Workman - Prisbrey Minor Subdivision

Located in Block 6, Plat "D", Roosevelt City Survey
Section 16, T. 2 S., R. 1 W., U.S.B. & M.
Roosevelt City, Duchesne County, Utah
2020

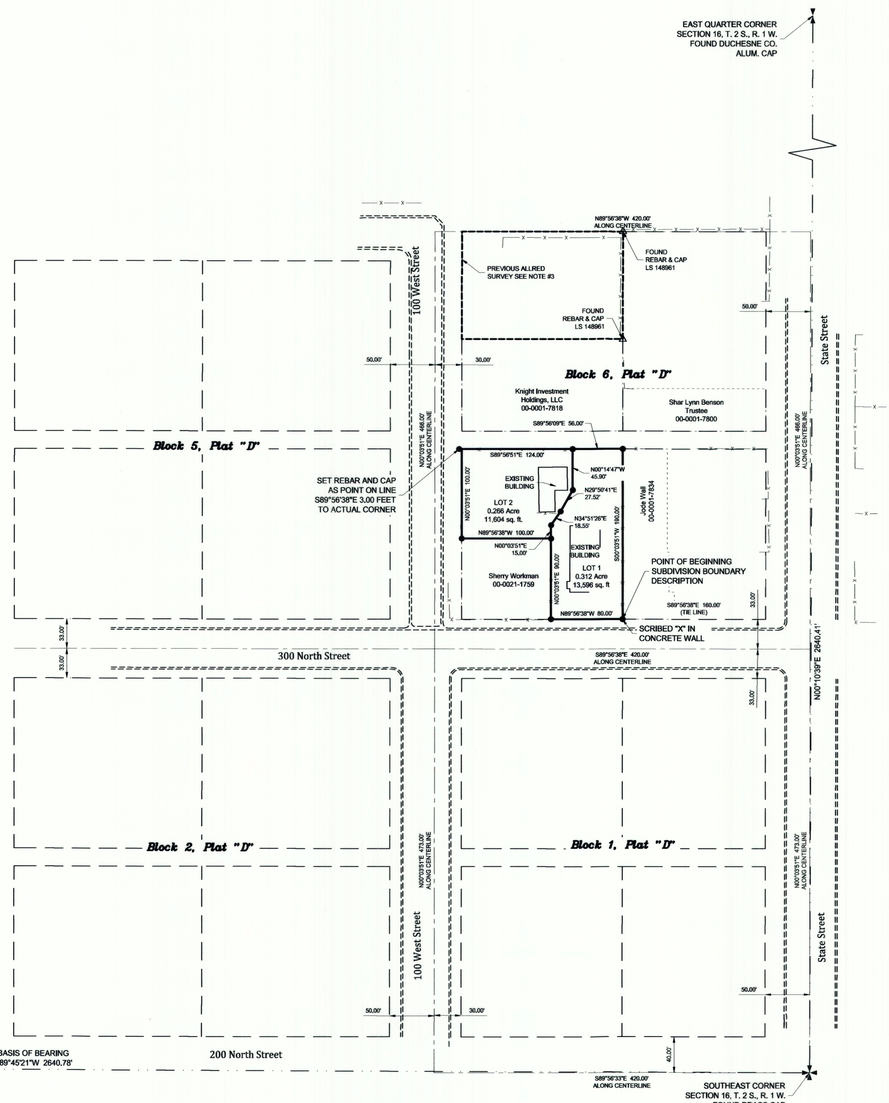
GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

LEGEND

- SURVEYED BOUNDARY LINE
- PREVIOUS SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- DEED LINE
- EXISTING FENCE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED



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SURVEY NARRATIVE AND NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO SPLIT THE PARCEL OF 00-0001-7842, CREATE A TWO (2) LOT MINOR SUBDIVISION, AND STAKE CERTAIN CORNER AS SHOWN HEREON.

2. BASIS OF BEARING USED WAS N89°45'21"W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 16, T. 2 S., R. 1 W., U.S.B. & M.

3. A SURVEY PLAT PERFORMED FOR EDWIN BULLOCH BY JERRY D. ALLRED AND ASSOCIATES IN 2000 WAS USED TO ESTABLISH THE BLOCK AND LOT LINES AS SHOWN HEREON. SAID PLAT CAN BE FOUND IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER 990.

DEED DESCRIPTION FOR PARCEL 00-0001-7842

AS FOUND ON A WARRANTY DEED
ENTRY NUMBER 432812, BOOK A-614 PAGE 393
IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE

LOT 3, BLOCK 6, PLAT "D", ROOSEVELT CITY SURVEY
BEGINNING AT A POINT 20 FEET WEST OF THE NORTHWEST CORNER OF LOT 3, BLOCK 6, PLAT "D" AND RUNNING THENCE EAST 180.0 FEET TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 190 FEET; THENCE WEST 80 FEET; THENCE NORTH 90 FEET; THENCE WEST 100.0 FEET; THENCE NORTH 100.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING.
SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY.
EXCEPTING THEREFROM ALL OIL, GAS, AND MINERAL RIGHTS.

BOUNDARY DESCRIPTION FOR THE MINOR SUBDIVISION

BEGINNING AT A POINT LOCATED N89°56'38"W ALONG THE SOUTH LINE OF BLOCK 6, PLAT "D", ROOSEVELT CITY SURVEY, 160.00 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 6; THENCE N89°56'38"W ALONG THE SOUTH LINE OF SAID BLOCK 6, 80.00 FEET; THENCE N00°03'51"E 90.00 FEET; THENCE N89°56'38"W 100.00 FEET; THENCE N00°03'51"E 100.00 FEET; THENCE S89°56'38"E 180.00 FEET; THENCE S00°03'51"W 190.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.579 ACRE (25,200 sq. ft.)

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.

PROFESSIONAL LAND SURVEYOR TROY W. GADD No. 5561169 STATE OF UTAH

TROY W. GADD, L.S. #5561169 DATE 11/24/20

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED PARCEL OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED, TO BE IN COMPLIANCE WITH THE ROOSEVELT CITY SUBDIVISION ORDINANCE FOR THE PURPOSES OF LAND CONVEYANCE AND TRANSFER OF OWNERSHIP.

WANE WORKMAN

JACKIE WORKMAN

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 2020, PERSONALLY APPEARED BEFORE ME, WANE WORKMAN AND JACKIE WORKMAN, THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

ROOSEVELT CITY PLANNING DEPARTMENT APPROVAL

APPROVED AS THE WORKMAN - PRISBREY MINOR SUBDIVISION ON THIS _____ DAY OF _____ OF 2020.

ROOSEVELT CITY PLANNING CHAIRMAN

ROOSEVELT CITY COUNCIL APPROVAL

APPROVED AS THE WORKMAN - PRISBREY MINOR SUBDIVISION ON THIS _____ DAY OF _____ OF 2020.

CITY MAYOR

CITY RECORDER

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 2020.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF DUCHESNE } S.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, A.D. 2020, AT _____ O'CLOCK ____ M., AND IS DULY RECORDED.

COUNTY RECORDER

FILE NUMBER

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- *infrastructure professionals* -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2009-087	FILE NAME:	h:\jd\proj\2009-087\dwg\2009-087 survey-prisbrey.dwg	
SURVEYED BY: T.W.G.	DRAWN BY: T.W.G.	UPDATED: 11/23/2020	PLOTTED: 11/24/2020

Workman - Prisbrey Minor Subdivision

Roosevelt City, Duchesne County, Utah
Scale: 1" = 80'

County Surveyor's File # 4707