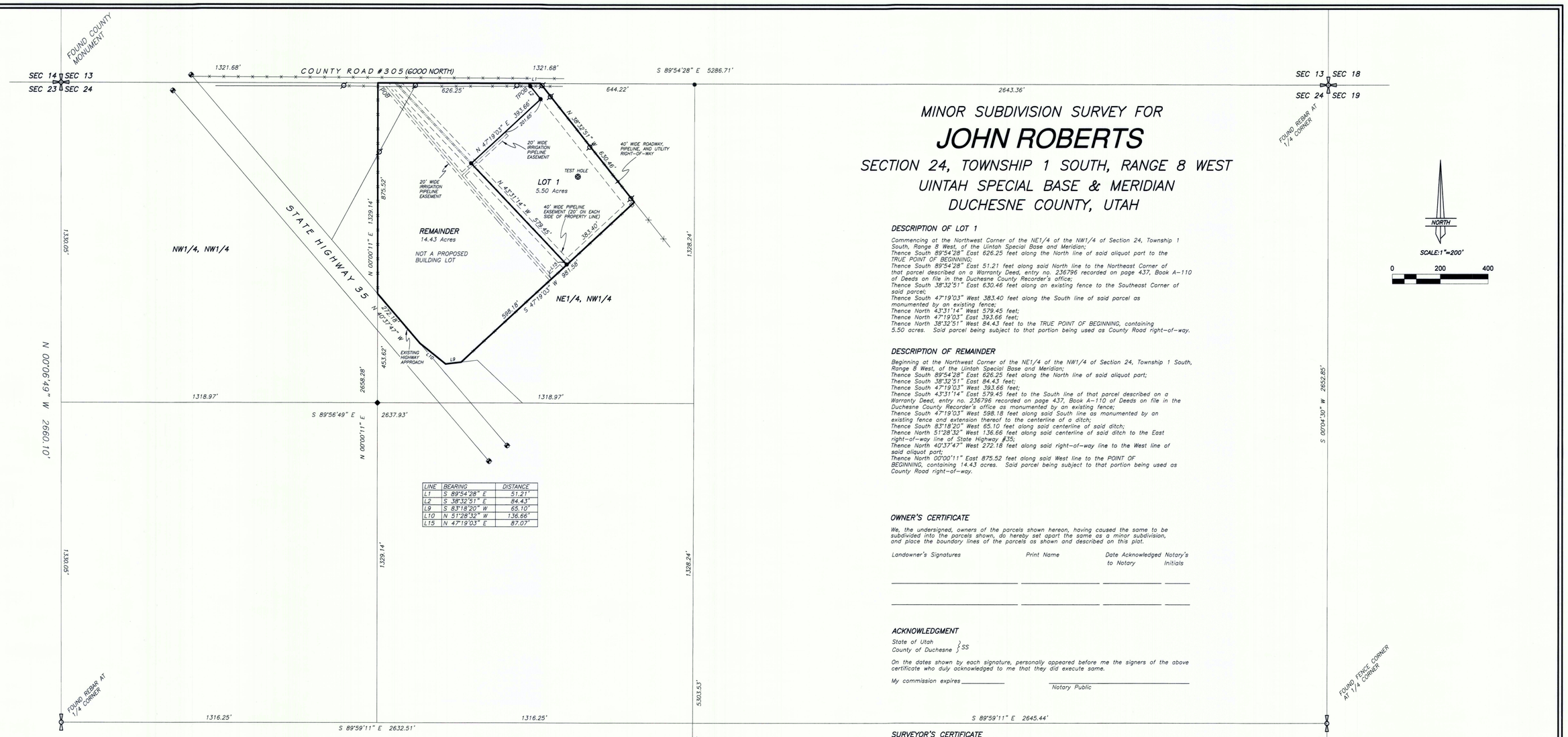

LINE	BEARING	DISTANCE
L1	S 89°54'28" E	51.21'
L2	S 38°32'51" E	84.43'
L9	S 83°18'20" W	65.10'
L10	N 51°28'32" W	136.66'
L15	N 47°19'03" E	87.07'

MINOR SUBDIVISION SURVEY FOR
JOHN ROBERTS
SECTION 24, TOWNSHIP 1 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE & MERIDIAN
DUCHESNE COUNTY, UTAH

DESCRIPTION OF LOT 1

Commencing at the Northwest Corner of the NE1/4 of the NW1/4 of Section 24, Township 1 South, Range 8 West, of the Uintah Special Base and Meridian;
Thence South 89°54'28" East 626.25 feet along the North line of said aliquot part to the TRUE POINT OF BEGINNING;
Thence South 89°54'28" East 51.21 feet along said North line to the Northeast Corner of that parcel described on a Warranty Deed, entry no. 236796 recorded on page 437, Book A-110 of Deeds on file in the Duchesne County Recorder's office;
Thence South 38°32'51" East 630.46 feet along an existing fence to the Southeast Corner of said parcel;
Thence South 47°19'03" West 383.40 feet along the South line of said parcel as monumented by an existing fence;
Thence North 43°31'14" West 579.45 feet;
Thence North 47°19'03" East 393.66 feet;
Thence North 38°32'51" West 84.43 feet to the TRUE POINT OF BEGINNING, containing 5.50 acres. Said parcel being subject to that portion being used as County Road right-of-way.

DESCRIPTION OF REMAINDER

Beginning at the Northwest Corner of the NE1/4 of the NW1/4 of Section 24, Township 1 South, Range 8 West, of the Uintah Special Base and Meridian;
Thence South 89°54'28" East 626.25 feet along the North line of said aliquot part;
Thence South 38°32'51" East 84.43 feet;
Thence South 47°19'03" West 393.66 feet;
Thence South 43°31'14" East 579.45 feet to the South line of that parcel described on a Warranty Deed, entry no. 236796 recorded on page 437, Book A-110 of Deeds on file in the Duchesne County Recorder's office as monumented by an existing fence;
Thence South 47°19'03" West 598.18 feet along said South line as monumented by an existing fence and extension thereof to the centerline of a ditch;
Thence North 83°18'20" West 65.10 feet along said centerline of said ditch;
Thence North 51°28'32" West 136.66 feet along said centerline of said ditch to the East right-of-way line of State Highway #35;
Thence North 40°37'47" West 272.18 feet along said right-of-way line to the West line of said aliquot part;
Thence North 00°00'11" East 875.52 feet along said West line to the POINT OF BEGINNING, containing 14.43 acres. Said parcel being subject to that portion being used as County Road 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	Print Name	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

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.

PROFESSIONAL LAND SURVEYOR No. 148951 JERRY D. ALLRED STATE OF UTAH
26 JAN '15

Jerry D. Allred, Professional Land Surveyor
Utah Certificate Number 148951

LEGEND AND NOTES

- POWER POLES
- 5/8"X24" REBAR WITH PLASTIC CAP STAMPED 148951 SET PREVIOUSLY
- HIGHWAY RIGHT-OF-WAY MARKERS USED BY THIS SURVEY
- EXISTING FENCES

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS WAS BASED ON WGS-84 DATUM.

- 5/8"X24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS_____DAY OF _____ OF 20___.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPT. APPROVAL

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

COUNTY SURVEYOR'S FILE # 3184

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

26 JAN 2015 14-100-050

DRAWING NUMBER 3184
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6051
PRESSER SIDE OF PRINT ON THIS LINE