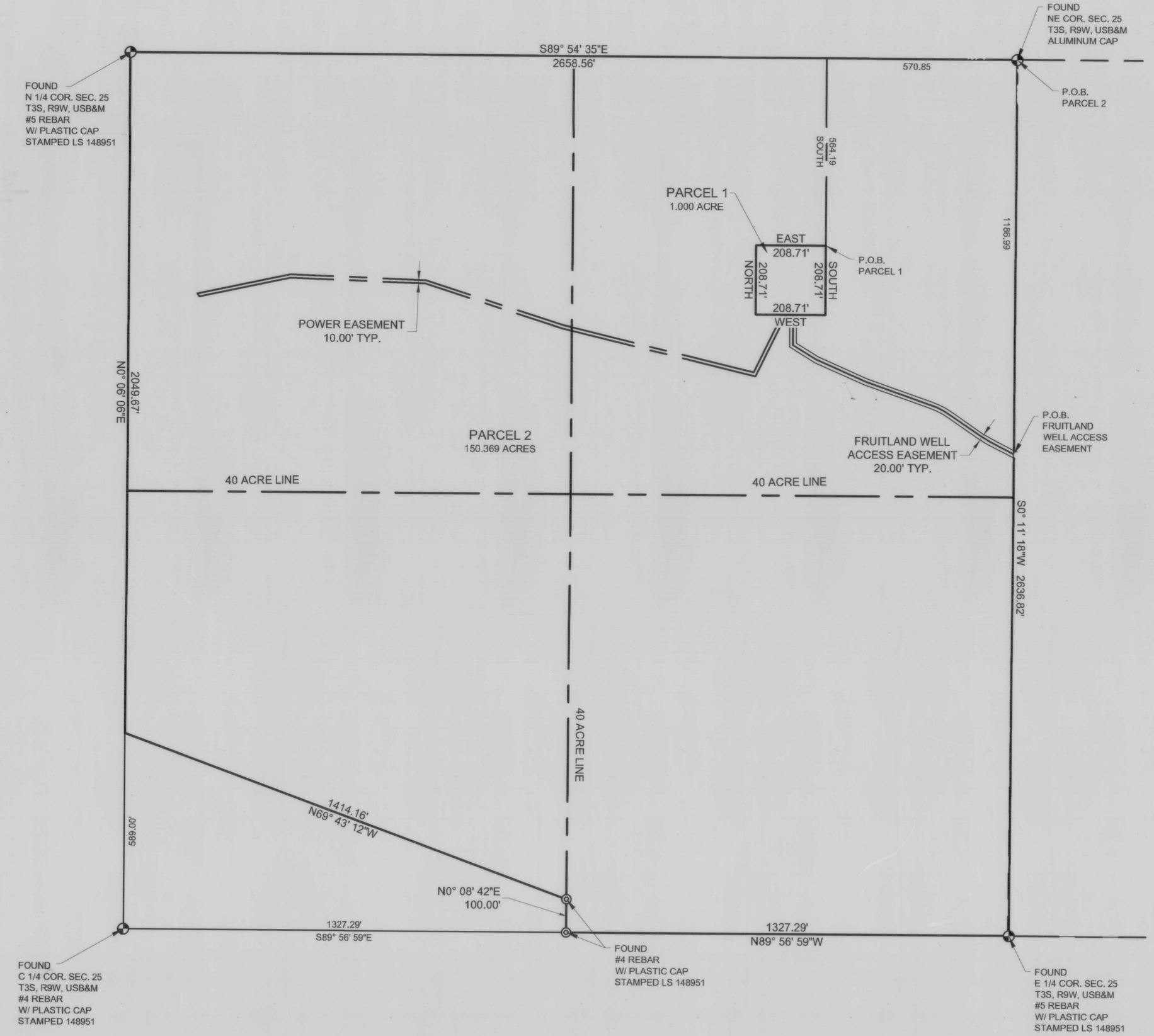
GRAPHIC SCALE

0 50 100 200 400

(IN FEET)

11x17: 1 inch = 400 ft.

24x36: 1 inch = 200 ft.



O:\-2012\PG-056-1202 Fruitland Well\Project Data\Design\Right_of_Way\MINOR SUBDIVISION.dwg

PARCEL 1 (FRUITLAND WELL PARCEL) LEGAL DESCRIPTION

A PARCEL OF LAND, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE¼ NE¼ OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 570.85 FEET N.89°54'35"W. ALONG THE SECTION LINE AND 564.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 25; THENCE RUNNING SOUTH 208.71 FEET; THENCE WEST 208.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 208.71 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 43,560 SQUARE FEET IN AREA OR 1.000 ACRE.

TOGETHER WITH: POWER EASEMENT AND ACCESS EASEMENT AS HEREON DESCRIBED

POWER EASEMENT

A PERPETUAL EASEMENT UPON PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE N½ NE¼ OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A POWER LINE, AND ALL APPURTENANT FACILITIES IN, ACROSS, AND THROUGH A TRACT OF LAND LOCATED IN DUCHESNE COUNTY, STATE OF UTAH, INCLUDED WITHIN A STRIP OF LAND 10.00 FEET WIDE, 5.00 FEET LEFT OR SOUTHERLY AND 5.00 FEET RIGHT OR NORTHERLY FROM THE CENTER LINE OF SAID POWER LINE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE FRUITLAND SPECIAL SERVICE DISTRICT WELL PROPERTY, WHICH POINT IS 694.55 FEET N.89°54'35"W. ALONG THE SECTION LINE AND 773.09 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 25; THENCE S.25°59'35"W. 200.28 FEET; THENCE N.76°27'29"W. 596.18 FEET; THENCE N.72°09'32"W. 429.19 FEET; THENCE N.87°54'24"W. 404.05 FEET; THENCE S.77°56'00"W. 282.71 FEET TO A POINT IN THE EXISTING POWER LINE.

