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SARCO PRODUCTS • NEW HOPE, MINNESOTA
RECORDED BY PART NUMBER 0051

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MINOR SUBDIVISION AND PROPERTY SURVEY FOR CAROLYN SMITH SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 WEST UNTAH SPECIAL BASE AND MERIDIAN DUCHESNE COUNTY, UTAH

DESCRIPTION OF PARCEL A

Commencing at the NE Corner of the SW1/4 of the NW1/4 of Section 26, Township 1 South, Range 4 West of the Utah Special Base and Meridian; Thence South 00°17'58" East 396.00 feet along the East line of said SW1/4 to the TRUE POINT OF BEGINNING; Thence South 00°17'58" East (South, by record) 132.00 feet along said East line to the South line of that certain parcel described on page 93 of Book A280 of Deeds found in the Duchesne County Recorder's office; Thence South 89°15'52" West 334.95 feet (West, 330 feet, by record) along said South line to the West line of said described parcel; Thence North 00°09'47" West (North, by record) 132.00 feet along said West line; Thence North 89°15'50" East 334.64 feet to the TRUE POINT OF BEGINNING, containing 1.01 acres. Said parcel being subject to a 20' wide access easement along said West line.

DESCRIPTION OF PARCEL B

Beginning at the NE Corner of the SW1/4 of the NW1/4 of Section 26, Township 1 South, Range 4 West of the Utah Special Base and Meridian; Thence South 00°17'58" East (South, by record, as recorded on page 93 of Book A280 of Deeds found in the Duchesne County Recorder's office) 396.00 feet along the East line of said SW1/4; Thence South 89°15'50" West 334.64 feet to the West line of said described parcel; Thence North 00°09'47" West (North, by record) 396.00 feet along said West line to the North line of said SW1/4; Thence North 89°15'45" East 333.70 feet along said North line to the TRUE POINT OF BEGINNING, containing 3.04 acres. Said parcel being subject to those portions being used as rights-of-way and or easements. TOGETHER WITH a 20' wide right-of-way along said West line from the Southwest Corner of the above described parcel to the Southwest Corner of said parcel described on page 93 of Book A280.

SURVEYOR'S CERTIFICATE

This is to certify that I have surveyed the parcels of land shown on this plat, 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.



Jerry D. Allred, Professional Land Surveyor
Utah Certificate Number 148951

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____

COLENE NELSON
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

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

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

LEGEND AND NOTES

- 5/8"x24" REBAR SET BY THIS SURVEY
- EXISTING FENCES

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) PROCEDURES AND EQUIPMENT.

CONTOURS SHOWN ON THIS PLAT ARE APPLICABLE ONLY TO THE PARCELS SHOWN AND ARE INTENDED ONLY TO SHOW THE APPROXIMATE LAY OF THE LAND TO AID IN THE ASSESSMENT OF DRAIN FIELD FEASIBILITY AND SHOULD NOT BE RELIED UPON FOR OTHER PURPOSES.

DESCRIPTION OF PARCEL FOUND ON PAGE 93 OF BOOK A280 AS NOTED;
SEC 26 T1S RAW USM. BEG AT NE COR OF SW1/4, TH S 528 FT, W330 FT, N 528 FT, E 330 FT TO BEG. (4 AC) 4.00 AC

NARRATIVE

This survey was performed at the request of Carolyn Smith for the purpose of dividing off the two parcels shown on this plat. The monuments marking the Public Land Survey System (PLSS) corners were found as noted and used to control this survey. The "3-Mile Method" 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 26, 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 plot. The Basis of Bearings for this survey is based on WCS-84 datum which gives a bearing of North 88°05'56" East between the Northwest Section Corner and the North 1/4 Corner of Section 26.

