

MINOR SUBDIVISION SURVEY FOR CHARLES LINDSAY & MICHAEL BRUCE

SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	05°47'36"	3759.80'	380.16'	N 59°06'14" W	380.00'
C2	03°32'41"	2804.90'	173.54'	S 54°26'53" E	173.51'

DUCHESE COUNTY TREASURER
PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____

COLLENE NELSON
DUCHESE COUNTY TREASURER

DUCHESE COUNTY PLANNING DEPT. APPROVAL
APPROVED AS A MINOR SUBDIVISION ON
THIS _____ DAY OF _____ OF 20____

MICHAEL HYDE
DUCHESE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DESCRIPTION OF PARCEL A

Beginning at the North Quarter Corner of Section 18, Township 2 South, Range 4 West of the Uintah Special Base and Meridian; Thence South 0°01'50" West 899.29 feet along the East line of the NW1/4 of said Section to the South right-of-way line of State Highway 87 and a corner of that parcel described on page 395, Book A317 of Deeds on file in the Duchesne County Recorder's office; Thence Northwesterly 173.54 feet (173.56 feet, by record) along the Northeast line of said parcel and a curve to the left, said curve having a radius of 2804.90 feet and a chord bearing North 54°26'53" West 173.51 feet to a highway right-of-way marker; Thence North 90°00'00" West 352.95 feet along the North line of said parcel; Thence South 0°01'50" West 362.64 feet (South 0°01'54" West, 362.64 feet, by record) parallel with said East line to the Southwest Corner of said parcel as marked by a rebar; Thence North 75°10'13" West 183.55 feet along the South line of a County Road; Thence South 0°00'00" East 249.26 feet to the Northeast Corner of that parcel described on page 63, Book A240 of Deeds on file in said Recorder's office; Thence South 82°42'42" West 567.06 feet (South 82°48' West, by record) to the Northwest Corner of said parcel; Thence South 08°41'18" East 394.66 feet (South 08°36' East, by record) to the Southwest Corner of said parcel as marked by a rebar and also the North line of a county road; Thence South 68°04'46" West 263.30 feet along said North line to the Southeast corner of Parcel 3 described on page 410, Book A-65 of Deeds in said Recorder's office; Thence North 00°05'09" West 465.00 feet (North, by record) to the Northeast Corner of said parcel; Thence South 89°36'28" West 1382.65 feet (West, 1378.44 feet, by record) along the North lines of Parcels 1, 2, and 3 described on said page to the West line of said NW1/4; Thence North 00°13'53" West 194.52 feet along said West line to the Southwest Corner of the NW1/4 of said NW1/4 (Lot 1) of said Section; Thence South 89°49'39" East 1480.23 feet to the Southeast Corner of said quarter-quarter; Thence North 00°05'09" West 908.53 feet along the East line of said quarter-quarter to the South line of that parcel described on page 492, Book A-65 of Deeds in said Recorder's office; Thence South 89°42'12" East 579.04 feet to the South right-of-way line of State Highway 87; Thence North 56°12'08" West 367.62 feet (North 56°12'20" West, 367.63 feet, by record) along said South line to a right-of-way monument; Thence Northwesterly 380.16 feet (380.20 feet, by record) along a curve to the left having a radius of 3759.80 feet and a chord which bears North 59°06'14" West 380.00 feet along said right-of-way line to the North line of said NW1/4 of said Section; Thence South 89°42'12" East 1379.65 feet along said North line to the Point of Beginning containing 41.46 acres. Said parcel being subject to that portion being used as County Road right-of-way, EXCEPTING THEREFROM a parcel comprising 3.81 acres for highway project known as Project No. S-332 as shown on the official map of said project on file in the office of the State Road Commission of Utah. RESERVING UNTO THE GRANTEE a 100 foot wide right-of-way and easement for the construction and maintenance of an existing irrigation pipeline the centerline of said easement being along said existing pipeline.

