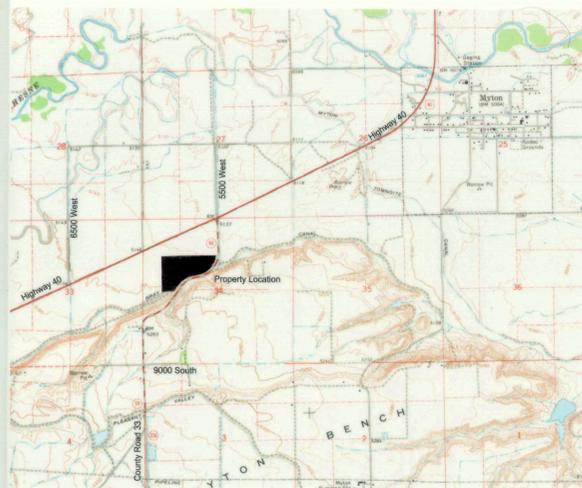
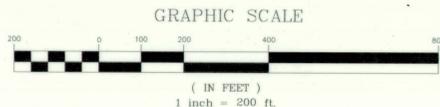


# CXA-16 Corporation Minor Subdivision

Located in the Northwest Quarter of Section 34, T.3 S., R.2 W., U.S.B. & M.  
Duchesne County, Utah  
2014

## LEGEND

- LOT BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- DEED LINE
- STATE HIGHWAY RIGHT OF WAY LINE
- COUNTY ROAD RIGHT OF WAY LINE
- EDGE OF EXISTING ASPHALT ROAD OR PARKING LOT
- EDGE OF EXISTING CONCRETE
- EDGE OF BANK GRAY MOUNTAIN CANAL
- FLOWLINE OF GRAY MOUNTAIN CANAL
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING BUILDING OR SHED
- SET SURVEY MARKER AS NOTED
- FOUND SURVEY MARKER AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- NOT FOUND 1/4 OR 1/16 SECTION CORNER AS NOTED



VICINITY MAP  
CXA - 16 CORPORATION MINOR SUBDIVISION  
NOT TO SCALE

## PARCEL DEED

A COMMERCIAL REAL ESTATE DEED OF TRUST WAS FOUND IN BOOK A-547 PAGES 499-505 ON FILE IN THE DUCHESNE COUNTY RECORDER'S OFFICE.

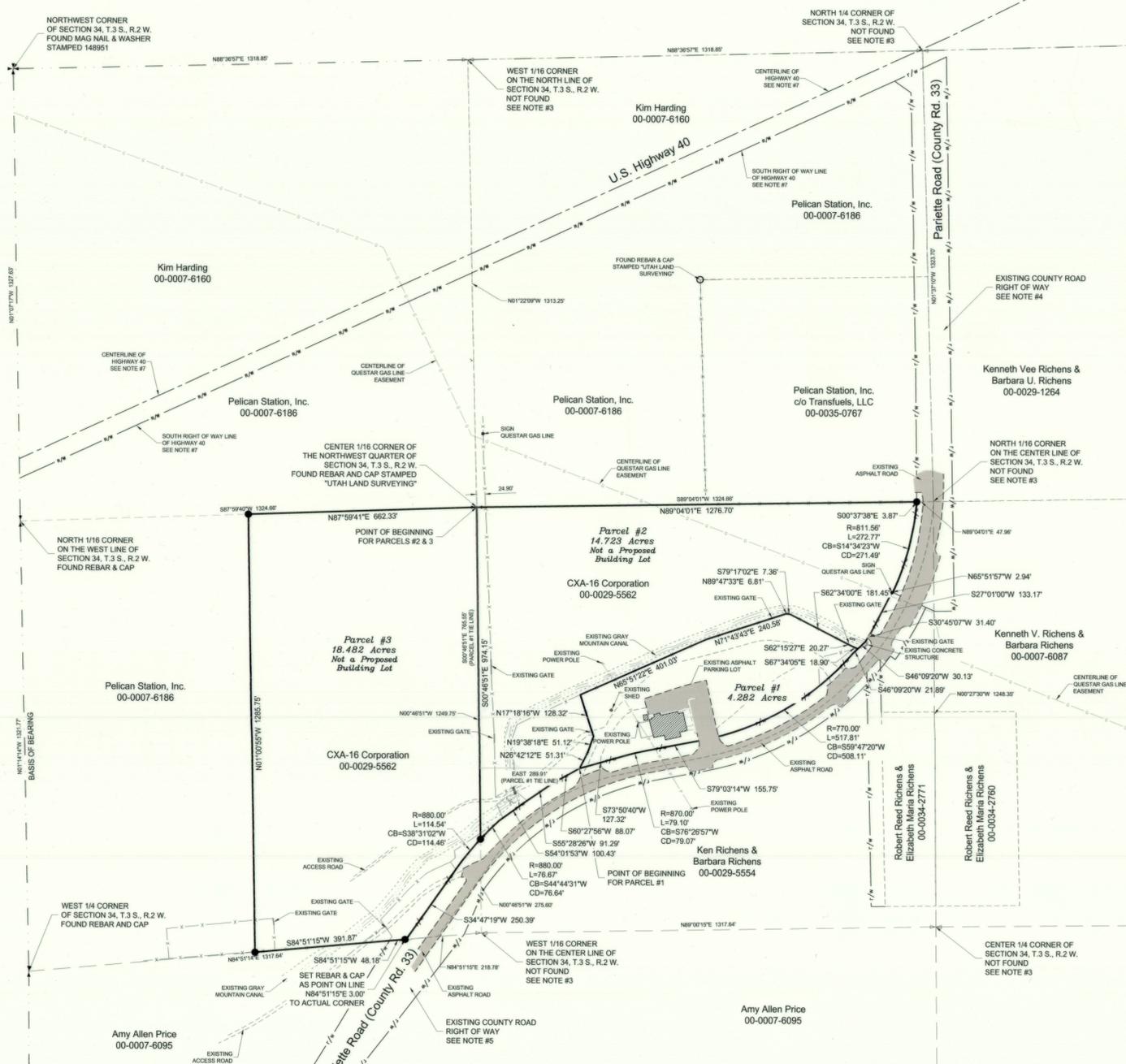
A QUIT CLAIM DEED WAS FOUND IN BOOK A-712 PAGES 574-575 ON FILE IN THE DUCHESNE COUNTY RECORDER'S OFFICE.

## NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE THE CXA - 16 CORPORATION MINOR SUBDIVISION AS SHOWN HEREON.
2. BASIS OF BEARING USED WAS N01°14'14"W BETWEEN THE WEST QUARTER CORNER AND THE NORTH 1/16 CORNER ON THE WEST LINE OF SECTION 34, T.3 S., R.2 W., U.S.B. & M., AS SHOWN.
3. THE LOCATIONS FOR THE CORNERS SHOWN AS NOT FOUND OF SECTION 34, T.3 S., R.2 W., U.S.B. & M., WERE RE-ESTABLISHED USING INFORMATION FROM A SURVEY PERFORMED BY DANIEL W. PEATROSS, ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 1160.
4. THE EXISTING COUNTY ROAD RIGHT OF WAY, AS SHOWN HEREON WAS RE-ESTABLISHED USING INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 2561.
5. A QUIT CLAIM DEED, DEEDING OVER A PORTION OF THE COUNTY ROAD RIGHT OF WAY TO DUCHESNE COUNTY WAS FOUND RECORDED IN BOOK A-724 PAGES 732-737, AT THE DUCHESNE COUNTY RECORDER'S OFFICE.
6. THERE IS A QUESTAR GAS LINE THAT CROSSES THE CXA - 16 CORPORATION PARCEL. THE LOCATION SHOWN HEREON IS APPROXIMATE AND IS BASED OFF THE EASEMENT DESCRIPTION FOUND IN BOOK A-24 PAGES 463-464, ON RECORD AT THE DUCHESNE COUNTY RECORDER'S OFFICE. THE GAS LINE EASEMENT THAT CROSSES THE ADJOINING PARCELS WAS ALSO ENTERED FROM DOCUMENTS FOUND IN THE SAID RECORDER'S OFFICE IN BOOK A-24, PAGES 443-444, 447-448, AND 461-462.
7. THE U.S. HIGHWAY 40 CENTERLINE AND THE SOUTH RIGHT OF WAY LINE WERE RE-ESTABLISHED USING THE SURVEY PLAT PREPARED FOR U.D.O.T. PROJECT NO. F-0040(107)103 BY DANIEL W. PEATROSS IN 2013. SURVEY PLAT IS ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2882.
8. NO REBAR AND CAPS MARKING THE NEW BOUNDARY OF PARCEL #1 WERE SET DURING THIS SURVEY. THE EXISTING FENCE LINE IS THE BOUNDARY LINE BETWEEN PARCEL #1 AND PARCEL #2.

## SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



## DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2014.

MICHAEL A. HYDE  
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

## DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2014.

COLENE NELSON  
DUCHESNE COUNTY TREASURER

## PARCEL #1 DESCRIPTION

BEGINNING AT A POINT LOCATED S00°46'51"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, T.3 S., R.2 W., U.S.B. & M., 765.55 FEET AND EAST 289.91 FEET FROM THE CENTER 1/16 CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF PARIETTE ROAD AND IN AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE THE FOLLOWING COURSES: N26°42'12"E 51.31 FEET, N19°38'18"E 51.12 FEET, N17°18'16"W 128.32 FEET, N65°51'22"E 401.03 FEET, N71°43'43"E 240.58 FEET, N89°47'33"E 6.81 FEET, S79°17'02"E 7.36 FEET, S62°34'00"E 181.45 FEET, S62°19'27"E 20.27 FEET, AND S67°34'05"E 18.90 FEET TO THE SAID RIGHT OF WAY LINE, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: S46°09'20"W 21.89 FEET, AROUND A 770.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, S17°51'51"E (CHORD BEARS S59°47'20"W 508.11 FEET), S79°03'14"W 155.75 FEET, AROUND A 870.00 FOOT RADIUS CURVE TO THE LEFT, 79.10 FEET (CHORD BEARS S76°26'57"W 79.07 FEET), AND S73°50'40"W 127.32 FEET TO THE POINT OF BEGINNING, CONTAINING 4.282 ACRES.

## PARCEL #2 DESCRIPTION

BEGINNING AT THE CENTER 1/16 OF THE NORTHWEST QUARTER OF SECTION 34, T.3 S., R.2 W., U.S.B. & M., THENCE N89°04'01"E ALONG THE 40 ACRE LINE, 1276.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PARIETTE ROAD, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: S00°37'38"E 3.87 FEET, AROUND A 811.56 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, 272.77 FEET (CHORD BEARS S14°34'23"W 271.49 FEET), N65°51'57"W 2.94 FEET, S27°01'00"W 133.17 FEET, S30°45'07"W 31.40 FEET, AND S46°09'20"W 30.13 FEET TO AN EXISTING FENCE CORNER, THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG AN EXISTING FENCE LINE THE FOLLOWING COURSES: N67°34'05"W 18.90 FEET, N62°15'27"W 20.27 FEET, N62°34'00"W 181.45 FEET, N79°17'02"W 7.36 FEET, S89°47'33"W 6.81 FEET, S71°43'43"W 240.58 FEET, S65°51'22"W 401.03 FEET TO AN EXISTING FENCE CORNER, S17°18'16"E 128.32 FEET, S19°38'18"W 51.12 FEET, AND S26°42'12"W 51.31 FEET TO SAID RIGHT OF WAY LINE, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: S60°27'56"W 88.07 FEET, S55°28'26"W 91.29 FEET, S54°01'53"W 100.43 FEET, AND AROUND A 880.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, 76.87 FEET (CHORD BEARS S44°44'31"W 76.64 FEET) TO THE 40 ACRE LINE, THENCE N00°46'51"W LEAVING SAID RIGHT OF WAY LINE ALONG SAID 40 ACRE LINE, 974.16 FEET TO THE POINT OF BEGINNING, CONTAINING 14.723 ACRES.

## PARCEL #3 DESCRIPTION

BEGINNING AT THE CENTER 1/16 OF THE NORTHWEST QUARTER OF SECTION 34, T.3 S., R.2 W., U.S.B. & M., THENCE S00°46'51"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, 974.16 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PARIETTE ROAD, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: AROUND A 880.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, 114.54 FEET (CHORD BEARS S38°31'02"W 114.46 FEET), S34°47'19"W 250.39 FEET, AND S84°51'51"W 48.18 FEET, THENCE S84°51'51"W LEAVING SAID RIGHT OF WAY LINE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, 391.87 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE N01°00'55"W ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, 1285.75 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE N87°59'41"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, 662.33 FEET TO THE POINT OF BEGINNING, CONTAINING 18.482 ACRES.

## OWNER'S CERTIFICATE

CXA - 16 CORPORATION HEREBY CERTIFIES THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON THE CXA - 16 CORPORATION MINOR SUBDIVISION.

KENT TWITCHELL  
SENIOR VICE PRESIDENT  
CXA - 16 CORPORATION

## ACKNOWLEDGMENT

STATE OF Texas  
COUNTY OF Collin } s.s.

ON THE 12<sup>th</sup> DAY OF November, A.D. 2014, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

11/08/2013  
MY COMMISSION EXPIRES



## COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH  
COUNTY OF DUCHESNE } s.s.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IS DULY RECORDED.

COUNTY RECORDER FILE NUMBER

PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- infrastructure professionals -  
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1406-267 FILE NAME: h:\j\proj\1406-267\dwg\1406-267 survey.dwg  
SURVEYED BY: J&D Engineering DRAWN BY: T.W.G. UPDATED: 11/3/2014 PLOTTED: 11/10/2014

**CXA - 16 Corporation**  
**Minor Subdivision**

Duchesne County, Utah  
Scale: 1" = 200'

County Surveyors File # 3065