

**MINOR SUBDIVISION PROPERTY SURVEY FOR  
LANE COOK  
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN**

**DESCRIPTION OF PARCEL A**

Commencing at the North Quarter Corner of Section 12, Township 2 South, Range 4 West of the Uintah Special Base and Meridian;  
Thence North 89°49'27" West 1831.04 feet along the North line of the NW1/4 of said Section to the TRUE POINT OF BEGINNING;  
Thence South 00°00'00" East 684.21 feet;  
Thence North 89°59'58" West 253.03 feet to the brow of the Lake Fork River valley;  
Thence the following six courses along said brow:  
North 18°34'28" West 107.96 feet;  
North 33°10'52" West 178.34 feet;  
North 25°14'51" West 29.33 feet;  
North 21°20'39" West 115.05 feet;  
North 04°41'43" East 209.48 feet;  
North 00°06'49" West 91.45 feet to said North line;  
Thence South 89°49'27" East 422.45 feet along said North line to the TRUE POINT OF BEGINNING, containing 6.00 acres. Together with a right-of-way along an existing road to the County road. Said parcel being subject to that portion being used as an access road right-of-way to the Moon Lake Water Users Association pipeline diversion facility.

**DESCRIPTION OF PARCEL B**

Beginning at a point which is North 32°11'04" East 1837.94 feet from the West Quarter Corner of Section 12, Township 2 South, Range 4 West of the Uintah Special Base and Meridian;  
Thence South 00°00'00" East 675.00 feet;  
Thence North 90°00'00" West 191.80 feet to the brow of the Lake Fork River valley;  
Thence Northwesterly 737 feet, more or less along said brow to a point which is North 90°00'00" West of the Point of Beginning;  
Thence North 90°00'00" East 414.46 feet to the Point of Beginning, containing 5.50 acres, more or less.  
TOGETHER WITH A 30 feet wide right-of-way, the centerline of which is further described as follows:  
Beginning at a Point on the North line of the above described parcel which is North 23°47'32" East 1700.00 feet from said West Quarter Corner;  
Thence North 17°54'43" West 93.48 feet;  
Thence North 12°24'05" West 125.98 feet;  
Thence North 10°16'02" East 25.89 feet;  
Thence North 32°40'22" East 112.05 feet;  
Thence North 89°59'58" West 253.03 feet to an existing road.  
ALSO TOGETHER with a right-of-way along said existing road to the County Road.

**NARRATIVE**

This survey was performed at the request of Lane and Ray Cook for the purpose of dividing off the parcels of land shown on this plat. The monuments marking the Public Land Survey System corners were found as noted and used to control the survey. The Warranty Deed recorded as entry no. 101005 in the Duchesne County Recorder's office, in which the westerly portion of the NW1/2 of the NW1/4 of Section 12 was conveyed off, calls for the boundary line to be the East Bank of the Lake Fork river. There is no well defined east bank of the river other than either the toes of the slopes on each side or the rim of the river valley. The river is a braided stream with several channels across the floor of the canyon. Testimony of the land owners is that the brow (or rim) of the river valley has always been considered the boundary by the adjoining land owners. This seems to be borne out by the dimensions shown on the deed. The call of "in a Southeasterly direction along the east bank of said river to the place of beginning" is to the Southeast Corner of said W1/2 which is on the brow and monumented by this survey. The call on the North line of "20 rods (approx)" which is 330 feet fits closely with the measured dimension of 385.20 feet. The brow was then mapped and used to define the west property line of the surveyed parcels. This plat represents a dependent resurvey and subdivision of portion of Section 12, and is designed to restore the PLSS corners to their true original locations according to the best available evidence. The basis of bearings for the survey is based on WGS84 datum.

