

# LEON NIELSEN MINOR SUBDIVISION LOCATED IN SECTION 21, T. 1 S., R. 2 W., U.S.M.

**ORIGINAL DESCRIPTION**  
SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, Beginning at the Southeast Corner of the SE 1/4 of the SE 1/4 of said Section then South 88°57'21" West 890.73 feet along the South line of said aliquot part; thence North 00°00'00" East 511.10 feet; thence South 88°06'32" West 433.06 feet to the West line of said aliquot part; thence North 00°54'47" West 526.04 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.

Said parcel being subject to that portion being used as County Road right-of-way.

Also subject to a 33 foot wide ingress-egress right-of-way, the centerline of which is described as follows: Commencing at the SE Corner of said SE 1/4 of said SE 1/4; 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°32'43" 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; thence South 88°53'58" West 150.36 feet to the West line of the above described parcel.

**LOT 1 DESCRIPTION**  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, SECTION 21 Commencing on the South line of the Southeast Quarter of the Southeast Quarter of said Section 21, at a point 890.73 feet South 88°57'21" West (Record South 88°57'21" West) along said South line and 313.23 feet North from the Southeast Corner of said Section to the True Point of Beginning; and running thence North a distance of 469.72 feet; thence East a distance of 486.00 feet; thence South a distance of 425.67 feet; thence South 44°44'41" West a distance of 218.07 feet to the centerline of an existing ingress-egress right-of-way; thence along the centerline of said right-of-way the following 4 courses and distances: 1) North 46°43'57" West a distance of 126.15 feet; 2) North 57°38'45" West a distance of 42.52 feet; 3) North 85°18'35" West a distance of 54.93 feet; 4) South 88°53'58" West a distance of 150.00 feet to the True Point of Beginning. The above described parcel of land contains an area of 5.506 acres, more or less.

Together with and Subject to a 33 foot wide ingress-egress right-of-way, the centerline of which is described as follows: Commencing at the SE Corner of said SE 1/4 of said SE 1/4; 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°32'43" 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; thence South 88°53'58" West 150.00 feet (Record 150.36 feet) to the West line of the above described parcel.

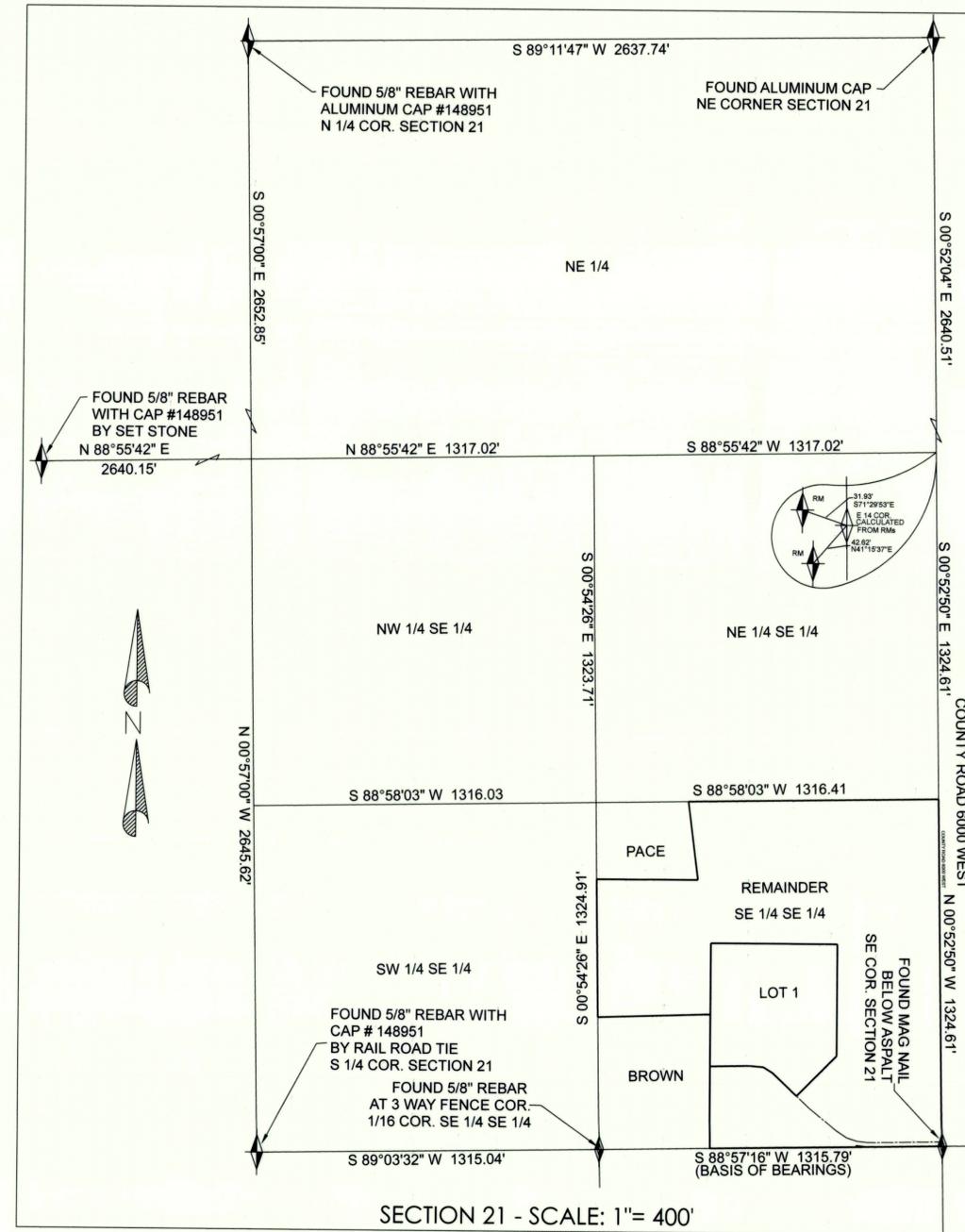
**REMAINDER DESCRIPTION**  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, SECTION 21 Beginning at the Southeast Corner of said Section 21; thence South 88°57'16" West a distance of 890.73 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 21; thence North a distance of 313.23 feet to the centerline of an existing 33.0 foot wide ingress-egress right-of-way; thence North 88°53'58" East a distance of 150.00 feet along said centerline; thence South 85°18'35" East a distance of 54.93 feet along said centerline; thence South 57°38'35" East a distance of 42.52 feet along said centerline; thence South 46°43'57" East a distance of 126.15 feet along said centerline; thence North 44°44'41" East a distance of 218.07 feet; thence North a distance of 425.67 feet; thence West a distance of 486.00 feet; thence South a distance of 271.85 feet; thence South 88°06'32" West a distance of 433.21 feet to the West line of said Southeast Quarter of the Southeast Quarter; thence North 00°54'26" West a distance of 526.50 feet along said West line to an existing fence; thence North 89°50'16" East a distance of 389.43 feet along said existing fence; thence North 07°19'42" West a distance of 301.52 feet along an existing fence to the North line of said Southeast Quarter of the Southeast Quarter; thence North 88°58'03" East a distance of 960.73 feet along said North line to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°52'50" East a distance of 1324.61 feet along said East line to the Point of Beginning.

