

# The Villas Subdivision

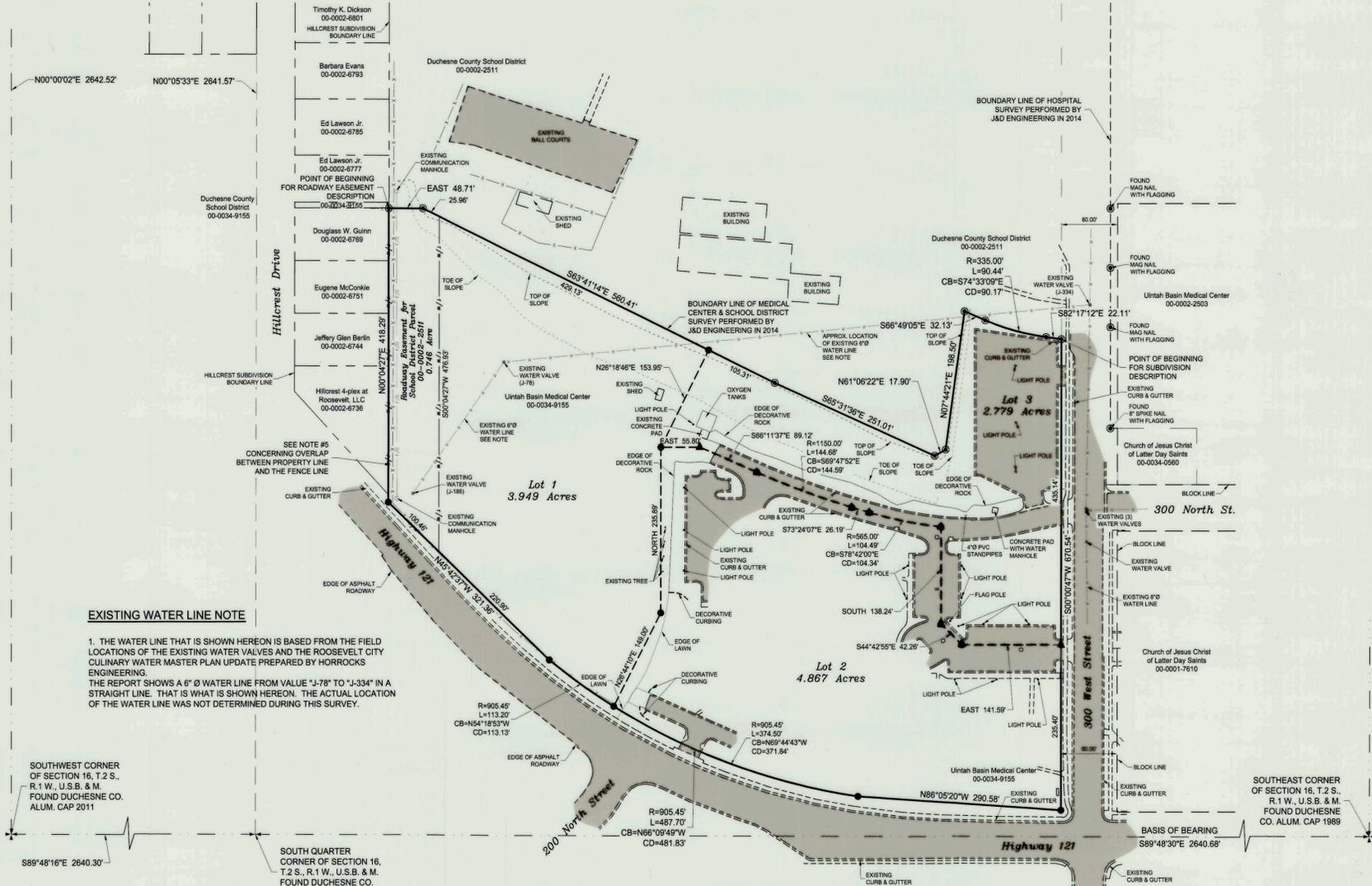
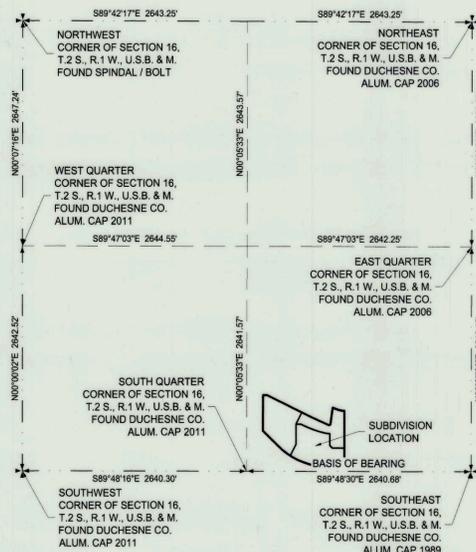
A Subdivision Located in Section 16, T.2 S., R.1 W., U.S.B. & M.  
Roosevelt City, Duchesne County, Utah  
2014

GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- PREVIOUS SURVEY BOUNDARY LINE
- HILLCREST SUBDIVISION BOUNDARY LINE
- ROADWAY EASEMENT LINE
- BLOCK LINE
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF ASPHALT ROAD
- EXISTING FENCE LINE
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- SET 5/8" REBAR & PLASTIC CAP STAMPED LS 343639
- ▲ SET MAG NAIL WITH A BRASS SHINER
- FOUND REBAR & CAP SURVEY MONUMENT PLASTIC CAP STAMPED LS 343639 UNLESS OTHERWISE NOTED



**SUBDIVISION DESCRIPTION**

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 300 WEST STREET, SAID POINT BEING N89°48'00"W 1489.84 FEET ALONG THE SECTION LINE AND NORTH 708.37 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, T.2 S., R.1 W., U.S.B. & M.; SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE BOUNDARY LINE BETWEEN TAX PARCEL 00-0002-2511 AND TAX PARCEL 00-0034-9155; THENCE S00°00'47"W ALONG SAID WEST RIGHT OF WAY LINE, AND THE EAST LINE OF SAID TAX PARCEL 00-0034-9155, 670.54 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 121 AND THE SOUTH LINE OF SAID TAX PARCEL; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID TAX PARCEL THE FOLLOWING COURSES: N86°05'20"W 290.58 FEET; AROUND A 905.45 FOOT RADIUS CURVE TO THE RIGHT, 487.70 FEET (CHORD BEARS N66°09'49"W 481.83 FEET); AND N45°42'37"W 321.36 FEET TO THE SOUTHWEST CORNER OF SAID TAX PARCEL; THENCE N00°04'27"E ALONG THE WEST LINE OF SAID TAX PARCEL 00-0002-2511 AND THE EAST LINE EXTENDED AND THE EAST LINE OF HILLCREST ESTATES SUBDIVISION, 418.29 FEET TO SAID BOUNDARY LINE BETWEEN TAX PARCEL 00-0002-2511 AND TAX PARCEL 00-0034-9155; THENCE ALONG SAID BOUNDARY LINE BETWEEN TAX PARCEL 00-0002-2511 AND TAX PARCEL 00-0034-9155 THE FOLLOWING COURSES: EAST 48.71 FEET, S63°41'14"E 560.41 FEET, S85°31'36"E 251.01 FEET, N61°06'22"E 17.90 FEET, N07°44'21"E 196.50 FEET, S86°49'05"E 32.13 FEET, AROUND A 335.00 FOOT RADIUS CURVE TO THE LEFT, 90.44 FEET (CHORD BEARS S74°33'09"E 90.17 FEET); AND S82°17'12"E 22.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.341 ACRES.  
BASIS OF BEARING IS S89°48'30"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 16.

