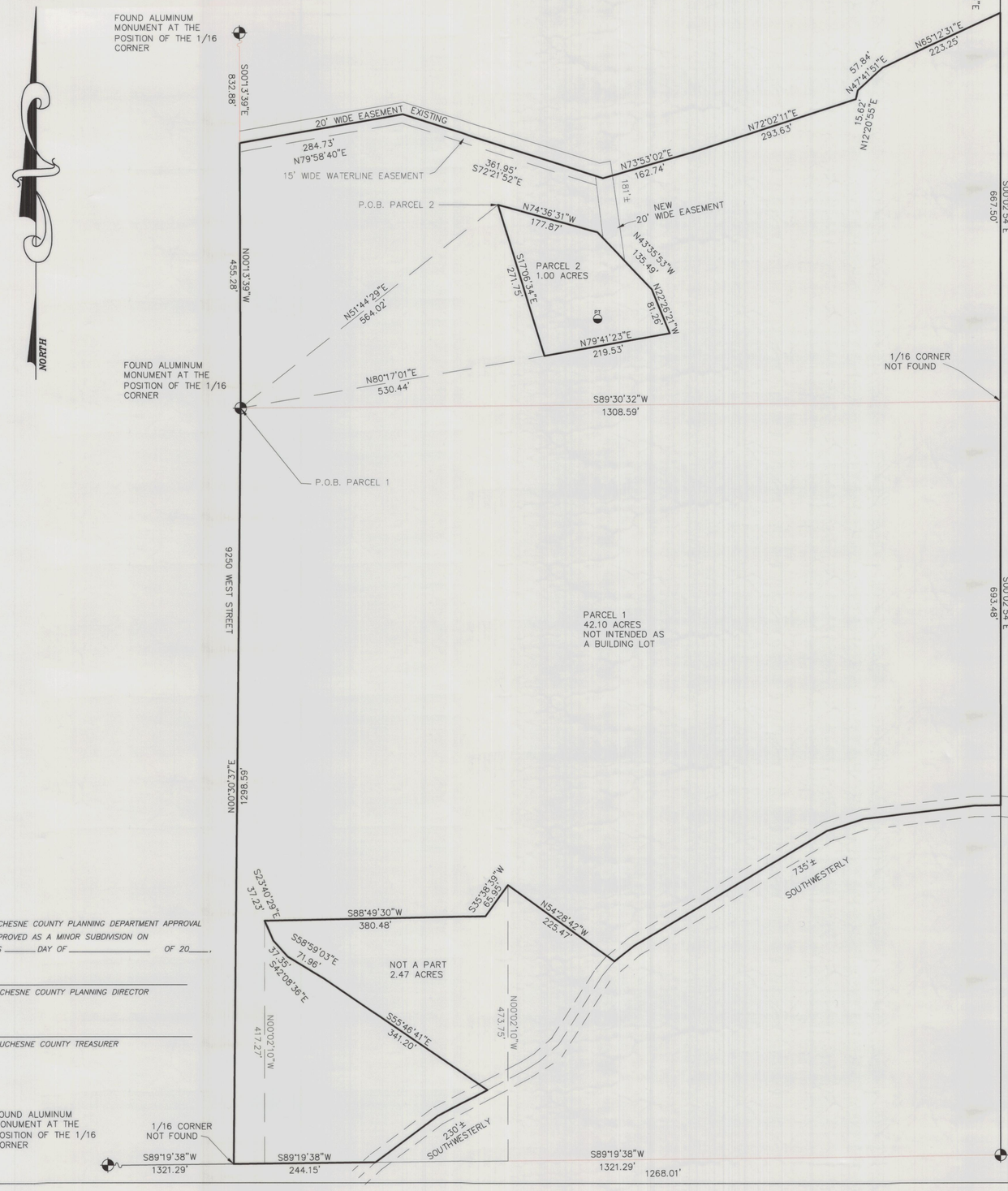

MINOR SUBDIVISION SURVEY FOR

BART ALLRED

SECTION 12, TOWNSHIP 4 SOUTH RANGE 3 WEST UINTAH SPECIAL BASE & MERIDIAN

LEGAL DESCRIPTION

PARCEL 1 (REMAINDER)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, T. 4 S., R. 3 W. U.S.B.&M.
THENCE N. 0°13'39" W. 455.28 FEET; THENCE N. 79°58'40" E. 284.73 FEET;
THENCE S. 72°21'52" E. 361.95 FEET; THENCE N. 73°53'02" E. 162.74 FEET;
THENCE N. 72°02'11" E. 293.63 FEET; THENCE N. 12°20'55" E. 15.62 FEET;
THENCE N. 47°41'51" E. 57.84 FEET; THENCE N. 65°12'31" E. 223.25 FEET
TO THE EAST BOUNDARY LINE OF SAID SECTION 12;
THENCE S. 0°02'54" E. 1360.98 FEET ALONG SAID EAST LINE OF SAID SECTION 12
TO THE CENTERLINE OF THE CANAL; THENCE SOUTHEASTERLY 735 FEET MORE OR LESS
ALONG THE CENTERLINE OF CANAL; THENCE N. 54°28'42" W. 225.47 FEET;
THENCE S. 35°38'39" W. 65.95 FEET; THENCE S. 88°49'30" W. 380.48 FEET;
THENCE S. 23°04'29" E. 37.23 FEET; THENCE S. 42°08'36" E. 37.35 FEET;
THENCE S. 58°59'03" E. 71.96 FEET;
THENCE S. 55°46'41" E. 341.20 FEET TO THE CENTERLINE OF THE CANAL;
THENCE SOUTHEASTERLY 230 FEET MORE OR LESS
ALONG THE CENTERLINE OF CANAL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE S. 89°19'38" W. 244.15 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE N. 0°30'37" E. 1298.59 FEET TO THE POINT OF BEGINNING.
ABOVE DESCRIBED PARCEL CONTAINS 42.10 ACRES.

