

MINOR SUBDIVISION &
PROPERTY SURVEY FOR
KARRIE MCKINNON
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 2 WEST
UINTAH SPECIAL BASE AND MERIDIAN

PARCEL A
Commencing at the Northeast Corner of Section 3, Township 3 South, Range 2 West of the Uintah Special Base and Meridian;
Thence South 00°03'57" West 744.00 feet along the East line of Lot 1, said Section to the TRUE POINT OF BEGINNING;
Thence South 00°03'57" West 312.87 feet along said East line;
Thence North 89°56'03" West 107.40 feet perpendicular to said East line;
Thence North 00°19'15" East 221.45 feet parallel with and 20.00 feet West of the back of an existing house;
Thence South 89°20'10" West (South 89°02'01" West, by record on that Warranty Deed recorded on page 298 of Book 4494 of Deeds in the Duchesne County Recorder's office) 113.57 feet parallel with the North line of said Section;
Thence North 00°03'57" East 90.07 feet parallel with said East line;
Thence North 89°20'10" East 220.00 feet to the TRUE POINT OF BEGINNING, containing 1.00 acres. Said parcel being subject to all existing easements and rights-of-way.

PARCEL B
Commencing at the Northeast Corner of Section 3, Township 3 South, Range 2 West of the Uintah Special Base and Meridian;
Thence South 00°03'57" West 744.00 feet along the East line of Lot 1, said Section to a point of record;
Thence South 00°03'57" West 312.87 feet along said East line to the TRUE POINT OF BEGINNING;
Thence North 89°56'03" West 107.40 feet perpendicular to said East line;
Thence North 00°19'15" East 221.45 feet parallel with and 20.00 feet West of the back of an existing house;
Thence South 89°20'10" West (South 89°02'01" West, by record on that Warranty Deed recorded on page 298 of Book 4494 of Deeds in the Duchesne County Recorder's office) 384.61 feet parallel with the North line of said Section;
Thence South 00°03'57" West 459.19 feet parallel with said East line;
Thence North 89°46'08" East 491.01 feet (South 89°02'01" West, by record parallel with the South line of said Lot 1, said Section);
Thence North 00°03'57" East 240.10 feet to the TRUE POINT OF BEGINNING, containing 4.65 acres. Said parcel being subject to all existing easements and rights-of-way.

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)

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 _____ Date Acknowledged to Notary _____ Notary's 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 _____

DUCESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____.

COLENE NELSON
DUCESNE COUNTY TREASURER

DUCESNE COUNTY PLANNING DEPARTMENT APPROVAL

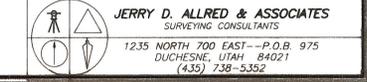
APPROVED AS A MINOR SUBDIVISION ON
THIS _____ DAY OF _____ OF 20____.

MICHAEL HYDE
DUCESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S CERTIFICATE

State of Utah }
County of Duchesne } SS
This is to certify that this plat was filed for recording in the County Recorder's Office on the _____ day of _____ 20____ at _____ o'clock and is duly recorded.
Book _____ Page _____
Filing No. _____ County Recorder _____

