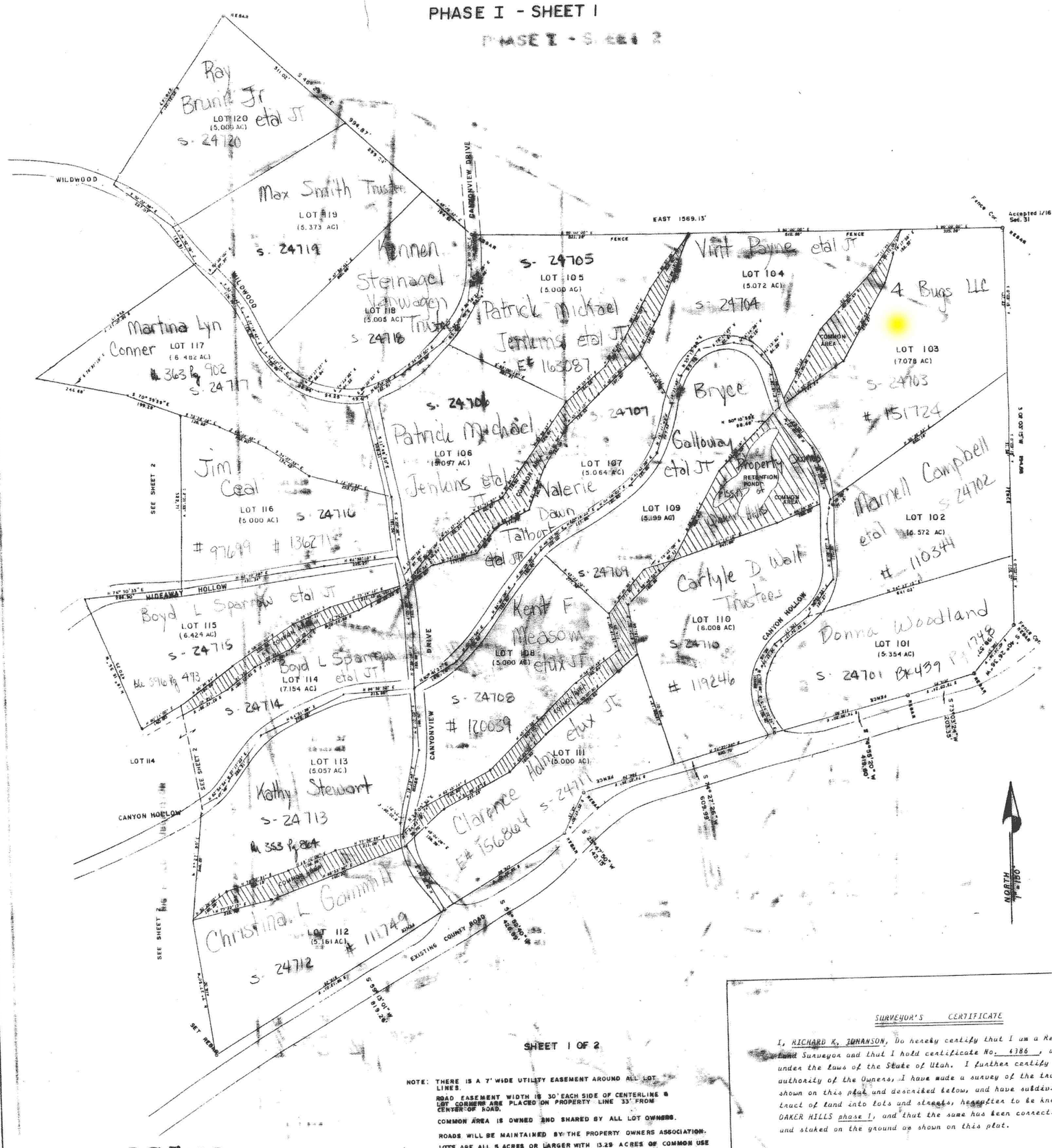
OAKER HILLS

PHASE I - SHEET 1

PHASE I - SHEET 2



SHEET 1 OF 2

NOTE: THERE IS A 7' WIDE UTILITY EASEMENT AROUND ALL LOT LINES.

ROAD EASEMENT WIDTH IS 30' EACH SIDE OF CENTERLINE & LOT CORNERS ARE PLACED ON PROPERTY LINE 33' FROM CENTER OF ROAD.