DESCRIPTION OF PARCEL B

Beginning at the South Quarter Corner of Section 18, Township 2 South, Range 4 West of the Uintah Special Base and Meridian; Thence North 00°01'50" East 3537.22 feet to the Southeast Corner of that parcel described on page 249, Book A254 of Deeds on file in the Duchesne County Recorder's office; Thence South 82°50'32" West 624.05 feet along the South line of said parcel to the East line of the County Road; Thence South 02°05'09" East 908.53 feet along said East road line; Thence South 82°42'42" West 540.22 feet along the South line of said County Road; Thence North 68°04'46" West 267.38 feet along said South road line; Thence South 89°36'28" West 1031.51 feet along said South road line; Thence North 00°23'32" West 66.00 feet to the South line of that parcel described on page 410, Book A-65 of Deeds in said Recorder's office; Thence South 89°36'28" West 365.00 feet along the South line of said parcel to the West line of the NW1/4 of said Section; Thence South 00°15'58" East 2616.48 feet to the Southwest Corner of said Section; Thence South 89°40'17" East 2785.76 feet to the Point of Beginning, containing 212.55 acres

DESCRIPTION OF PARCEL C

Commencing at the Northwest Corner of Section 18, Township 2 South, Range 4 West of the Uintah Special Base and Meridian; Thence South 00°13'53" East 86.47 feet along the West line of the NW1/4 of said Section to the TRUE POINT OF BEGINNING; Thence South 70°46'40" East 955.41 feet; Thence South 89°42'12" East 581.65 feet; Thence South 00°05'09" East 908.53 feet; Thence North 89°49'39" West 1480.23 feet to said West line; Thence North 19°21'21" East 212.96 feet; Thence North 03°12'01" East 371.94 feet; Thence North 81°35'16" West 94.73 feet to said West line; Thence North 00°13'53" West 635.49 feet along said West line to the TRUE POINT OF BEGINNING, containing 33.27 acres. Said parcel being subject to that portion being used as County Road right-of-way.

POND CUT-OUT

Commencing at the Northwest Corner of Section 18, Township 2 South, Range 4 West of the Uintah Special Base and Meridian; Thence South 00°13'53" East 721.96 feet along the West line of the NW1/4 of said Section to the TRUE POINT OF BEGINNING; Thence South 81°35'16" East 94.73 feet; Thence South 03°12'01" West 371.94 feet; Thence North 19°21'21" East 212.96 feet to said West line; Thence North 00°13'53" West 586.15 feet along said West line to the TRUE POINT OF BEGINNING, containing 0.88 acres.

SURVEYOR'S CERTIFICATE

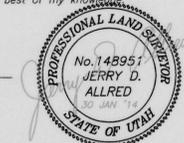
This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.

Jerry D. Allred, Professional Land Surveyor,
Certificate No. 148951, (Utah)