SUBJECT TO THAT PORTION BEING USED FOR COUNTY ROAD RIGHT OF WAY.
ALSO TOGETHER WITH AND SUBJECT TO A 20.00 FEET WIDE EASEMENT, BEING DESCRIBED AS 10 FEET BOTH LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE
BEGINNING AT A POINT 465.28 FEET N. 0°13'39" W. OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, T. 4 S., R. 3 W. U.S.B.&M.
THENCE N. 79°58'40" E. 284.73 FEET; THENCE S. 72°21'52" E. 371.95 FEET;
THENCE S. 7°15'08" W. 181' FEET ± TO THE EAST LINE OF SAID PARCEL

ALSO BEING SUBJECT TO A 15.00 FEET WIDE EASEMENT, BEING DESCRIBED AS 7.50' FEET BOTH LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE
BEGINNING AT A POINT 447.78 FEET N. 0°13'39" W. OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, T. 4 S., R. 3 W. U.S.B.&M.
THENCE N. 79°58'40" E. 284.73 FEET; THENCE S. 72°21'52" E. 369.45 FEET;
THENCE S. 7°15'08" W. 181' FEET ± TO THE EAST LINE OF SAID PARCEL

PARCEL 2

BEGINNING AT A POINT 564.02 FEET N. 51°44'29" E. OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, T. 4 S., R. 3 W. U.S.B.&M.
THENCE S. 17°06'34" E. 271.75 FEET; THENCE N. 79°41'23" E. 219.53 FEET;
THENCE N. 22°26'21" W. 81.26 FEET; THENCE N. 43°35'53" W. 135.49 FEET;
THENCE N. 74°36'31" W. 177.87 FEET TO THE POINT OF BEGINNING.
ABOVE DESCRIBED PARCEL CONTAINS 1.00 ACRES.

TOGETHER WITH A 20.00 FEET WIDE EASEMENT, BEING DESCRIBED AS 10 FEET BOTH LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE
BEGINNING AT A POINT 465.28 FEET N. 0°13'39" W. OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, T. 4 S., R. 3 W. U.S.B.&M.
THENCE N. 79°58'40" E. 284.73 FEET; THENCE S. 72°21'52" E. 361.95 FEET;
THENCE S. 7°15'08" W. 181' FEET ± TO THE EAST LINE OF SAID PARCEL

ALSO TOGETHER WITH A 15.00 FEET WIDE WATERLINE EASEMENT, BEING DESCRIBED AS 7.50' FEET BOTH LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE
BEGINNING AT A POINT 447.78 FEET N. 0°13'39" W. OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, T. 4 S., R. 3 W. U.S.B.&M.
THENCE N. 79°58'40" E. 284.73 FEET; THENCE S. 72°21'52" E. 369.45 FEET;
THENCE S. 7°15'08" W. 181' FEET ± TO THE EAST LINE OF SAID PARCEL

OWNERS ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF)

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PARCELS OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED, AND A 20 FOOT WIDE ACCESS EASEMENT AND ALSO A 15 FOOT WIDE EASEMENT FOR A WATERLINE CREATED AS SHOWN ON PLAT, TO BE IN COMPLIANCE WITH THE DUCHESNE COUNTY SUBDIVISION ORDINANCE, FOR THE PURPOSES OF LAND CONVEYANCE AND TRANSFER OF OWNERSHIP.

BART ALLRED *SHELLY ALLRED*

ON THE DATE SHOWN BY EACH SIGNATURE, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THIS MINOR SUBDIVISION SURVEY WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

COUNTY RECORDER CERTIFICATE

STATE OF UTAH)
) SS
COUNTY OF DUCHESNE)

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE COUNTY RECORDER'S OFFICE ON THE BOOK _____ *20____ AT ____ O'CLOCK AND IS DULY RECORDED*

PAGE _____ _____
DUCHESNE COUNTY RECORDER

FILE NUMBER _____

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

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

_____
DUCHESNE COUNTY PLANNING DIRECTOR

_____
DUCHESNE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

This is to certify that I have surveyed the parcel of land shown on this plat, 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.

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PROFESSIONAL LAND SURVEYOR No. 5561198 RODNEY N. ROWLEY 12 Nov 13 STATE OF UTAH

Rodney N. Rowley , Registered Land Surveyor,
Certificate No. 5561198 , (Utah)

County Surveyor's File # 2851

R.N.R. SURVEYING INC.
P.O. Box 250
Duchesne, Utah 84021
435-823-5556 435-738-2607

DRAWN BY:	RR
SCALE:	1" = 100'
DATE:	30 JUL 2013
JOB NUMBER	2013-289