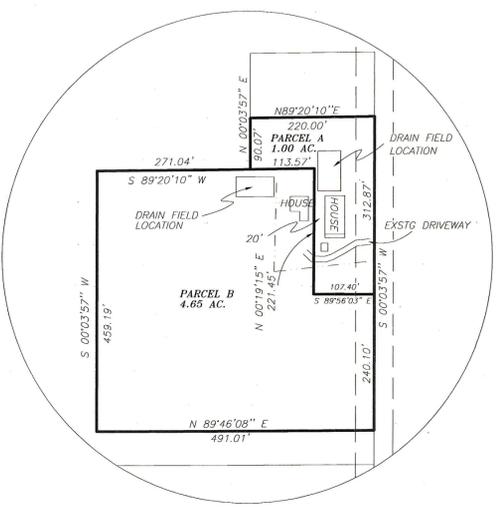
COUNTY SURVEYOR FILE NO. 2189



19 NOV 2009 09-100-045

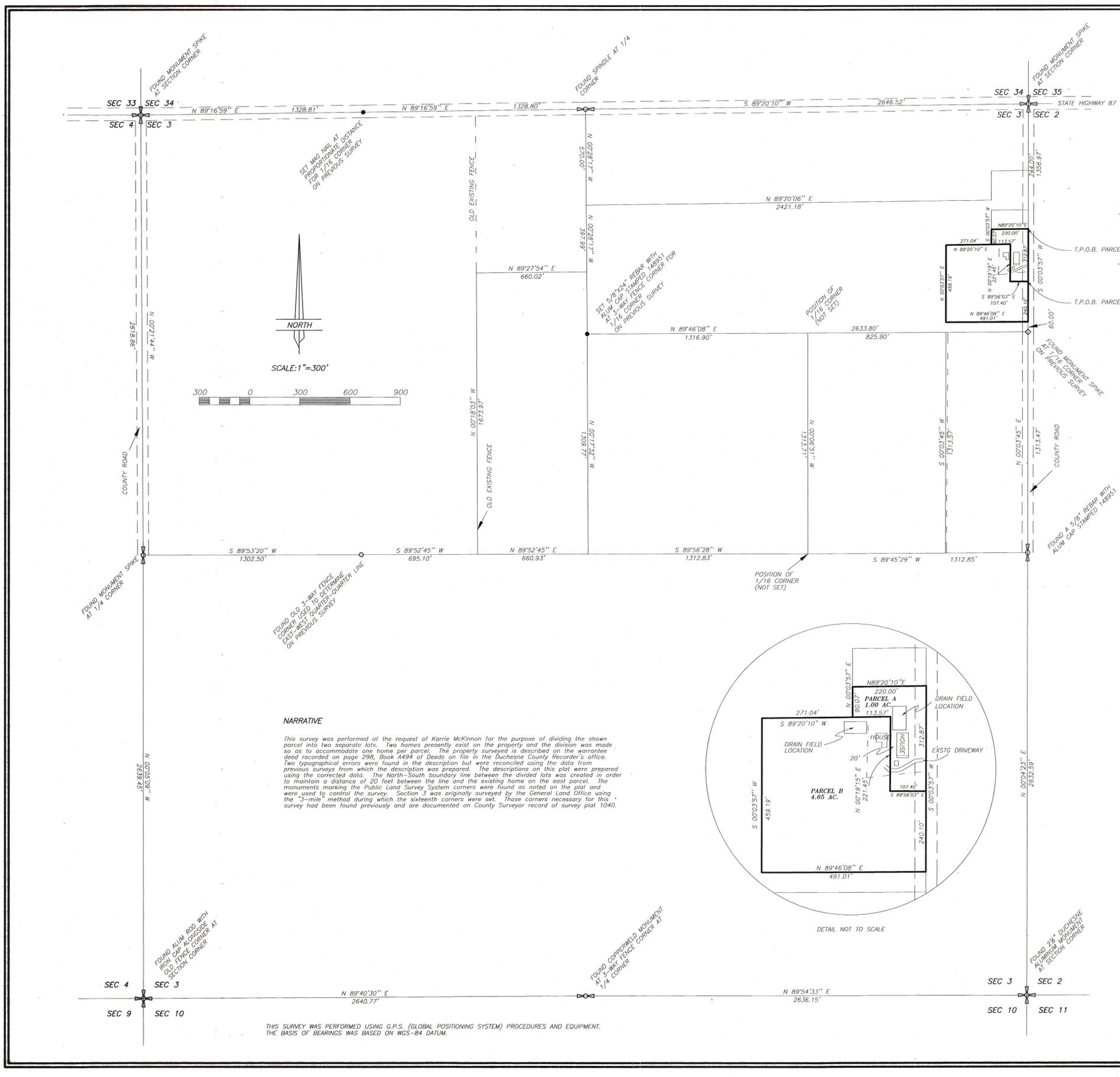
NARRATIVE

This survey was performed at the request of Karrie McKinnon for the purpose of dividing the shown parcel into two separate lots. Two homes presently exist on the property and the division was made so as to accommodate one home per parcel. The property surveyed is described on the warranty deed recorded on page 298, Book 4494 of Deeds on file in the Duchesne County Recorder's office. Two typographical errors were found in the description but were reconciled using the data from previous surveys from which the description was prepared. The descriptions on this plat were prepared using the corrected data. The North-South boundary line between the divided lots was created in order to maintain a distance of 20 feet between the line and the existing home on the east parcel. The monuments marking the Public Land Survey System corners were found as noted on the plat and were used to control the survey. Section 3 was originally surveyed by the General Land Office using the "3-mile" method during which the sixteenth corners were set. Those corners necessary for this survey had been found previously and are documented on County Surveyor record of survey plat 1040.



DETAIL NOT TO SCALE

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



SCALE: 1"=300'

