

# DUNCAN - PRICE MINOR SUBDIVISION

LOCATED IN THE SW 1/4 SW 1/4 SECTION 1,  
T.3S., R. 2 W., U.S.&M.

**SURVEYOR'S CERTIFICATE:**  
I, C. DeNile McKenna, do hereby certify that I am a Registered 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.



**SUBDIVISION BOUNDARY:**  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, SECTION 1  
Beginning at the Southwest Corner of said Section 1, Township 3 South, Range 2 West, Uintah Special Meridian and running  
thence North 00°17'02" West a distance of 669.53 feet along the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 1;  
thence North 89°29'57" East a distance of 630.54 feet;  
thence North 00°44'16" West a distance of 321.35 feet to the South line of Highland Estates Subdivision;  
thence North 89°56'04" East a distance of 690.09 feet along said South line to the East line of said Southwest 1/4 of the Southwest 1/4;  
thence South 00°13'26" East a distance of 992.05 feet along said East line to the Southeast Corner of said Southwest 1/4 of the Southwest 1/4;  
thence South 89°46'41" West a distance of 1317.03 feet along the South line of said Southwest 1/4 of the Southwest 1/4 to the point of beginning.

The above described parcel of land contains an area of 25.384 acres, more or less.

**SUBJECT TO:** That portion of the above property being used as Right-of-way for US Highway 40.

**SUBJECT TO AND TOGETHER WITH:** A 30.00 foot wide utility and access easement being 15.00 feet on each side of the following described centerline:  
Beginning at a point 190.33 feet North 00°17'02" West, and 46.26 feet East, from the Southwest corner of Section 1, Township 3 South, Range 2 West, Uintah Special Meridian to the True Point of Beginning and running thence North 00°04'33" East 453.65 feet; thence North 89°29'57" East 581.54 feet.

The Basis of Bearings for this survey and the legal description is the East line of the Southeast Quarter of the Southeast Quarter of Section 1, Township 3 South, Range 2 West, Uintah Special Meridian, which bears South 00°19'31" East 1321.94 feet.

**OWNERS CERTIFICATE AND MINOR SUBDIVISION:**  
We, the undersigned, owner 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 \_\_\_\_\_ Date Acknowledged to Notary \_\_\_\_\_ Notary's Initials \_\_\_\_\_

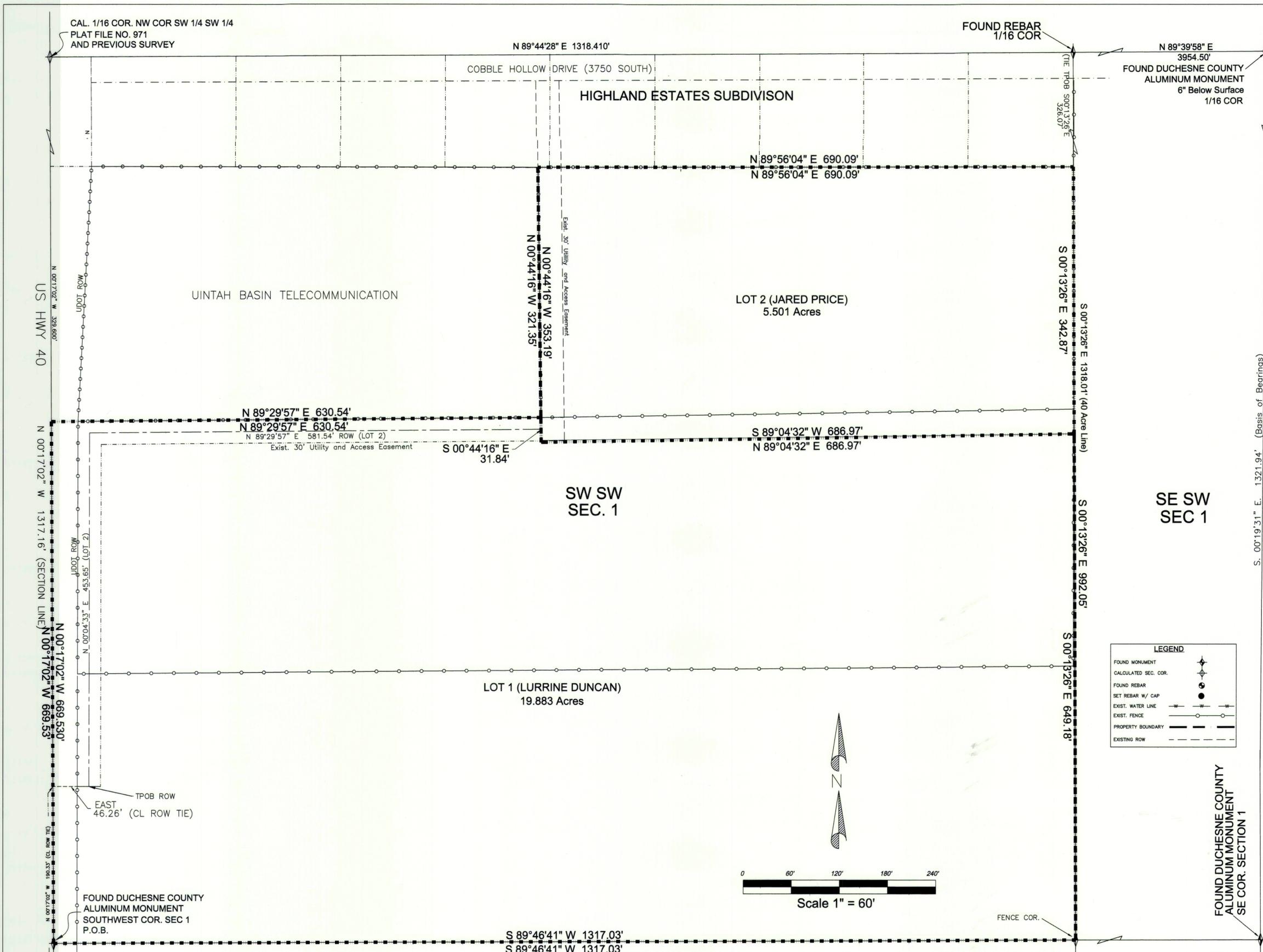
**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF DUCHESNE )