**SURVEYOR'S CERTIFICATE**

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, 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,  
Certificate 148951 (Utah)

**DUCHESE COUNTY PLANNING DEPARTMENT APPROVAL**

APPROVED AS A MINOR SUBDIVISION ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_

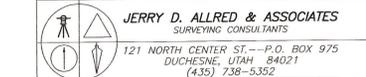
MICHAEL HYDE  
DUCHESE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

**COUNTY RECORDER'S CERTIFICATE**

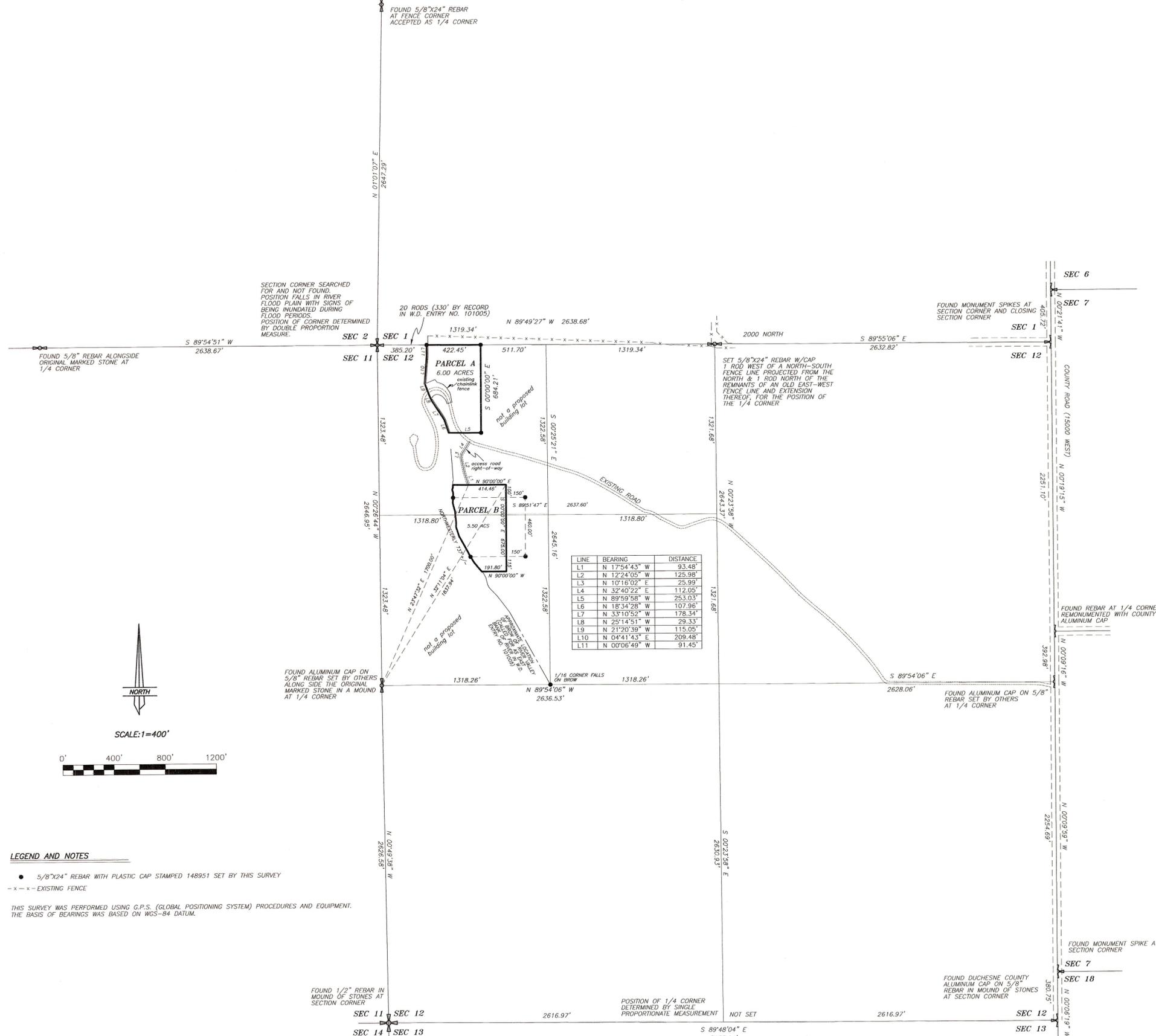
STATE OF UTAH }  
COUNTY OF DUCHESE } SS  
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND IS DULY RECORDED.

FILING NO. \_\_\_\_\_ COUNTY RECORDER

COUNTY SURVEYOR'S FILE NO. 1923



10 SEP 2007 07-100-069



SCALE: 1=400'



**LEGEND AND NOTES**

- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
- x - x - EXISTING FENCE

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