

AGRICULTURAL SPLIT SURVEY FOR  
**FRED BROWN**  
 SECTION 21, T1S, R2W, U.S.B.&M.  
 DUCHESNE COUNTY, UTAH

DESCRIPTION OF PARCEL RETAINED BY THE BROWNS

Commencing at the SE Corner of the SE1/4 of the SE1/4 of Section 21, Township 1 South, Range 2 West of the Utah Special Base and Meridian;  
 Thence South 88°57'21" West 740.73 feet along the South line of said SE1/4 of said SE1/4 to the TRUE POINT OF BEGINNING;  
 Thence South 88°57'21" West 574.85 feet along said south line to the SW Corner of said SE1/4 of said SE1/4;  
 Thence North 00°54'47" West 372.53 feet along the West line of said SE1/4 of said SE1/4 to the extension of a fence line;  
 Thence North 88°06'32" East 581.01 feet along said fence line and extension thereof;  
 Thence South 00°00'00" East 381.18 feet to the TRUE POINT OF BEGINNING containing 5.00 acres.  
 TOGETHER WITH a 33 foot wide right-of-way, the centerline of which is described as follows:  
 Commencing at said SE Corner of said SE1/4 of said SE1/4;  
 Thence North 00°52'50" West 16.50 feet along the East line of said SE1/4 of said SE1/4;  
 to the TRUE POINT OF BEGINNING;  
 Thence South 88°57'21" West 284.49 feet;  
 Thence North 83°40'58" West 41.94 feet;  
 Thence North 72°09'42" West 40.88 feet;  
 Thence North 56°32'42" West 47.86 feet;  
 Thence North 50°38'32" West 134.23 feet;  
 Thence North 46°43'57" West 193.54 feet;  
 Thence North 57°38'45" West 42.52 feet;  
 Thence North 85°18'35" West 54.93 feet to the East line of the above described parcel.

DESCRIPTION OF 2.54 ACRE AGRICULTURAL PARCEL

Beginning at the NW Corner of the SE1/4 of the SE1/4 of Section 21, Township 1 South, Range 2 West of the Utah Special Base and Meridian;  
 Thence North 88°56'30" East 355.68 feet along the North line of said SE1/4 of said SE1/4 to a fence line;  
 Thence South 07°19'42" East 301.52 feet along said fence line to a fence corner;  
 Thence South 89°50'16" West 389.41 feet along said fence to the West line of said SE1/4 of said SE1/4;  
 Thence North 00°54'47" West 293.63 feet along the West line of said SE1/4 of said SE1/4 to the POINT OF BEGINNING, containing 2.54 acres.  
 Together with a right-of-way for the purpose of ingress-egress through the NE1/4 of the SE1/4 of said Section 21.

DESCRIPTION OF REMAINDER

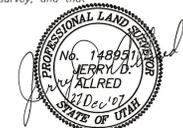
Beginning at the Southeast Corner of the SE1/4 of the SE1/4 of Section 21, Township 1 South, Range 2 West of the Utah Special Base and Meridian;  
 Thence South 88°57'21" West 740.73 feet along the South line of said aliquot part;  
 Thence North 00°00'00" East 381.18 feet to the extension of an existing fence;  
 Thence South 88°06'32" West 581.01 feet along said fence and extension thereof to the West line of said aliquot part;  
 Thence North 00°54'47" West 658.13 feet along said West line to an existing fence;  
 Thence North 89°50'16" East 389.41 feet along said fence;  
 Thence North 07°19'42" West 301.52 feet along an existing fence to the North line of said aliquot part;  
 Thence North 88°56'30" East 960.65 feet along said North line to the Northeast Corner of said aliquot part;  
 Thence South 00°52'50" East 1324.61 feet to the Point of Beginning, containing 32.48 acres. Said parcel being subject to that portion being used as County Road right-of-way. Also subject to a 33 feet wide ingress-egress right-of-way, the centerline of which is described as follows:  
 Commencing at said SE Corner of said SE1/4 of said SE1/4;  
 Thence North 00°52'50" West 16.50 feet along the East line of said aliquot part;  
 to the TRUE POINT OF BEGINNING;  
 Thence South 88°57'21" West 284.49 feet;  
 Thence North 83°40'58" West 41.94 feet;  
 Thence North 72°09'42" West 40.88 feet;  
 Thence North 56°32'42" West 47.86 feet;  
 Thence North 50°38'32" West 134.23 feet;  
 Thence North 46°43'57" West 193.54 feet;  
 Thence North 57°38'45" West 42.52 feet;  
 Thence North 85°18'35" West 54.93 feet to the West line of the above described parcel.

NARRATIVE

This survey was performed at the request of Mr. and Mrs. Fred Brown for the purpose of dividing off the two parcels shown on this plat. This split of property is for the sole purpose of agricultural use at this time. The monuments marking the Public Land Survey System (PLSS) Corners were found as noted on the plat and used to control the survey. The standard section subdivision procedure was used to determine the position of the aliquot part corners within the section. This plat represents a dependent resurvey and subdivision of portions of Section 21, and is designed to restore the PLSS corners to their true original locations according to the best available evidence and according to the data returned on the official General Land Office plat. The Basis of Bearings for this survey is N 00°52'50" W between the SE Corner and the East Quarter Corner of Section 21.

