

**DEAN FITZGERALD**  
**MINOR SUBDIVISION PLAT**  
 LOCATED IN SECTION 7, T. 3 S., R. 1 W., U.S.M.

**SURVEYOR'S CERTIFICATE:**

I, C. DeNile McKenna, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 156790 as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this map, and that the same has been correctly surveyed as shown on this map.



**BOUNDARY DESCRIPTION (Ent. No. 404002, Bk. A0534, Pg. 0640-641)**  
**TOWNSHIP 3 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN, SECTION 7**

**Parcel 1:** Beginning at a point which is North 63°25'03" West 1901.53 feet from the South Quarter Corner of said Section 7 (said point being in the centerline of a County Road); thence South 23.10 feet to a 1/2 x 24 rebar; thence South 887 feet to an existing fence; thence South 89°35'54" West 441.81 feet along said fence; thence North 1061.51 feet to a 1/2 x 24 rebar; thence North 27.61 feet to said centerline; (thence South 66°48'04" East 306.66 feet along said centerline); thence South 70°58'52" East 169.27 feet along said centerline to the point of beginning. (Calls that are missing in this recorded description)

**EXCEPTING THEREFROM:** Any portions of the above described parcel which may extend and / or run South of the South line of said Section 7.

**Parcel 2:**

Beginning at a point which is North 61°13'02" West 1475.87 feet from the South Quarter Corner of said Section 7, as marked by an aluminum monument, said point being in the centerline of a County Road, thence South 0°11'45" West 27.52 feet along the North-South centerline of the Southwest Quarter of said Section 7; thence South 0°11'45" West 739.4 feet along said centerline to the extension of an existing fence; thence South 89°35'54" West 404.38 feet along said fence and extension thereof; thence North 887 feet to a 1/2 x 24 rebar; thence North 23.10 feet to the said centerline of said County Road; thence South 70°58'52" East 430.49 feet along said centerline to the point of beginning. **EXCEPTING THEREFROM:** Any portions of the above described parcel which may extend and / or run South of the South line of said Section 7, (Same being described, of record, as less that portion that may be in the Northeast Quarter of the Northwest Quarter of Section 18.)

**REVISED BOUNDARY DESCRIPTION, PARCEL 2**  
**TOWNSHIP 3 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN, SECTION 7**

Beginning on the South line of the Southwest Quarter of the Southwest Quarter of said Section 7 at a point 916.25 feet North 89°00'28" East, along said South line from the Southwest corner of said Section 7, to the True Point of Beginning and running thence North 01°23'38" West a distance of 901.83 feet to the centerline of a County Road; thence South 72°22'30" East a distance of 420.79 feet along said centerline to the East line of said Southwest Quarter of the Southwest Quarter; thence South 01°08'34" East a distance of 767.48 feet along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South 89°00'28" West a distance of 394.47 feet along said South line to the True Point of Beginning. The above described parcel of land contains an area of 7.593 acres. Subject to that portion being used for County Road Right-Of-Way.

**BOUNDARY DESCRIPTION, LOT 1**  
**TOWNSHIP 3 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN, SECTION 7**

Beginning at the Southwest Corner of said Section 7 thence 916.25 feet North 89°00'28" East along the South line of the Southwest Quarter of the Southwest Quarter of said Section 7 and North 01°23'38" West 571.66 feet to the True Point of Beginning and running thence North 01°23'38" West a distance of 330.17 feet to the centerline of a County Road; thence South 72°22'30" East a distance of 420.79 feet along said centerline to the East line of said Southwest Quarter of the Southwest Quarter; thence South 01°08'34" East a distance of 195.83 feet along said East line; thence South 89°00'28" West a distance of 396.97 feet to the True Point of Beginning. The above described parcel of land contains an area of 2.400 acres. Subject to that portion being used for County Road Right-Of-Way.

**BOUNDARY DESCRIPTION, REMAINDER**  
**TOWNSHIP 3 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN, SECTION 7**

Beginning at the Southwest Quarter of said Section 7 thence 916.25 feet North 89°00'28" East, along the South line of the Southwest Quarter of the Southwest Quarter of said Section 7, to the True Point of Beginning and running thence North 01°23'38" West a distance of 571.66 feet; thence North 89°00'28" East a distance of 396.97 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 01°08'34" East a distance of 571.65 feet along said East line to the Southeast Corner of said Southwest Quarter of the Southwest Quarter; thence South 89°00'28" West a distance of 394.47 feet along said South line to the True Point of Beginning. The above described parcel of land contains an area of 5.193 acres. Subject to that portion being used for County Road Right-Of-Way.

**THE BASIS OF BEARINGS FOR THIS SURVEY AND THE DESCRIPTIONS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN, WHICH BEARS SOUTH 88°50'46" WEST 2653.33 FEET.**