COUNTY RECORDER'S CERTIFICATE

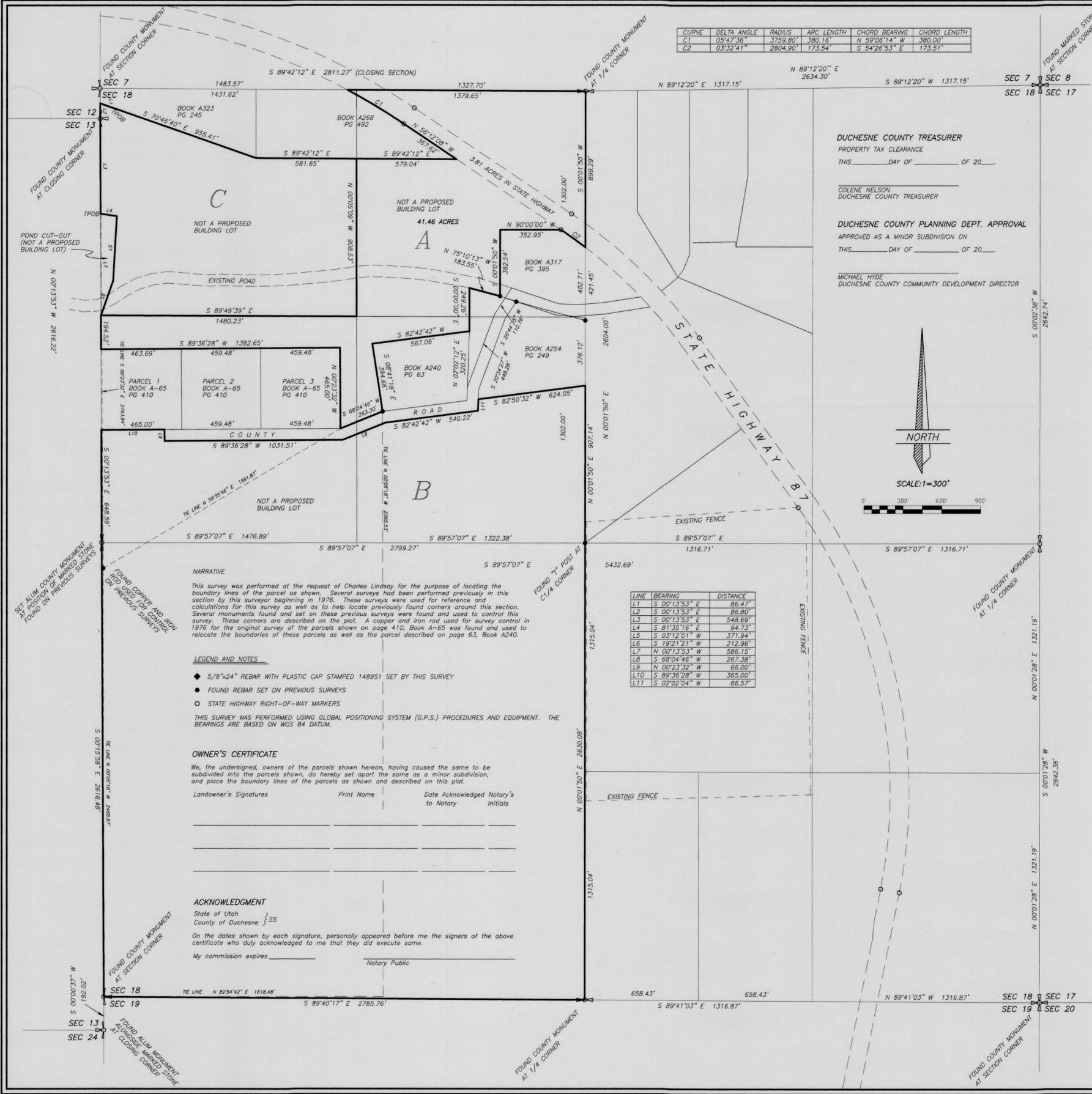
STATE OF UTAH }
COUNTY OF DUCHESE } SS
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

FILING NO. _____ COUNTY RECORDER



COUNTY SURVEYOR'S FILE # 2924
JERRY D. ALLRED AND ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST - P.O.B. 975
DUCHESE, UTAH 84021
(435) 738-5332

30 JAN 2014 02-100-078 REV



NARRATIVE

This survey was performed at the request of Charles Lindsay for the purpose of locating the boundary lines of the parcel as shown. Several surveys had been performed previously in this section by this surveyor beginning in 1976. These surveys were used for reference and calculations for this survey as well as to help locate previously found corners around this section. Several monuments found and set on these previous surveys were found and used to control this survey. These corners are described on the plat. A copper and iron rod used for survey control in 1976 for the original survey of the parcels shown on page 410, Book A-65 was found and used to relocate the boundaries of these parcels as well as the parcel described on page 63, Book A240.

LEGEND AND NOTES

- ◆ 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
- FOUND REBAR SET ON PREVIOUS SURVEYS
- STATE HIGHWAY RIGHT-OF-WAY MARKERS

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

OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided into the parcels shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures _____ Print Name _____ Date Acknowledged _____
Notary Initials _____

ACKNOWLEDGMENT

State of Utah }
County of Duchesne } SS
On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.
My commission expires _____
Notary Public _____