THE SIDELINE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN ON THE SOUTHERLY BOUNDARY LINE OF SAID FRUITLAND SPECIAL SERVICE DISTRICT WELL PROPERTY AND END ON THE EXISTING CENTER LINE OF SAID POWER LINE. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 19,127 SQUARE FEET IN AREA OR 0.439 ACRE.

OWNERS ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF DUCHESNE)

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PARCELS OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED AND EASEMENTS GRANTED, TO BE IN COMPLIANCE WITH THE DUCHESNE COUNTY SUBDIVISION ORDINANCE, FOR THE PURPOSES OF LAND CONVEYANCE AND TRANSFER OF OWNERSHIP.

Hidden Meadow LLC Gen Mgr

ON THE DATE SHOWN BY EACH SIGNATURE, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THIS MINOR SUBDIVISION SURVEY WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3-9-17 Diane L Robinson
NOTARY PUBLIC

NOTARY PUBLIC
Diane L Robinson
664495
My Commission Expires
March 9, 2017
STATE OF UTAH

COUNTY RECORDER CERTIFICATE

STATE OF UTAH)
) SS
COUNTY OF DUCHESNE)

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE COUNTY RECORDER'S OFFICE ON THIS _____ DAY OF _____ OF 20 _____.

DUCHESNE COUNTY RECORDER

BOOK _____ PAGE _____
FILE NUMBER _____

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS 17th DAY OF December OF 20 13.

Michael A. Hyde
DUCHESNE COUNTY PLANNING DIRECTOR

Mindy Clegg, Deputy Treasurer
DUCHESNE COUNTY TREASURER

PARCEL 2 LEGAL DESCRIPTION

A PARCEL OF LAND, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE¼ NE¼ OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25; AND RUNNING THENCE S.00°11'18"W. 2636.82 FEET ALONG THE SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE N.89°56'59"W. 1327.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N.00°08'42"E. 100.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N.69°43'12"W. 1414.16 FEET TO THE WESTERLY BOUNDARY LINE OF SAID NORTHEAST QUARTER; THENCE N.00°06'06"E. 2049.67 FEET ALONG SAID BOUNDARY LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE S.89°54'35"E. 2658.56 FEET ALONG THE NORTHERLY SECTION LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 150.369 ACRES.

LESS: PARCEL 1(FRUITLAND WELL PARCEL) DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE¼ NE¼ OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 570.85 FEET N.89°54'35"W. ALONG THE SECTION LINE AND 564.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 25; THENCE RUNNING SOUTH 208.71 FEET; THENCE WEST 208.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 208.71 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 43,560 SQUARE FEET IN AREA OR 1.000 ACRE.

TOTAL AREA OF PARCEL 2 CONTAINS 150.369 ACRES.

SUBJECT TO: POWER EASEMENT AND ACCESS EASEMENT AS HEREON DESCRIBED.

FRUITLAND WELL ACCESS EASEMENT LEGAL DESCRIPTION

A PERPETUAL EASEMENT UPON PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NE¼ NE¼ OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE FRUITLAND SPECIAL SERVICE DISTRICT WELL, ALSO FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A WATER PIPELINE, AND ALL APPURTENANT FACILITIES IN, ACROSS, AND THROUGH A TRACT OF LAND LOCATED IN DUCHESNE COUNTY, STATE OF UTAH, INCLUDED WITHIN A STRIP OF LAND 20.00 FEET WIDE, 10.00 FEET RIGHT OR NORTHERLY AND EASTERLY AND 10.00 FEET RIGHT OR SOUTHERLY AND WESTERLY FROM THE FOLLOWING DESCRIBED CENTER LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SECTION LINE OF SAID SECTION 25, WHICH POINT IS 1186.99 FEET S.00°11'18"W. ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 25; AND RUNNING THENCE N.62°52'46"W. 83.48 FEET TO THE POINT OF TANGENCY OF A 250.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 32.61 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS N.59°08'34"W. 32.58 FEET); THENCE N.55°24'23"W. 109.50 FEET TO THE POINT OF TANGENCY OF A 250.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 66.73 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS N.63°03'12"W. 66.53 FEET); THENCE N.70°42'01"W. 205.19 FEET; THENCE N.66°08'55"W. 162.91 FEET; THENCE N.58°12'33"W. 81.94 FEET; THENCE NORTH 91.04 FEET TO THE SOUTHERLY BOUNDARY LINE OF PARCEL 1 (FRUITLAND WELL PARCEL).

THE SIDELINE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN ON THE EASTERLY SECTION LINE OF SAID SECTION 25 AND END ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 1 (FRUITLAND WELL PARCEL). THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 16,665 SQUARE FEET IN AREA OR 0.383 ACRE.
389 ACRE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND SHOWN ON THIS PLAT, AND THAT THE MONUMENTS INDICATED WERE FOUND OR SET DURING SAID SURVEY, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE.

PROFESSIONAL LAND SURVEYOR
1/07/14
No. 156196
RAY A. JENSEN
STATE OF UTAH

RAY A. JENSEN, REGISTERED LAND SURVEYOR,
CERTIFICATE NO. 156196,(UTAH)

WARNING
0 1 2
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

HORROCKS ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

COUNTY SURVEYORS FILE # 2902