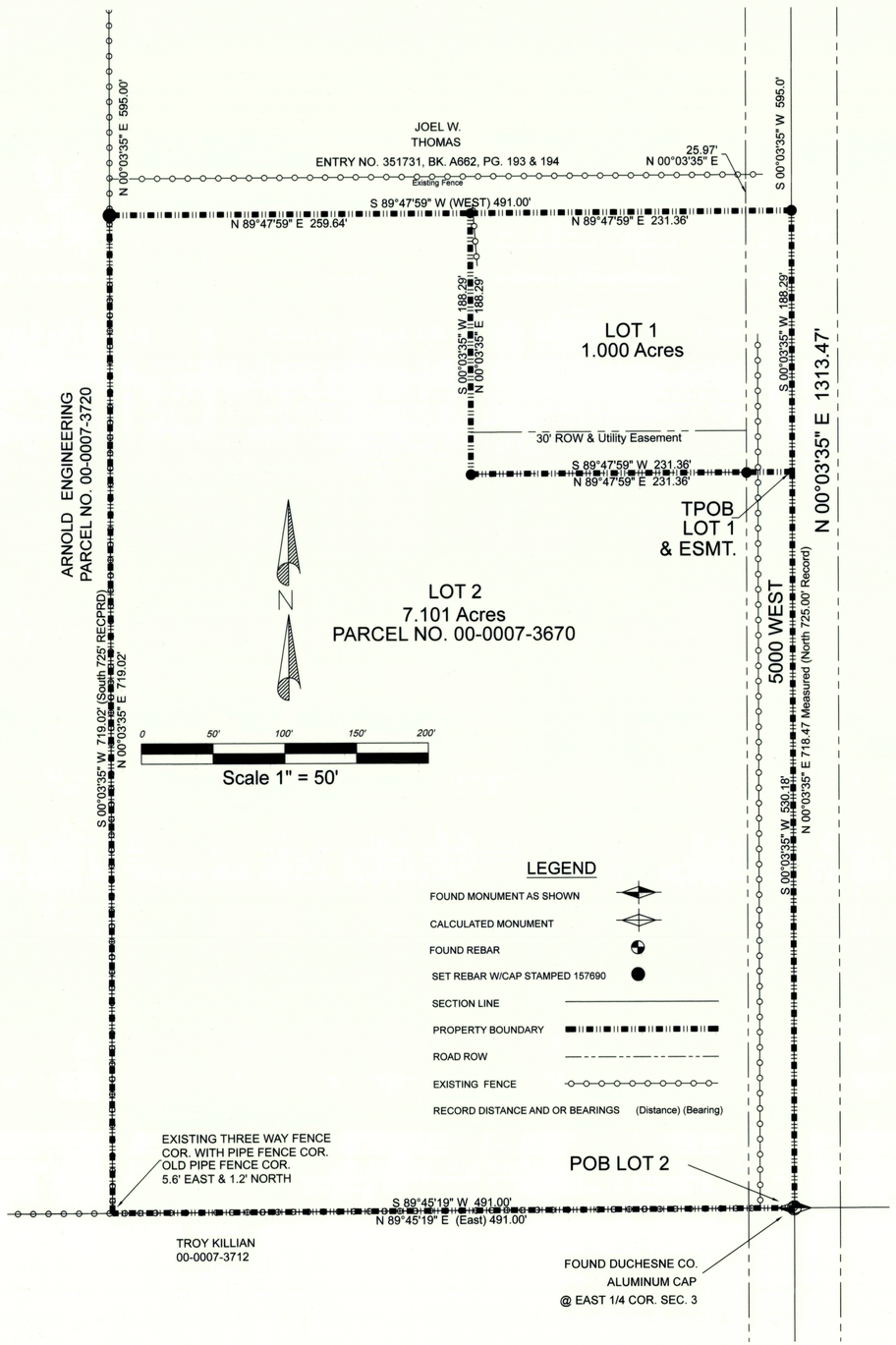
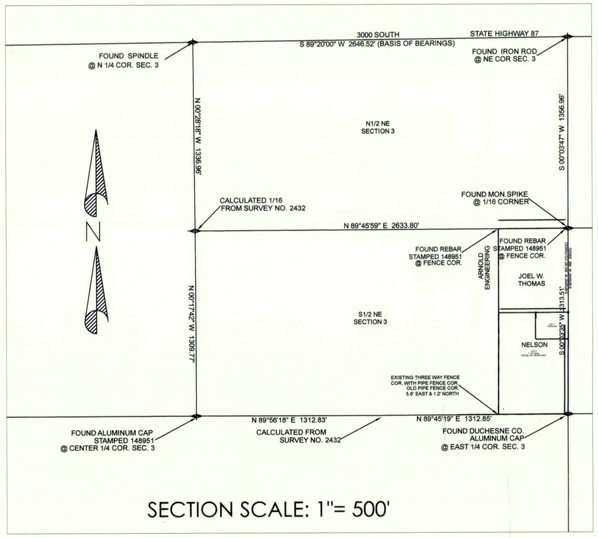
TERRY L. NELSON

MINOR SUBDIVISION PLAT

LOCATED IN SECTION 3, T. 3 S., 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.

