

FOUND BRONZE MONUMENT
AT SECTION CORNER
(ALSO ON CITY GRID)

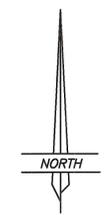
SEC 16 SEC 15
SEC 21 SEC 22

N 89°43'08" W 2636.35'

FOURTH SOUTH STREET

STATE STREET

U.S. HIGHWAY 40



SCALE: 1" = 100'



DESCRIPTION OF PARCEL

Commencing at the East Quarter Corner of Section 21, Township 2 South, Range 1 West of the Uintah Special Base and Meridian:
 Thence South 00°06'22" West (South, by record) 397.66 feet along the East line of the NE 1/4 of the SE 1/4 of said Section;
 Thence North 89°43'08" West 256.32 feet (West, 256.53 feet, by record), parallel with the North line of said NE 1/4, to the TRUE POINT OF BEGINNING, said point also being on the South right-of-way line of Fourth South Street;
 Thence South 00°00'47" West 487.96 feet (South, 484.68 feet, by record) parallel with the West right-of-way line of State Street as defined by the Roosevelt City Grid to the North right-of-way line of U.S. Highway 40;
 Thence South 60°36'38" West 188.96 feet (South 60°46'36" West, 186.68 feet, by record) along said north right-of-way line to the Southeast Corner of that parcel described on page 244, Book 26 of deeds on file in the Duchesne County Recorder's office;
 Thence North 00°06'22" East 218.64 feet (North 212.9 feet, by record) parallel with said East line of said NE 1/4 and along the east line of said described parcel;
 Thence South 60°36'38" West 186.89 feet (South 60°29'25" West, 187.10 feet, by record) parallel with said North right-of-way line and along the North line of said described parcel to the East line of the Nile Chapman property;
 Thence North 00°06'22" East 455.36 feet (North 0°00' East 456.525 feet, by record) parallel with said East line of said NE 1/4 to said South right-of-way line of said Fourth South Street;
 Thence South 89°43'08" East 326.35 feet to the TRUE POINT OF BEGINNING, containing 3.54 acres.

LEGEND AND NOTES

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS WAS BASED ON WGS-84 DATUM.

NARRATIVE

This survey was performed at the request of Century 21--Country Realty for the purpose of establishing the locations of the parcel corners as shown on this plat. This property is located in an unplatted part of Roosevelt City in the NE 1/4 of the SE 1/4 of Section 21, Township 2 South, Range 1 West, Uintah Special Base and Meridian and is referenced to PLSS corners as well as the Roosevelt City grid. This section was originally surveyed using the "3-mile" method by the General Land Office. Research in the County Surveyor's records found plats of two previous surveys performed in this area. Data from these plats was used to help determine the positions of the corners set during this survey.
 Initially the East Quarter Corner and Southeast Section Corner of Section 21 were found to orient the survey. Several of the deed calls in the descriptions in this area (especially the older deeds) use the cardinal directions for bearings along the subdivision lines of the section. The rule to give distance precedence over bearing leads to the accepted method of running these cardinal direction calls parallel with the appropriate section subdivision lines.
 A search was made for the Northwest Corner of said NE 1/4 but no evidence of its location was found. The center quarter corner was then found and single proportion measurement was then used to determine the location of said Northwest Corner. A search was also made for the Southeast Corner of said NE 1/4. The position of this corner had previously been found by other surveyors and their ties were used to relocate it. A bronze disk monument was recovered approximately 0.7 feet below the surface of the city street at this corner.
 The monuments defining the Roosevelt City Grid were also found and used by this survey to establish the position of the centerline of State Street. Some of the bearing calls in deeds in this area are referenced to this grid line.
 These lines were then used to fix the bearings of the lines called for in the deeds.
 In addition, several points along the curb and gutter in U. S. Highway 40 were surveyed in order to determine the location of the highway right-of-way lines.

**PROPERTY SURVEY FOR
 CENTURY 21--COUNTRY REALTY
 SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST
 UINTAH SPECIAL BASE AND MERIDIAN**

SURVEYOR'S CERTIFICATE

This is to certify that I have surveyed the parcel 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, Licensed Land Surveyor,
 Certificate 148951 (Utah)
 11 Oct '03

SEC 21 SEC 22
 SEC 28 SEC 27

County Surveyor's File # 1337

JERRY D. ALLRED & ASSOCIATES
 SURVEYING CONSULTANTS
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