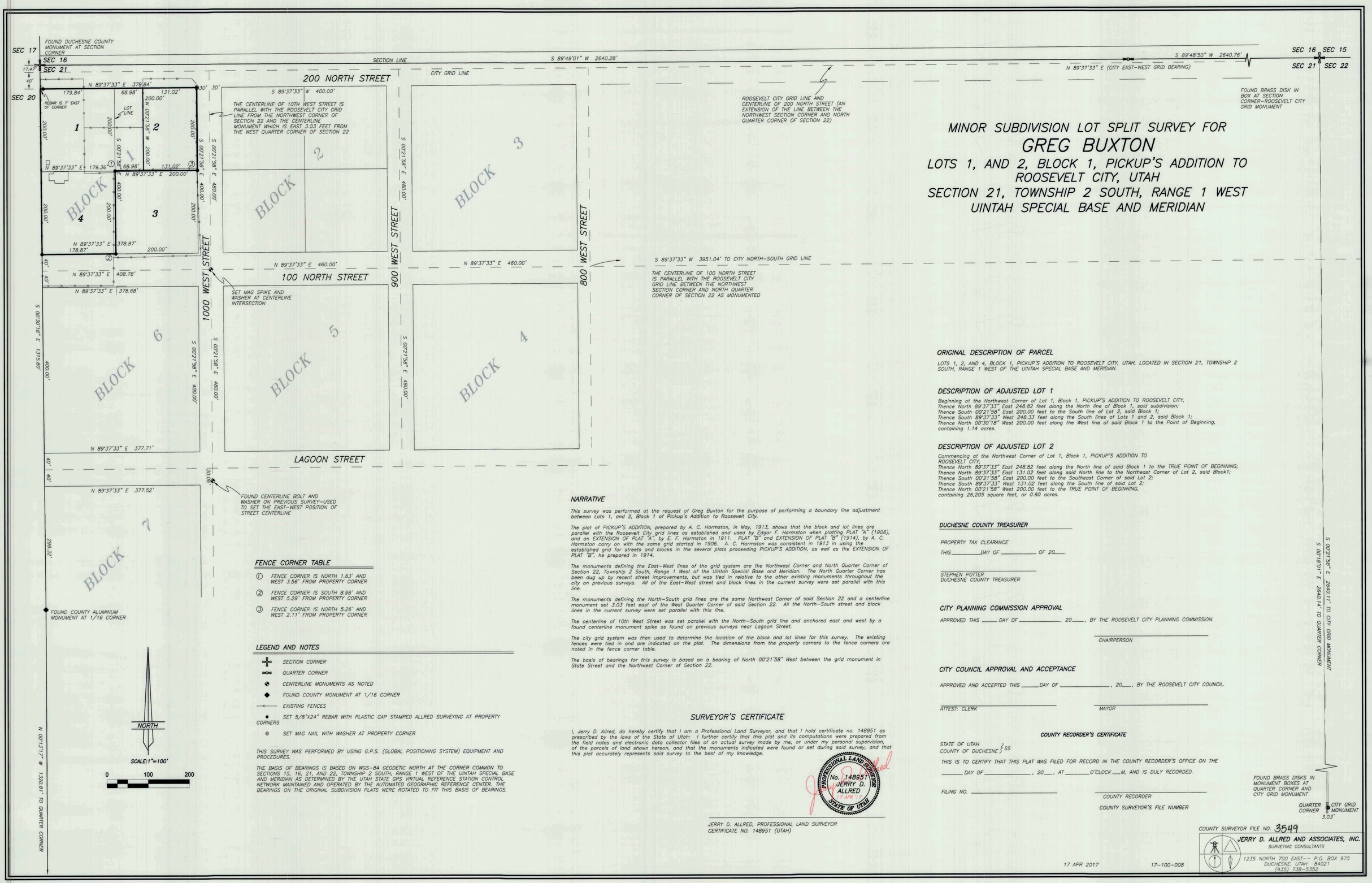

MINOR SUBDIVISION LOT SPLIT SURVEY FOR
GREG BUXTON
LOTS 1, AND 2, BLOCK 1, PICKUP'S ADDITION TO ROOSEVELT CITY, UTAH
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST UINTAH SPECIAL BASE AND MERIDIAN

FENCE CORNER TABLE

1. FENCE CORNER IS NORTH 1.63' AND WEST 3.56' FROM PROPERTY CORNER
2. FENCE CORNER IS SOUTH 8.98' AND WEST 5.29' FROM PROPERTY CORNER
3. FENCE CORNER IS NORTH 5.26' AND WEST 2.11' FROM PROPERTY CORNER

LEGEND AND NOTES

- SECTION CORNER
- QUARTER CORNER
- CENTERLINE MONUMENTS AS NOTED
- FOUND COUNTY MONUMENT AT 1/16 CORNER
- EXISTING FENCES
- SET 5/8"X24" REBAR WITH PLASTIC CAP STAMPED ALLRED SURVEYING AT PROPERTY CORNERS
- SET MAG NAIL WITH WASHER AT PROPERTY CORNER

THIS SURVEY WAS PERFORMED BY USING G.P.S. (GLOBAL POSITIONING SYSTEM) EQUIPMENT AND PROCEDURES.