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 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.



DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL  
 APPROVED AS A MINOR SUBDIVISION ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_  
 JERRY D. ALLRED, Professional Land Surveyor  
 Utah Certificate Number 148951

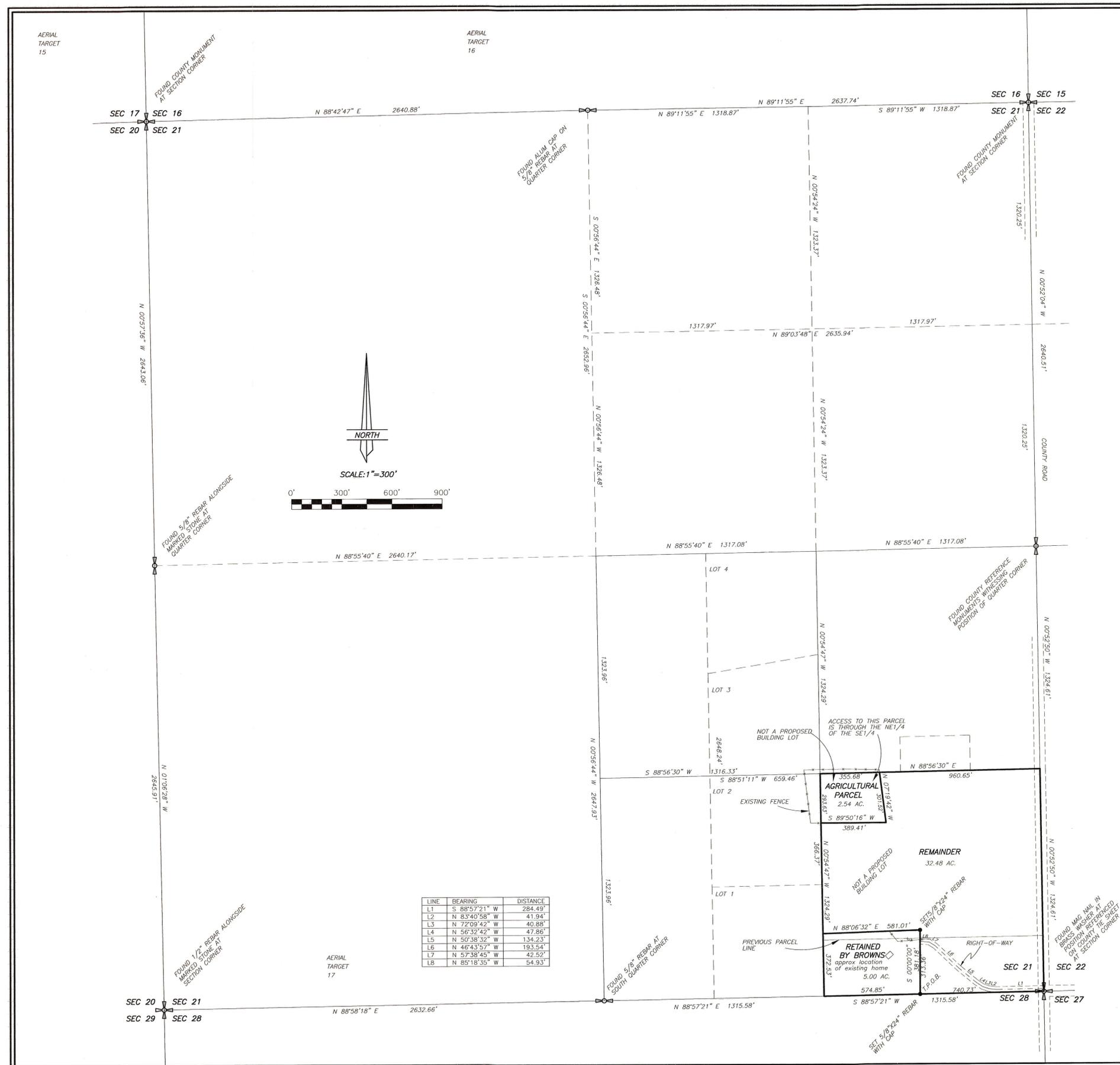
MICHAEL HYDE  
 DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

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

COUNTY SURVEYOR'S FILE # 1945  
**JERRY D. ALLRED AND ASSOCIATES**  
 SURVEYING CONSULTANTS  
 121 NORTH CENTER ST. - P.O. BOX 975  
 DUCHESNE, UTAH 84021  
 (435) 738-5352

12 DEC 2007 07-100-085



LINE	BEARING	DISTANCE
L1	S 88°57'21" W	284.49'
L2	N 83°40'58" W	41.94'
L3	N 72°09'42" W	40.88'
L4	N 56°32'42" W	47.86'
L5	N 50°38'32" W	134.23'
L6	N 46°43'57" W	193.54'
L7	N 57°38'45" W	42.52'
L8	N 85°18'35" W	54.93'