REGISTERED LAND SURVEYOR #156790 C. DENILE McKENNA 25 04 2014 STATE OF UTAH

BOUNDARY DESCRIPTION (Reference parcel Tax Id No. 00-0007-3670)
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 3
Beginning at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 3 and running thence North 00°03'35" East a distance of 718,47 feet (North 725.00 feet) parallel to the East line of said Southeast Quarter of the Northeast Quarter; thence South 89°47'59" West (West) a distance of 491.00 feet; thence South 00°03'35" West a distance of 719.02 feet (South 725.00 feet) parallel to said East line; thence North 89°45'19" East (East) a distance of 491.00 feet to the point of beginning.

The above described parcel of land contains an area of 8.101 acres.

Subject to all existing easements and right-of-way.

LOT 1
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 3
Beginning on the East line of the Southeast Quarter of the Northeast Quarter of said Section 3 at a point 530.18 feet North 00°03'35" East along said East line from the East Quarter corner of said Section 3 to the True Point of Beginning; thence South 89°47'59" West a distance of 231.36 feet; thence North 00°03'35" East a distance of 188.29 feet parallel to said East line; thence North 89°47'59" East a distance of 231.36 feet, parallel to an existing fence situated approximately 20 feet North, to said East line; thence South 00°03'35" West a distance of 188.29 feet along said East line to the True Point of Beginning.

The above described parcel of land contains an area of 1.000 acres, more or less.

SUBJECT TO an access and utility easement over the Southerly 30 feet thereof.

Subject to that portion being used for County road Right-of-Way

LOT 2
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 3
Beginning at the East Quarter Corner of said Section 3 and running thence South 89°45'19" West a distance of 491.00 feet along the South line of the Southeast Quarter of the Northeast Quarter of said Section 3; thence North 00°03'35" East a distance of 719.02 feet parallel to the East line of said Southeast Quarter of the Northeast Quarter; thence North 89°47'59" East a distance of 259.64 feet, parallel to an existing fence situated approximately 26 feet North; thence South 00°03'35" West a distance of 188.29 feet parallel to said East line; thence North 89°47'59" East a distance of 231.36 feet to said East line; thence South 00°03'35" West a distance of 530.18 feet along said East line to the point of beginning.

The above described parcel of land contains an area of 7.101 acres.

TOGETHER WITH a access and utility easement described as follows:
Beginning on the East line of the Southeast Quarter of the Northeast Quarter of said Section 3 at a point 530.18 feet North 00°03'35" East along said East line from the East Quarter corner of said Section 3 to the True Point of Beginning; thence South 89°47'59" West a distance of 231.36 feet; thence North 00°03'35" East a distance of 30.00 feet parallel to said East line; thence North 89°47'59" East a distance of 231.36 feet to said East line; thence South 00°03'35" West a distance of 30.0 feet along said East line to the True Point of Beginning.

Subject to that portion being used for County road Right-of-Way.

THE BASIS OF BEARINGS FOR THIS SURVEY AND THE DESCRIPTIONS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, WHICH BEARS SOUTH 89°20'00" WEST 2646.52 FEET.

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	Date Acknowledged to Notary	Notary's Initials

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.

Notary Public _____ My commission expires _____

SURVEYORS NARRATIVE
THIS SURVEY WAS MADE AT THE REQUEST OF TERRY NELSON FOR A TWO LOT MINOR SUBDIVISION. THE BLM PLAT, INFORMATION OBTAINED FROM THE DUCHESNE COUNTY RECORDERS OFFICE, (ENTRY NO.s 74041, 83356, 171176, AND 451731, ALSO PARCE NO. 00-0007-3670), AND THE DUCHESNE COUNTY SURVEYOR'S OFFICE, SURVEYS (NUMBER 2057 AND NUMBER 2432), WERE USED IN THIS SURVEY. WE DID A ONE POINT LOCALIZED ON THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN AND SURVEYED THE OTHER CORNERS OF SAID SECTION AS SHOWN ON THIS PLAT. THERE IS AN EXSTING FENCE APPROXIMATELY 26 FEET NORTH OF THE SENIOR DEED LINE. CLOSURE 0.003

DUCHESNE COUNTY TREASURER	COUNTY RECORDER NO.	DUCHESNE COUNTY PLANNING AND ZONING APPROVAL	DUCHESNE COUNTY SURVEYOR	M&M ASSOCIATES
APPROVED THIS _____ DAY OF _____ A.D. 20 ____ BY THE DUCHESNE COUNTY TREASURER TREASURER	STATE OF UTAH, COUNTY OF DUCHESNE, RECORDED AND FILED. DATE TIME BOOK PAGE FEE $ DUCHESNE COUNTY RECORDER	STATE OF UTAH, COUNTY OF DUCHESNE, APPROVED THIS _____ DAY OF _____ A.D. 20 ____ BY THE DUCHESNE COUNTY PLANNING DEPARTMENT COMMUNITY DEVELOPMENT ADMINISTRATOR	STATE OF UTAH, COUNTY OF DUCHESNE, DATE FILE NUMBER DUCHESNE COUNTY SURVEYOR	SURVEYING AND DRAFTING 3841 West Cobble Hollow Drive Roosevelt, Utah 84066 (435)722-0707

PROJECT:	OWNER:	DATE
TERRY L. NELSON · MINOR SUBDIVISION	TERRY L. & DEANN W. NELSON 3358 S. 5000 W. ROOSEVELT, UTAH	10/25/14
LOCATION: Northeast 1/4 Section 3	DRAWN: cdm / CHECKED: / PROJECT NUMBER:	SCALE: 1" = 50'
T. 3 S., R. 2 W., U.S.M.	FILE NAME: c:\projects/NELSON	SHEET: 1 OF 1

County Surveyors File #: 3057