THE BASIS OF BEARINGS IS BASED ON WGS-84 GEODETIC NORTH AT THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN AS DETERMINED BY THE UTAH STATE GPS VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER. THE BEARINGS ON THE ORIGINAL SUBDIVISION PLATS WERE ROTATED TO FIT THIS BASIS OF BEARINGS.

NARRATIVE

This survey was performed at the request of Greg Buxton for the purpose of performing a boundary line adjustment between Lots 1, and 2, Block 1 of Pickup's Addition to Roosevelt City.

The plat of PICKUP'S ADDITION, prepared by A. C. Harmston, in May, 1913, shows that the block and lot lines are parallel with the Roosevelt City grid lines as established and used by Edgar F. Harmston when platting PLAT "A" (1906), and an EXTENSION OF PLAT "A", by E. F. Harmston in 1911. PLAT "B" and EXTENSION OF PLAT "B" (1914), by A. C. Harmston carry on with the same grid started in 1906. A. C. Harmston was consistent in 1913 in using the established grid for streets and blocks in the several plats proceeding PICKUP'S ADDITION, as well as the EXTENSION OF PLAT "B", he prepared in 1914.

The monuments defining the East-West lines of the grid system are the Northwest Corner and North Quarter Corner of Section 22, Township 2 South, Range 1 West of the Uintah Special Base and Meridian. The North Quarter Corner has been dug up by recent street improvements, but was tied in relative to the other existing monuments throughout the city on previous surveys. All of the East-West street and block lines in the current survey were set parallel with this line.

The monuments defining the North-South grid lines are the same Northwest Corner of said Section 22 and a centerline monument set 3.03 feet east of the West Quarter Corner of said Section 22. All the North-South street and block lines in the current survey were set parallel with this line.

The centerline of 10th West Street was set parallel with the North-South grid line and anchored east and west by a found centerline monument spike as found on previous surveys near Lagoon Street.

The city grid system was then used to determine the location of the block and lot lines for this survey. The existing fences were tied in and are indicated on the plat. The dimensions from the property corners to the fence corners are noted in the fence corner table.

The basis of bearings for this survey is based on a bearing of North 00°21'58" West between the grid monument in State Street and the Northwest Corner of Section 22.

SURVEYOR'S CERTIFICATE

I, Jerry D. Allred, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 148951 as prescribed by the laws of the State of Utah: I further certify that this plat and its computations were 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 17 APR 17 STATE OF UTAH

JERRY D. ALLRED, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 148951 (UTAH)

ORIGINAL DESCRIPTION OF PARCEL

LOTS 1, 2, AND 4, BLOCK 1, PICKUP'S ADDITION TO ROOSEVELT CITY, UTAH, LOCATED IN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN.

DESCRIPTION OF ADJUSTED LOT 1

Beginning at the Northwest Corner of Lot 1, Block 1, PICKUP'S ADDITION TO ROOSEVELT CITY,
Thence North 89°37'33" East 248.82 feet along the North line of Block 1, said subdivision;
Thence South 00°21'58" East 200.00 feet to the South line of Lot 2, said Block 1;
Thence South 89°37'33" West 248.33 feet along the South lines of Lots 1 and 2, said Block 1;
Thence North 00°30'18" West 200.00 feet along the West line of said Block 1 to the Point of Beginning,
containing 1.14 acres.

DESCRIPTION OF ADJUSTED LOT 2

Commencing at the Northwest Corner of Lot 1, Block 1, PICKUP'S ADDITION TO ROOSEVELT CITY;
Thence North 89°37'33" East 248.82 feet along the North line of said Block 1 to the TRUE POINT OF BEGINNING;
Thence North 89°37'33" East 131.02 feet along said North line to the Northeast Corner of Lot 2, said Block1;
Thence South 00°21'58" East 200.00 feet to the Southeast Corner of said Lot 2;
Thence South 89°37'33" West 131.02 feet along the South line of said Lot 2;
Thence North 00°21'58" West 200.00 feet to the TRUE POINT OF BEGINNING,
containing 26,205 square feet, or 0.60 acres.

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS_____DAY OF _____ OF 20____.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, 20____, BY THE ROOSEVELT CITY PLANNING COMMISSION.

CHAIRPERSON

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS ____DAY OF _____, 20___, BY THE ROOSEVELT CITY COUNCIL.

ATTEST: CLERK

MAYOR

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 NUMBER

COUNTY SURVEYOR FILE NO. 3549

17 APR 2017 17-100-008

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

DRAWING NUMBER 3549
SAFCO PRODUCTS • NEW HOPE, MINNESOTA