

DESCRIPTION OF PARCEL

Commencing at the Southeast Corner of Section 16, Township 2 South, Range 1 West of the Uintah Special Base and Meridian:

Thence North 89°59'49" West 1450.00 feet (West, by record) along the centerline of 200 North Street as defined by the Roosevelt City Grid to the intersection with the centerline of Third West Street;

Thence North 00°00'47" East 40.00 feet (North, by record) to the North line of said 200 North Street;

Thence North 86°05'21" West 40.09 feet along the North line of State Highway 121 as described on page 322 of Book A-255 of Deeds on file in the Duchesne County Recorder's office to the West line of said Third West Street and the TRUE POINT OF BEGINNING;

Thence North 00°00'47" East 676.13 feet along said West line;

Thence South 62°57'42" West 172.88 feet;

Thence South 11°00'06" West 61.29 feet;

Thence North 78°52'03" West 108.15 feet;

Thence North 61°26'29" West 311.01 feet;

Thence North 54°35'35" West 155.68 feet;

Thence North 82°10'32" West 76.04 feet;

Thence North 61°29'24" West 60.13 feet;

Thence North 82°11'31" West 154.77 feet to a pipe fence corner;

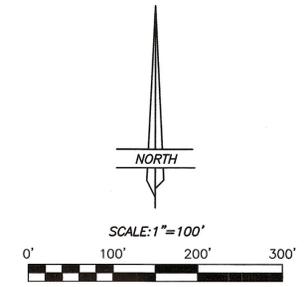
Thence North 90°00'00" West 6.93 feet to the West line of the SW1/4 of the SE1/4 of said Section;

Thence South 00°04'27" West 418.29 feet along said West line to said North line of said State Highway;

Thence South 45°42'37" East 321.36 feet along said North line to the point of tangency of a curve to the left, said curve having a central angle of 30°51'42", a radius of 905.45 feet, and a chord which bears South 66°09'49" East 481.83 feet;

Thence Southeasterly along said curve 487.71 feet along said North line;

Thence South 86°05'20" East 290.58 feet to the TRUE POINT OF BEGINNING, containing 12.67 acres.



NARRATIVE

- Section 16 was originally surveyed by the General Land Office using the "3-mile" method during which the sixteenth section corners were set.
- The Utah Department of Transportation right-of-way plats were used to compute the elements of the highway centerline along the south side of the property. The plats show that the tangent into the spiral are along the south section line and that this line is the same as the centerline of 200 North Street. These two lines are not the same as indicated on EXTENSION OF PLAT "B" and PLAT "D", Roosevelt, Utah. The centerline data provided on the r/w plats fits the features on the ground better if the tangent into the spiral runs along the Roosevelt City grid centerline. The data was therefore laid out along the grid line and was used to determine the position of the right-of-way lines. In 1995 the Udot acquired additional right-of-way along the south side of the property as described on a Warranty Deed recorded on pages 322-323, Book A-255 of Deeds on file in the Duchesne County Recorder's office. This description begins at the centerline of Third West Street. The information in this deed was used to determine the location of the South line of the surveyed parcel.
- The South Quarter was found as indicated on the plat. The South Sixteenth Corner was reestablished from ties of a previous survey and two monuments were used to determine the location of the West line of the SW1/4 of the SE1/4 of Section 16.
- The West side of the parcel being surveyed is bounded by Hillcrest Estates Subdivision, the plat of which was recorded in 1973. The subdivision is tied to the South Quarter Corner and the South Sixteenth Corner of Section 16. The land in the SW1/4 of the SE1/4 of Section 16 used by this subdivision was first created in 1918 (Warranty Deed, Entry No. 10103, pages 119-120, Book "5" of Deeds, Records of Duchesne County) and defines the East line of that parcel as being East 189.5 feet and parallel with the aliquot part line. An existing chain link fence along the East line of the subdivision was found to encroach on the school district property. This fence had been built by the school district and had been offset onto district property in order to prevent any conflict with subdivision residents. (Conversation with Jerry Young).
- The position of the North line was determined by the owner and monumented and surveyed as shown.
- The positions of the platted Roosevelt City streets were determined from the original Roosevelt City plats and the city grid system as monumented on the ground and established by the original surveyor of Roosevelt City, A. C. Harmston.

LEGEND AND NOTES

- SET 5/8"x24" REBAR WITH CAP STAMPED 148951
- PIPE FENCE CORNER
- EXISTING CHAIN LINK FENCE

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS WAS BASED ON NAD83 DATUM.

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.



14 APR 2006
 Jerry D. Allred, Licensed Land Surveyor,
 Certificate 148951 (Utah)

PROPERTY SURVEY FOR
UINTAH BASIN MEDICAL CENTER
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 WEST
 UINTAH SPECIAL BASE AND MERIDIAN
 ROOSEVELT, UTAH

COUNTY SURVEYOR FILE NO. 1742
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