COMMON AREA IS OWNED AND SHARED BY ALL LOT OWNERS.

ROADS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LOTS ARE ALL 5 ACRES OR LARGER WITH 13.29 ACRES OF COMMON USE OWNERSHIP.

285032

RECORDED June 30, 1986 4:20 PM BOOK — PAGE —
REQUEST OF Richard K. Johanson
FEE PAID - JANET J. LUND, SANPETE COUNTY RECORDER
$ 54.54 BY Janet J. Lund DEPUTY

THIS IS A SEASONAL USE SUBDIVISION AND ROADS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

ACCEPTANCE BY THE COUNTY ATTORNEY

THE COUNTY ATTORNEY OF SANPETE COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THIS PLAT.

THIS 24th DAY OF June, A.D. 1986.

ATTEST Janet J. Lund

ACCEPTANCE BY PLANNING COMMISSION:

THE PLANNING COMMISSION OF SANPETE COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THIS PLAT.

THIS 24th DAY OF June, A.D. 1986.

ATTEST Janet J. Lund

PREPARED FOR,

M. J. INVESTMENT CO.

BY,

LAND SURVEY & ENGINEERING ASSOCIATES

OWNERS DEDICATION

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused thesame to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other publicareas as indicated for perpetual use of the public.

In witness hereof we have hereunto set our hands this 3rd day of June, A.D. 1986.

M.J. Investment
By, May Smith Pres.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF }

On the 3 day of June, A.D. 1986 personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did excute the same.

My Commission Expeires RESIDING AT MT. PLEASANT, UTAH COMMISSION EXPIRES 10-1-88

NOTARY PUBLIC Jan A. Madsen

ACCEPTANCE BY LEGISLATIVE BODY

The COUNTY COMMISSION OF SANPETE County of Utah, approves this subdivision and hereby accepts this plat.

This 24th day of June, A.D. 1986.

Wayne M. Whitney
Gale Christensen
Kenneth Madsen

ATTEST Janet J. Lund Clerk-Recorder

BOARD OF HEALTH

Approved subject to the following conditions Each Lot Must Meet STATE AND LOCAL HEALTH REGULATIONS REGARDING WATER AND WASTEWATER.

Daryl M. Johansen, R.S. Sanitarian

SURVEYOR'S CERTIFICATE

I, RICHARD K. JOHANSON, Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 4386, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as OAKER HILLS phase I, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Southwest Corner of Section 31, Township 12 South, Range 4 East, S.L.B. & M.; thence N 1°36' 49" E. 396.00' to the Southeast Corner of Township 12 South 3 East; thence along the Township Line

COURSE	DIST	
N 0°07' 05" W.	3590.00'	thence leaving Township Line
S 84°00' 00" E.	501.03'	thence
S 62°00' 00" E.	969.41'	thence
East	343.76'	thence
S 65°53' 46" E.	489.62'	thence
S 46°29' 42" E.	994.87'	to a Fence Line; thence
East (To 1/16 Cor.)	1569.13'	along the Fence Line; thence
S 00°03' 15" W.	1194.88'	along the Fence Line; thence
S 40°26' 36" W.	198. 57'	along the Fence Line; thence
S 73°03' 24" W.	203. 35'	along the Fence Line; thence
S 74°55' 20" W.	419.60'	along the Fence Line; thence
S 74°27' 26" W.	609. 99'	along the Fence Line; thence
S 25°47' 50" W.	742. 15'	along the fence Line; thence
S 58°52' 40" W.	428. 89'	along the Fence Line; thence
S 59°13' 01" W.	819. 26'	along the Fence Line; thence
S 79°56' 18" W.	710. 82'	along the Fence Line; thence
S 88°59' 57" W.	1288.94'	Leaving Fence Line and to the Southwest Corner of Section 31; the Point of Beginning.

Containing 274.149 Acres

Date June 6, 1986

REGISTERED LAND SURVEYOR Richard K. Johanson STATE OF UTAH

SURVEYOR Richard K Johanson

BASIS OF BEARING IS USED AS USED FOR BLACKHAWK, HIDEAWAY VALLEY, AND OTHER SUBDIVISIONS IN THE AREA NETWORK.