

RECORD OF SURVEY AND MINOR SUBDIVISION
FOR
BURKE LINDSAY
LOCATED IN
SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described parcel of land:

PARENT PARCEL TAX I.D. # 334
ACCORDING TO THAT QUIT CLAIM DEED IN BOOK A256, PAGES 700-701

Township 1 South, Range 1 West, Uintah Special Base and Meridian, Section 8: Southwest quarter of the Northeast quarter, Northwest quarter of the Southeast quarter, and beginning at the Southwest corner of the Southwest quarter of the Northwest quarter, running thence North 42 feet, thence East 651.15 feet, thence North 234 feet, thence West 651.15 feet, thence North 1040 feet, thence East 1320 feet, thence South 1320 feet, thence West 1320 feet to the point of beginning.

PARCEL 1
REMAINDER WITH KARL D. BASTIAN

Township 1 South, Range 1 West, Uintah Special Base and Meridian, Section 8: Beginning at the Southwest Corner of the Southwest Quarter of the Northeast Quarter, thence North (measured North 0°15'11" West) 42 feet, thence East (measured North 89°46'19" East) 651.15 feet, thence North (measured North 0°15'11" West) 234 feet, thence West (measured South 89°46'19" West) 651.15 feet, thence North 1040 feet (measured North 0°15'11" West) 1042.16 feet to the Northwest Corner of said Southwest Quarter, thence East 1320 feet, more or less, to the Northeast Corner of said Southwest Quarter, thence South 1320 feet, more or less, to the Southeast Corner of said Southwest Quarter of said Northwest Quarter, thence West 1320 feet, (measured South 89°46'19" West a distance of 1314.25 feet) to the point of beginning.

PARCEL 2

Township 1 South, Range 1 West, Uintah Special Base and Meridian, Section 8: Beginning at the Center Quarter Corner of said Section 8, thence North 0°16'10" West 1318.43 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter, thence South 89°43'52" East 1303.59 feet to the Northeast Corner of said Southwest Quarter of said Northeast Quarter, thence South 0°10'53" East 1314.44 feet to the Southeast Corner of said Southwest Quarter of said Northeast Quarter, thence South 0°21'38" East 1331.15 feet to the Southeast Corner of the Northwest Quarter of the Southeast Quarter, thence North 89°39'38" West 1299.42 feet to the Southwest Corner of said Northwest Quarter of said Southeast Quarter, thence North 0°27'18" West 583.60 feet along the West line of said Northwest Quarter of said Southeast Quarter, thence South 89°57'00" East 323.00 feet, thence North 0°27'18" West 741.00 feet to a point on the North line of said Northwest Quarter of said Southeast Quarter, thence North 89°57'00" West to the point of beginning, containing 73.49 acres. Together with an access easement described as the South 22 feet of the Southwest Quarter of the Northwest Quarter of said Section 8.

PARCEL 3

Township 1 South, Range 1 West, Uintah Special Base and Meridian, Section 8: Beginning at the Center Quarter Corner of said Section 8, thence South 89°57'00" East a distance of 323.00 feet along the North line of the Northwest Quarter of the Southeast Quarter, thence South 0°27'18" East 741.00 feet along a line parallel to the West line of said Northwest Quarter of said Southeast Quarter, thence North 89°57'00" West 323.00 to a point on said West line, thence North 0°27'18" West a distance of 741.00 feet to the point of beginning, containing 5.50 acres. Together with an access easement described as the South 22 feet of the Southwest Quarter of the Northwest Quarter of said Section 8.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey to check for encroachments and the location of existing fence lines. Then prepare a Minor Subdivision Plat to separate the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 from the Parent Parcel and writing legal descriptions for new Tax I.D. numbers. This is to be in compliance with the Duchesne County Subdivision Ordinances to legally convey and transfer land ownership.
BASIS OF BEARING: Being South 89°57'00" East from the Center Quarter Corner to the Center East 1/16 Corner as per that plat on file in the Duchesne County Surveyor's Office, file # 972.
SURVEY FINDINGS: This area was originally surveyed using the "3 mile method" during which the interior 1/16 corners were set. This method was used for the section breakdown by locating the 1/16 corners necessary to perform the survey.
NOTE: This survey was performed at the request of Burke Lindsay. It does not insure or guarantee ownership, nor does it show liens or rights of way, recorded or unrecorded.

I further certify that the visible improvements effecting the boundaries of the above described parcels of land, are as shown on this plat.

OWNER'S DEDICATION

Know all men by these presents that I/We, the undersigned owner(s) of the above described parcels of land, have caused the same to be subdivided, to be in compliance with Duchesne County Subdivision Ordinances, and for the purposes of land conveyance and transfer of ownership.

ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____ }
On this _____ Day of _____, 20____, personally appeared before me, the signers of the above Owner's Dedication, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires _____ Notary Public _____

DUCHESE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ Day of _____, 20____.

Colene Nelson Duchesne County Treasurer

DUCHESE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ Day of _____, 20____, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Administrator

DUCHESE COUNTY RECORDER

State of Utah } s.s.
County of Duchesne } Entry Number _____
Filed for recording at the request of _____ on this _____
Day of _____, 20____ Time _____ Book _____ Page(s) _____
Fee: _____
Carolynne Madsen Duchesne County Recorder

PREPARED BY
PEATROSS LAND SURVEYS
REGISTERED LAND SURVEYOR
P.O. BOX 34
DUCHESE, UTAH 84021
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e-mail: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 5/9/19 DATE PLOTTED: Friday 5/15/19
SHEET: 1 OF 1 FILE NAME: Burke Lindsay job#1047

County Surveyor # 2085



DRAWING NUMBER
2085
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER (851)