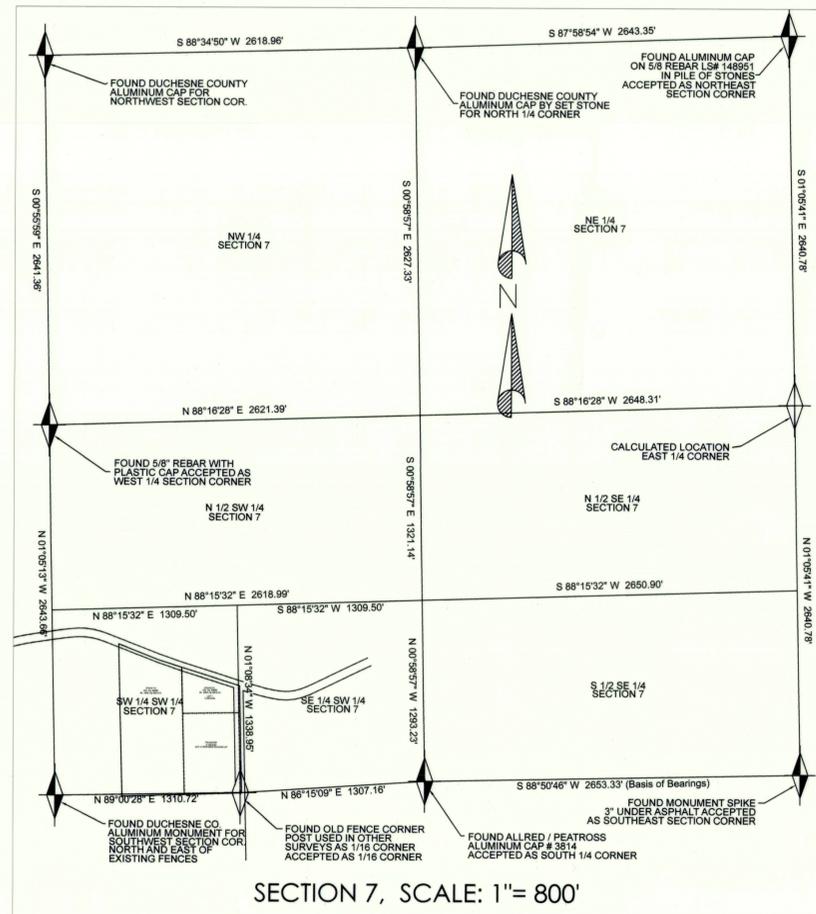
**SURVEYORS NARRATIVE**  
 THIS SURVEY WAS MADE AT THE REQUEST OF DEAN FITZGERALD. REFERENCE INFORMATION FOR THE SURVEY ARE: THE BLM PLAT, INFORMATION OBTAINED FROM THE DUCHESNE COUNTY RECORDERS OFFICE, ( ENTRY NO. S 404002, 283796, 737255, 450952, AND 454677, AND FROM THE DUCHESNE COUNTY SURVEYOR'S WEBSITE, FOR SURVEYS ( NUMBER 2562 AND NUMBER 2054 ), WERE USED IN THIS SURVEY. WE DID A ONE POINT LOCALIZED ON THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN AND SURVEYED THE OTHER CORNERS OF SAID SECTION, FENCES AND ROADS AS SHOWN ON THIS PLAT. THE ORIGINAL DESCRIPTIONS FOR THIS PROPERTY EXTENDED INTO THE SE 1/4 OF THE SW 1/4 OF SECTION 7 AND ALSO INTO THE NE 1/4 OF THE NW 1/4 SECTION 18 T. 3 S., R. 1 W., U.S.M.

**SW 1/4 SW 1/4 SECTION 7**

(Parcel 1 in Ent. No. 404002 Bk. 0534, Pg. 640 & 41)

(Parcel 2 in Ent. No. 404002 Bk. 0534, Pg. 640 & 41)  
**LOT 1**  
 2.400 Acres

**Remainder**  
 5.193 Acres  
 NOT A PROPOSED BUILDING LOT



**SECTION 7, SCALE: 1" = 800'**

**LEGEND**

- FOUND MONUMENT (AS SHOWN)
- SET REBAR W/ CAP No. 156790
- CORNERS (AS SHOWN)
- SECTION LINE
- PROPERTY BOUNDARY
- ROAD ROW
- EXISTING FENCE
- ORIGINAL PROPERTY LINE

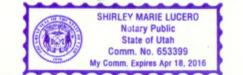
**OWNERS CERTIFICATE AND MINOR SUBDIVISION:**

We, the undersigned owners of the parcels of land shown, hereon have requested the subdivision of the said parcel of land as shown on this plat.

Landowner's Signature: *Fitzgerald, LLP*  
 Date Acknowledged to Notary: 3-25-15  
 Notary's Initials: *SM*

**ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF DUCHESNE



On the dates shown by each signature, personally appeared before me the signers of the above certificate who acknowledged to me that they did execute the same as authorized agent(s) of Fitzgerald LLP.

*Shirley Marie Lucero*  
 Notary Public My commission expires 04-19-2016

DUCHESNE COUNTY TREASURER APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE DUCHESNE COUNTY TREASURER	COUNTY RECORDER NO. _____ STATE OF UTAH, COUNTY OF DUCHESNE, RECORDED AND FILED. DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ DUCHESNE COUNTY RECORDER	DUCHESNE COUNTY PLANNING AND ZONING APPROVAL APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE DUCHESNE COUNTY PLANNING DEPARTMENT COMMUNITY DEVELOPMENT ADMINISTRATOR	DUCHESNE COUNTY SURVEYOR STATE OF UTAH, COUNTY OF DUCHESNE. DATE _____ FILE NUMBER _____ DUCHESNE COUNTY SURVEYOR	<b>M&amp;M ASSOCIATES</b> SURVEYING AND DRAFTING 3841 West Cobble Hollow Drive Roosevelt, Utah 84066 (435) 722-0707	PROJECT: DEAN FITZGERALD MINOR SUBDIVISION LOCATION: Southwest 1/4 Southwest 1/4 SECTION 7, T. 3 S., R. 1 W., U.S.M.	OWNER: FITZGERALD L.L.P. 120 North Center Street MYTON, UTAH 84052 DRAWN: cdm CHECKED: _____ PROJECT NUMBER: _____ FILE NAME: c:\projects\FITZGERALD	DATE: 02/11/15 SCALE: VARIES SHEET: 1 OF 1
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