**SCHOOL DISTRICT ROADWAY EASEMENT DESCRIPTION - ACROSS LOT #1**

BEGINNING AT A POINT LOCATED N89°48'30"W ALONG THE SOUTH LINE OF SECTION 16, T.2 S., R.1 W., U.S.B. & M., 2450.13 FEET AND NORTH 891.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE WEST LINE OF TAX PARCEL 00-0034-9155 AND THE ON EAST LINE OF HILLCREST ESTATES SUBDIVISION; THENCE ALONG THE BOUNDARY LINE BETWEEN TAX PARCEL 00-0002-2511 AND SAID TAX PARCEL 00-0034-9155 THE FOLLOWING COURSES: EAST 48.71 FEET AND S63°41'14"E 25.96 FEET; THENCE S00°04'27"W 476.93 FEET TO THE SOUTH LINE OF SAID TAX PARCEL 00-0034-9155; THENCE N45°42'37"W ALONG SAID SOUTH LINE OF SAID TAX PARCEL 00-0034-9155, 100.46 FEET TO THE SOUTHWEST CORNER OF SAID TAX PARCEL 00-0034-9155; THENCE N00°04'27"E ALONG THE WEST LINE OF SAID TAX PARCEL AND THE EAST LINE EXTENDED AND THE EAST LINE OF SAID HILLCREST ESTATES SUBDIVISION, 418.29 FEET TO THE POINT OF BEGINNING.

ROADWAY EASEMENT CONTAINS 0.746 ACRE.  
BASIS OF BEARING IS S89°48'30"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 16.

**OWNER'S CERTIFICATE AND ACKNOWLEDGMENT**

UNTANH BASIN MEDICAL CENTER, INC. HEREBY CERTIFIES THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN HEREON THE DESCRIBED THE VILLAS SUBDIVISION.

BRADLEY D. LEBARON, CHIEF EXECUTIVE OFFICER

STATE OF Utah } s.s.  
COUNTY OF Duchesne }

ON THE 14 DAY OF May, A.D. 2014, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

December 26, 2017 MY COMMISSION EXPIRES

KATHERINA CHRISTENSEN, Notary Public - State of Utah, Commission Number: 873197, Expires Dec. 08, 2017

**COUNTY RECORDER'S CERTIFICATE**

STATE OF UTAH } s.s.  
COUNTY OF DUCHESNE }

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IS DULY RECORDED.

COUNTY RECORDER FILE NUMBER

**ROOSEVELT CITY COUNCIL APPROVAL**

APPROVED AS A SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2014.

ROOSEVELT CITY MAYOR ROOSEVELT CITY RECORDER

**ROOSEVELT CITY PLANNING DEPARTMENT APPROVAL**

APPROVED AS A SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2014.

ROOSEVELT CITY PLANNING CHAIRMAN

PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- infrastructure professionals -  
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1402-087 FILE NAME: H:\JD\PROJ\1402-087\dwg\1402-087\_survey.dwg  
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 5/13/2014 PLOTTED: 5/13/2014

**The Villas Subdivision**  
Roosevelt City, Duchesne County, Utah  
Scale 1" = 100'

County Surveyors File # 2990

**NOTES**

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE THE VILLAS SUBDIVISION AS SHOWN HEREON.
2. BASIS OF BEARING USED WAS S89°48'30"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 16, T.2 S., R.1 W., U.S.B. & M.
3. THE WEST, SOUTH, AND EAST SUBDIVISION BOUNDARY LINES AS SHOWN HEREON, WERE TAKEN FROM A SURVEY FOR UNTANH BASIN MEDICAL CENTER PERFORMED BY JERRY D. ALLRED. IT IS ON FILE IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR, AS FILE NO. 1742.
4. THE NORTH SUBDIVISION BOUNDARY LINE AS SHOWN HEREON, WAS TAKEN FROM A BOUNDARY LINE AGREEMENT SURVEY FOR DUCHESNE COUNTY SCHOOL DISTRICT AND THE UNTANH BASIN MEDICAL CENTER PERFORMED BY JONES AND DEMILLE ENGINEERING DATED 03/21/14. SAID SURVEY HAS BEEN DELIVERED TO THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR, HOWEVER AS OF THE DATE ON THIS SURVEY IT HAD NOT BEEN RECORDED.
5. THE FOLLOWING NOTE COMES FROM A SURVEY PERFORMED BY JERRY D. ALLRED. IT IS ON FILE IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR, AS FILE NO. 1742.  
NOTE #4 FROM SAID SURVEY PLAT READS AS FOLLOWS:  
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 SIXTEEN 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 57 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 THE DISTRICT PROPERTY IN ORDER TO PREVENT ANY CONFLICT WITH SUBDIVISION RESIDENTS (CONVERSATION WITH JERRY YOUNG).

**SURVEYOR'S CERTIFICATE**

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.

TREVOR R. GADD, L.S. #343639 05/13/14 DATE

