

MINOR SUBDIVISION PROPERTY SURVEY FOR
ROGER BROCKBANK
 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 2 WEST
 UINTAH SPECIAL BASE & MERIDIAN
 DUCHESNE COUNTY, UTAH

DESCRIPTION OF PARCEL A
 Commencing at the Northwest Corner of Section 1, Township 3 South, Range 2 West of the Uintah Special Base and Meridian;
 Thence South 00°11'57" East 450.00 feet along the West line of said Section to the TRUE POINT OF BEGINNING;
 Thence South 00°11'57" East 510.00 feet to the Northwest Corner of that parcel described in Warranty Deed, Entry No. 363709, on page 535, Book A402 of deeds on file in the County Recorder's office;
 Thence North 89°54'24" East 203.27 feet parallel with the North line of the NW1/4 of said Section along the North line of said parcel described on said page 535;
 Thence South 00°11'57" East 100.00 feet along the East line of said parcel to the North line of that parcel described in Quitclaim Deed, Entry No. 404031, on page 711, Book A534 of deeds on file in said Recorder's office;
 Thence North 89°54'24" East 196.73 feet parallel with said North Section line to the Northeast Corner of said parcel;
 Thence South 00°11'57" East 246.64 feet parallel with said West Section line to the North right-of-way line of U.S. Highway 40;
 Thence Northeastly 437.13 feet along said right-of-way line on a curve to the right, said curve having a delta angle of 8°33'47", a radius of 2924.90 feet, and a chord which bears North 37°17'49" East 436.72 feet;
 Thence North 35°17'03" East (North 35°17'26" East, by record) 207.75 feet along said right-of-way line;
 Thence Northeastly 606.41 feet along said right-of-way line on a curve to the right, said curve having a delta angle of 11°45'30", a radius of 2954.90 feet, and a chord which bears North 51°27'53" East 605.35 feet;
 Thence North 57°19'51" East (North 57°20'14" East, by record) 417.75 feet along said right-of-way line;
 Thence North 54°01'49" West (North 54°01'26" West, by record) 264.12 feet along said right-of-way line;
 Thence North 00°05'36" West (North 0°05'13" West, by record) 33.51 feet to said North Section line;
 Thence South 89°54'24" West 891.84 feet along said North line;
 Thence South 00°11'57" East 208.71 feet parallel with said West Section line;
 Thence South 89°54'24" West 208.71 feet;
 Thence South 00°11'57" East 241.29 feet;
 Thence South 89°54'24" West 300.00 feet to the TRUE POINT OF BEGINNING, containing 22.76 acres. Said parcel being subject to those portions being used as State and County Road rights-of-way.

DESCRIPTION OF PARCEL B
 Commencing at the Northwest Corner of Section 1, Township 3 South, Range 2 West of the Uintah Special Base and Meridian;
 Thence North 89°54'24" East 300.00 feet along the North line of the NW1/4 of said Section to the TRUE POINT OF BEGINNING;
 Thence North 89°54'24" East 208.71 feet along said North line;
 Thence South 00°11'57" East 208.71 feet parallel with the West line of said Section;
 Thence South 89°54'24" West 208.71 feet;
 Thence North 00°11'57" West 208.71 feet to the TRUE POINT OF BEGINNING, containing 1.00 acres. Said parcel being subject to that portion being used as State Highway right-of-way.

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 _____

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 _____

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

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL
 COLENE NELSON
 DUCHESNE COUNTY TREASURER
 APPROVED AS A MINOR SUBDIVISION ON
 THIS _____ DAY OF _____ OF 20____

MICHAEL HYDE
 DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

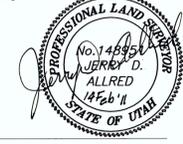
COUNTY RECORDER'S CERTIFICATE

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

FILING NO. _____ COUNTY RECORDER _____

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)

LEGEND AND NOTES

- FOUND REBAR SET BY REEVE AND ASSOCIATES
- ⊕ HIGHWAY R/W MARKERS
- EXISTING FENCE

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) EQUIPMENT AND PROCEDURES.

NARRATIVE
 This survey was performed at the request of Roger Brockbank for the purpose of dividing the existing property into the two parcels shown on this plat. The monuments marking the Public Land Survey System corners were found as indicated and used to control the survey. The Utah State Department of Transportation acquired additional right-of-way for realignment of the intersection of State Road #87 and U.S. Highway 40 and this change is incorporated into this survey.

COUNTY SURVEYOR FILE NO. 2377

JERRY D. ALLRED AND ASSOCIATES
 SURVEYING CONSULTANTS
 1235 NORTH 700 EAST—BOX 975
 DUCHESNE, UTAH 84021
 (435) 738-5352