The above described parcel of land contains an area of 26.981 acres, more or less.

Said parcel being subject to that portion being used as County Road right-of-way.

Also Together With and Subject to a 33 foot wide ingress-egress right-of-way, the centerline of which is described as follows: Commencing at the SE Corner of said SE 1/4 of said SE 1/4; 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°32'43" 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; thence South 88°53'58" West 150.00 feet to the West line of the above described parcel.

THE BASIS OF BEARINGS FOR THIS SURVEY AND ALL DESCRIPTIONS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, WHICH BEARS SOUTH88°57'16" WEST 1315.79 FEET.



SECTION 21 - SCALE: 1" = 400'

**OWNERS CERTIFICATE AND MINOR SUBDIVISION:**  
We, the undersigned owners of the parcels of land shown, hereon have requested the subdivision of the said parcel of land as shown on this plat.

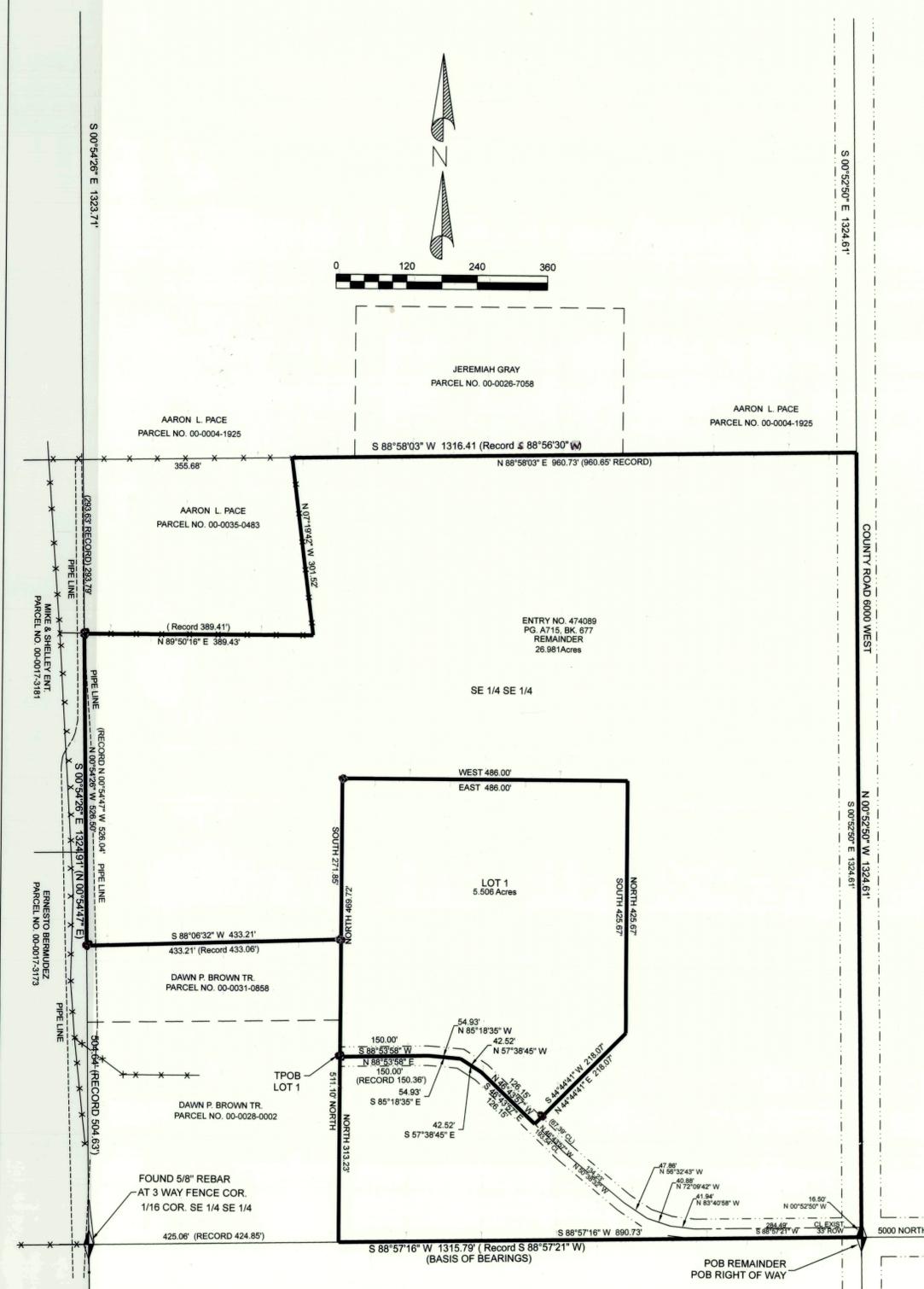
Landowner's Signature \_\_\_\_\_ Date Acknowledged to Notary \_\_\_\_\_ Notary's Initials \_\_\_\_\_

**ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF DUCHESNE )

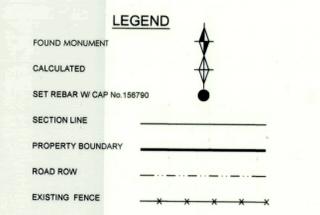
On the dates shown by each signature, personally appeared before me the signers of the above certificate who acknowledged to me that they did execute the same.

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**SURVEYORS NARRATIVE**  
THIS SURVEY WAS MADE AT THE REQUEST OF LEON NIELSEN FOR A ONE LOT MINOR SUBDIVISION WITH A REMAINDER PARCEL. THE BLM PLAT, INFORMATION OBTAINED FROM THE DUCHESNE COUNTY RECORDERS OFFICE, ( ENTRY NO. 474089, ALSO PARCEL NO. 00-0007-3670 ), AND THE DUCHESNE COUNTY SURVEYOR'S OFFICE, SURVEYS ( NUMBER 1945 AND NUMBER 1955 ), WERE USED IN THIS SURVEY. WE DID A TWO POINT LOCALIZED ON THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN AND SURVEYED THE OTHER CORNERS OF SAID SECTION AND FENCES AS SHOWN ON THIS PLAT. THE PACE PARCEL AND THE NIELSEN PARCEL ARE CALLED ALONG THE EXISTING FENCE. THE DESCRIPTIONS FOR THE KILLIAN AND BROWN PARCEL WERE CREATED WITH SURVEY NO. 1949. MRS. BROWN HAD THE BOUNDARY CHANGED WHEN THE PROPERTY WAS SOLD TO KILLIAN.



**SURVEYOR'S CERTIFICATE:**  
I, C. DeNile McKenna, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 156790 as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this map, and that the same has been correctly surveyed as shown on this map.



DUCHESNE COUNTY TREASURER APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE DUCHESNE COUNTY TREASURER _____ TREASURER	COUNTY RECORDER NO. STATE OF UTAH, COUNTY OF DUCHESNE, RECORDED AND FILED. DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ DUCHESNE COUNTY RECORDER	DUCHESNE COUNTY PLANNING AND ZONING APPROVAL APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE DUCHESNE COUNTY PLANNING DEPARTMENT _____ COMMUNITY DEVELOPMENT ADMINISTRATOR	DUCHESNE COUNTY SURVEYOR STATE OF UTAH, COUNTY OF DUCHESNE. DATE _____ FILE NUMBER _____ _____ DUCHESNE COUNTY SURVEYOR	<b>M&amp;M ASSOCIATES</b> SURVEYING AND DRAFTING 3841 West Cobble Hollow Drive Roosevelt, Utah 84066 (435)722-0707
--	---	---	---	--

PROJECT: LEON NIELSEN MINOR SUBDIVISION	OWNER: LEON AND LISA NIELSEN 60 SOUTH 1000 EAST ROOSEVELT, UTAH	DATE: 03/16/15
LOCATION: Southeast 1/4 Section 21	DRAWN: cdm CHECKED: DWP PROJECT NUMBER: _____	SHEET: 1 OF 1
T. 1 S., R. 2 W., U.S.M.	FILE NAME: c:\projects\NIELSEN	