

MINOR SUBDIVISION SURVEY FOR LES GARDNER SECTION 17 SUBDIVISION

A SUBDIVISION LOCATED IN
SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE & MERIDIAN
DUCHEсне COUNTY, UTAH

BOUNDARY DESCRIPTION

Commencing at the Southwest Corner of Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence South 89°52'25" East 1320.68 feet along the South line of the SW1/4 of the SW1/4 of said Section 17 to the Southeast Corner of said aliquot part;
Thence South 89°51'47" East 54.18 feet along the South line of the SE1/4 of the SW1/4 of said Section to the TRUE POINT OF BEGINNING, said point being the Southeast Corner of that parcel described on page 822, Book A588 of deeds in the Duchesne County Recorder's records;
Thence North 00°23'19" West 198.01 feet parallel with the West line of said Section;
Thence South 89°51'47" East 220.00 feet parallel with said South line;
Thence North 00°23'19" West 37.46 feet;
Thence South 89°51'47" East 235.47 feet to said South line;
Thence North 89°51'47" West 590.00 feet to the TRUE POINT OF BEGINNING, containing 3.00 acres. Said parcel being subject to that portion being used as County Road right-of-way.

OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided into the parcels shown, 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.

Landowner's Signatures	Print Name	Date Acknowledged	Notary's Initials
_____	_____	_____	_____

ACKNOWLEDGMENT

State of Utah }
County of Duchesne } SS

On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires _____
Notary Public

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, 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.



Jerry D. Allred, Professional Land Surveyor
Utah Certificate Number 148951

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHEсне } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

FILING NO. _____ COUNTY RECORDER _____

COUNTY SURVEYOR'S FILE NUMBER 2659

JERRY D. ALLRED AND ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST—P.O. BOX 975
DUCHEсне, UTAH 84021
(435) 738-5352

REV 20 SEP 2012
18 AUG 2012
12-100-045

LINE	BEARING	DISTANCE
L1	S 89°51'47" E	54.18'
L2	N 00°23'19" W	198.01'
L3	N 00°23'19" W	44.71'
L4	N 00°23'19" W	153.63'
L5	N 00°23'19" W	235.47'
L6	N 00°23'19" W	44.29'
L7	N 00°23'19" W	153.72'
L8	N 00°23'19" W	37.46'
L9	N 00°23'19" W	235.47'
L10	N 00°23'19" W	43.27'
L11	N 00°23'19" W	192.20'
L12	N 00°23'19" W	235.47'
L13	N 00°23'19" W	43.13'
L14	N 00°23'19" W	192.34'

LEGEND AND NOTES

- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY.
- ◆ FOUND MONUMENTS AT 1/16 CORNERS
- EXISTING FENCES

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT A CONTROL POINT (SECTION CORNER) LOCATED AT LAT: 40°18'07.65011" N & LONG: 109°59'30.70324" W USING THE UTAH G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER.

NARRATIVE

This survey was performed at the request of Les Gardner for the purpose of subdividing off lots in Section 17 as shown on this plat. Section 17 was originally surveyed by the General Land Office using the "3-Mile" method during which the sixteenth corners were set. A search was made for the monuments marking the Public Land Survey System (PLSS) corners and the results are noted on the plat. These corners were used to control the survey. This plat represents the dependent resurvey and subdivision by the Three Mile Method of portions of Section 17, and is designed to restore the corners in their true original location according to the best available evidence.

DUCHEсне COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____

COLENE NELSON
DUCHEсне COUNTY TREASURER

DUCHEсне COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON
THIS _____ DAY OF _____ OF 20____

MICHAEL HYDE
DUCHEсне COUNTY COMMUNITY DEVELOPMENT DIRECTOR