On the dates shown by the signature, personally appeared before me the signer of the above certificate who acknowledged to me that she did execute the same, as Trustee of The Duncan Family Trust.

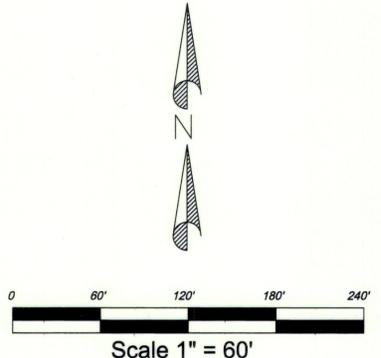
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**SURVEYORS NARRATIVE**  
THIS SURVEY WAS MADE AT THE REQUEST OF LURRINE B. DUNCAN, FOR A 2 LOT MINOR SUBDIVISION AS SHOWN ON THIS PLAT. INFORMATION OBTAINED FROM THE DUCHESNE COUNTY RECORDERS OFFICE AND THE RECORD OF SURVEYS FROM THE DUCHESNE COUNTY SURVEYORS OFFICE WAS USED IN THIS SURVEY FOR THE SUBDIVISION BOUNDARY AND FOR LOCATING SECTION CORNER, RECORDED SURVIVOR AFFIDAVIT ENTRY NO. 370136 BOOK A424 PAGE 17, SURVEYS OF RECORD NO. 971 AND NO. 1776.



**LEGEND**

- FOUND MONUMENT
- CALCULATED SEC. COR.
- FOUND REBAR
- SET REBAR W/ CAP
- EXIST. WATER LINE
- EXIST. FENCE
- PROPERTY BOUNDARY
- EXISTING ROW



DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____ A.D. 20 ____ BY THE DUCHESNE CO. PLANNING DEPARTMENT _____ DIRECTOR	DUCHESNE COUNTY TREASURER APPROVED THIS _____ DAY OF _____ A.D. 20 ____ BY THE DUCHESNE COUNTY TREASURER _____ TREASURER	COUNTY RECORDER NO. STATE OF UTAH, COUNTY OF DUCHESNE, RECORDED AND FILED. DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ DUCHESNE COUNTY RECORDER
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**M&M ASSOCIATES**  
SURVEYING AND DRAFTING  
5841 West Cobble Hollow Drive  
Roosevelt, Utah 84066  
(435) 722-0707

RELEASED TO CLIENT	3/14/14
REVISION	DATE

OWNERS The Duncan Family Trust Lurrine B. Duncan Trustee	PROJECT NAME DUNCAN - PRICE MINOR SUBDIVISION	DATE 3/17/14
LOCATION Rt. 2 Box 3059 Roosevelt, Utah 85066	DRAWN cdm	SCALE 1"=60'
FILE NAME c:\m2\projects\Duncan	CHECKED	PROJECT NUMBER
		SHEET 1 OF 1

County Surveyors File # 3010