

# PROPERTY SPLIT FOR TERRY BASTIAN LOCATED IN SECTION 32, T1N, R1W, USM DUCHEсне COUNTY, UTAH

**DESCRIPTION:**

TOWNSHIP 1 NORTH, RANGE 1 WEST, UTAH SPECIAL BASE & MERIDIAN  
SECTION 32:

NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; ALSO BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER RUNNING THENCE WEST 6 5/12 RODS (105.875'); THENCE NORTH 40 RODS (660'); THENCE WEST 6 11/12 RODS (114.125'); THENCE NORTH 20 RODS (330'); THENCE WEST 26 2/3 RODS (440'); THENCE NORTH 20 RODS (330'); THENCE EAST 40 RODS (660'); THENCE SOUTH 80 RODS (1320') TO THE POINT OF BEGINNING.

BEGINNING 6 5/12 RODS (105.875') WEST AND 660 FEET NORTH OF SOUTHEAST CORNER OF SOUTHWEST QUARTER SOUTHEAST QUARTER; WEST 66 FEET; SOUTH 330 FEET; EAST 66 FEET; NORTH 330 FEET TO BEGINNING, SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN. CONTAINS 0.50 ACRE.

NEW PARCEL #1:

TOWNSHIP 1 NORTH, RANGE 1 WEST, UTAH SPECIAL BASE & MERIDIAN  
SECTION 32:

NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; ALSO BEGINNING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 THAT IS N0°00'59"E 681.45 FEET FROM THE SOUTHEAST CORNER SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE N89°48'09"W ACROSS THE APPROXIMATE CENTER OF AN EXISTING STOCK WATER TANK 109.36 FEET; THENCE S0°00'59"W 21.45 FEET; THENCE N89°48'09"W 110.64 FEET; THENCE N0°00'59"E 330.00 FEET; THENCE N89°48'09"W 439.57 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SAID SECTION 32; THENCE ALONG SAID WEST LINE N0°03'24"E 331.03 FEET TO THE NORTHWEST CORNER SAID NORTHWEST QUARTER SAID SOUTHWEST QUARTER SAID SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S89°51'57"E 659.33 FEET TO THE EAST LINE SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE S0°00'59"W 641.05 FEET TO THE POINT OF BEGINNING. CONTAINS A COMBINED ACREAGE OF 56.54 ACRES, MORE OR LESS.

NEW PARCEL #2:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SECTION N89°48'09"W 105.88 FEET; THENCE N0°00'59"E PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SAID SECTION 330.00 FEET; THENCE N89°48'09"W 66 FEET; THENCE N0°00'59"E 330.00 FEET; THENCE S89°48'09"E 62.51 FEET; THENCE N0°00'59"E 21.45 FEET; THENCE S89°48'09"E ACROSS THE APPROXIMATE CENTERLINE OF AN EXISTING WATER TANK 109.36 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION; THENCE ALONG SAID EAST LINE S0°00'59"W 681.45 FEET TO THE POINT OF BEGINNING. CONTAINS 2.16 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER SECTION 32, T1N, R1W, USM WHICH IS ASSUMED TO BEAR N89°48'09"W.

**NARRATIVE:**

THIS SURVEY IS PART OF THE SALE OF THE LARGER PARCEL, BEING FARM GROUND, AND IS THEREFORE BEING TREATED AS AN AGRICULTURAL SPLIT. THE NORTH LINE OF THE SMALLER PARCEL WAS DETERMINED BY THE LOCATION OF THE STOCK WATER TANK, WHICH WAS TO BE SPLIT SO BOTH PARCELS COULD HAVE ACCESS TO IT. SINCE THIS IS A THREE MILE SECTION BREAKDOWN WE SEARCHED FOR THE INTERIOR 1/16TH CORNERS AND USED THE EVIDENCE FOUND TO DETERMINE THEIR LOCATIONS. THERE IS A QUESTION ON THE LOCATION OF THE SOUTHWEST CORNER OF SECTION 32. THE DUCHEсне COUNTY SURVEYOR RECORDS AND ORIGINAL GLD RECORDS INDICATE THAT THEIR ARE OFFSET CORNERS AT THAT LOCATION IN PAST SURVEYS THAT I HAVE DONE WE HAVE VERIFIED THE LOCATION OF THE SPINDLE FOUND AS BEING THE CORNER OF SECTIONS 5 AND 6, T1S, R1W, USM. SURVEYS TO THE SOUTH AND WEST. THEN IN THIS SURVEY WE TIED THE NORTH CORNERS AND THE WEST 1/4 CORNER OF SECTION 5 AND THEY ALL AGREE THAT THE SPINDLE IS THE NW CORNER OF SECTION 5. I VERIFIED THAT CONCLUSION WITH THE CORNER TIES ON RECORD WITH THE DUCHEсне COUNTY SURVEYORS OFFICE. THE QUESTION ARISES WITH A SURVEY DONE IN 1994 BY UTAH ENGINEERING AND LAND SURVEYING (REFERRED TO AS UELS), FOR DENNY CROZIER IN THE WHICH THE SPINDLE WAS USED AS THE SW CORNER OF SECTION 32, T1N, R1W, USM. I VERIFIED THAT THE LOCATION USED IN THEIR SURVEY IS THE SAME AS THE SPINDLE BY CHECKING THE CORNER TIES SHOWN ON THE PLAT OF THEIR SURVEY. I AGREED WITH THE LOCATIONS OF THE EAST CORNERS OF THEIR SURVEY WHICH I FOUND AND THE OTHER CORNERS OF THE SECTION THAT THEY USED. THE S1/4 CORNER WAS RESET BY ME, NOT AT A PROPORTIONATE LOCATION BUT BY USING THE ROADWAY TO THE NORTH IT PROVED TO BE APPROXIMATELY 3 RODS WIDE, ONE ON THE WEST AND TWO ON THE EAST. I VERIFIED THAT BY THE FACT THAT AT THE CENTER OF SECTION THE EAST SIDE NARROWS TO ONLY ONE ROD ALSO, AS WELL AS THE DISTANCES TO THE OTHER CORNERS.

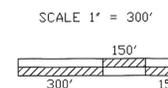
**SURVEYORS STATEMENT:**

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I FURTHER STATE THAT I HAVE CONDUCTED A FIELD SURVEY OF THIS PROPERTY AND THAT THIS PLAT IS A TRUE REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Arnold T. Davis*  
ARNELDON T. DAVIS  
UTAH PLS 161259

**LEGEND:**

- △ SECTION CORNERS USED
- PROPERTY CORNERS SET
- CORNERS COMPUTED - NOT SET
- FENCE LINE



County Surveyors File # 1267

ROCKY MOUNTAIN SURVEYORS  
2741 NORTH 2500 WEST  
VERNAL, UTAH 84078  
(435)789-6152

CLIENT: TERRY BASTIAN  
FIELD DATE: 12-06 TO 12-10-2002  
CREW: ND  
DRAWN: ND

