



LEGEND AND NOTES

- FOUND R/R SPIKE AT SECTION CORNER
- FOUND MONUMENT SPIKE AT 1/16 CORNER
- RESET COUNTY ALLM MONUMENT AT 1/4 CORNER FROM TIES OF A PREVIOUS SURVEY
- SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951
- FOUND 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951
- FOUND PK NAIL IN BRASS WASHER STAMPED 148951
- EXISTING FENCE
- ROAD RIGHT-OF-WAY LINES

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM EQUIPMENT AND PROCEDURES. THE BEARINGS ARE BASED ON WGS 84 DATUM.

ADDRESSES MAY VARY FROM SHOWN VALUES, DEPENDING ON FINAL LOCATION OF HOUSES

NW1/4	NE1/4	NE1/4
	SW1/4	SE1/4
SW1/4	SE1/4	

SEC. 13, T2S, R2W, U.S.B.&M. 1"=2000'

PARCEL DESCRIPTION

Beginning at the Northeast Corner of Section 13, Township 1 South, Range 2 West, Uintah Special Base and Meridian:
 Thence South 00°13'09" East 1320.23 feet to the Southeast Corner of the N1/2 of the NE1/4 of said Section;
 Thence South 89°41'46" West 310.00 feet along the South line of said N1/2;
 Thence North 00°13'09" West 658.84 feet parallel with the East line of said N1/2;
 Thence South 89°38'46" West 1324.00 feet;
 Thence South 00°13'09" East 658.68 feet parallel with said East line to said South line;
 Thence South 89°41'46" West 995.41 feet along said South line to the Southwest Corner of said N1/2;
 Thence North 00°02'29" West 1315.63 feet to the Northwest Corner of said N1/2;
 Thence North 89°35'44" East 2625.33 feet along said North line to the Point of Beginning, containing 59.45 acres. Said parcel being subject to the existing county road right-of-ways on the North and East sides.

NARRATIVE

This survey was performed at the request of Snow Construction Company for the purpose of dividing the parcel shown into the lots as indicated. Section 13 was originally surveyed by the General Land Office using the "3-mile" method during which the sixteenth corners were set. The Public Lands Survey System corners needed to control the survey were found or established as noted on the plat and the section was subdivided using the "3-mile method". The lots were then designed as platted.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, THE OWNERS OF RECORD OF THOSE TRACTS OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN, THE WHOLE TO BE HEREINAFTER KNOWN AS ---SUNSET RIDGE SUBDIVISION---, DO HEREBY DEDICATE AND SET APART THE SAME AS A SUBDIVISION AND GRANT AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND DESCRIBED AS ROADS AND EASEMENTS ON SAID PLAT.

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF DUCHESNE } SS
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE ABOVE DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

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

MICHAEL HYDE
 DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes of an actual survey made by me, or under my personal supervision, of the parcel 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.



19 May 2007
 Jerry D. Allred, Professional Land Surveyor,
 Certificate No. 148951, (Utah)

MINOR SUBDIVISION SURVEY OF
SUNSET RIDGE SUBDIVISION
 BY
SNOW CONSTRUCTION CO.
 SECTION 13, TOWNSHIP 1 SOUTH, RANGE 2 WEST
 UTAH SPECIAL BASE AND MERIDIAN

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
 COUNTY OF DUCHESNE } 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 _____

JERRY D. ALLRED & ASSOCIATES
 SURVEYING CONSULTANTS
 121 NORTH CENTER ST. - P.O. BOX 975
 DUCHESNE, UTAH 84021
 (435) 238-5352