DRAWING NUMBER

DRAWING NUMBER 3582

Brent Brighton Minor Subdivision

Located in Section 32, T. 2 S., R. 1 W., U.S.B. & M.

Duchesne County, Utah

2017

LEGEND

- SUBDIVISION BOUNDARY / LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- DEED LINE
- EDGE OF GRAVEL ROAD (PRIVATE ROAD)
- ACCESS EMENT LINE
- EXISTING FENCE LINE
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER OR 1/16 CORNER AS NOTED
- NOT FOUND SECTION CORNER RE-ESTABLISHED AS NOTED
- NOT FOUND QUARTER SECTION OR 1/16 CORNER RE-ESTABLISHED AS NOTED
- SET 5/8" REBAR & PLASTIC CAP STAMPED LS 343639

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A MINOR SUBDIVISION AND ACCESS EASEMENTS FOR SAID SUBDIVISION AS SHOWN HEREON.

2. BASIS OF BEARING USED WAS S89°53'10"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 32, T. 2 S., R. 1 W., U.S.B. & M.

3. THE LOCATIONS FOR THE NORTHWEST CORNER, THE NORTH 1/16 CORNER ON THE WEST LINE, THE WEST 1/4 CORNER, THE NORTHWEST 1/16 CORNER, THE NORTH 1/16 CORNER ON THE EAST LINE, THE EAST 1/4 CORNER, AND THE CENTER NORTH 1/16 CORNER OF SECTION 32, T. 2 S., R. 1 W., U.S.B. & M., WERE RE-ESTABLISHED USING INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2426.

4. THE SUBDIVISION BOUNDARY WAS CALCULATED USING INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2426.

DEED DESCRIPTION BRIGHTON FARMS LC 00-0005-8598 (1712)

DESCRIPTION FROM AN WARRANTY DEED FOUND AS ENTRY NUMBER 304245, IN BOOK A-246, PAGE 396 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

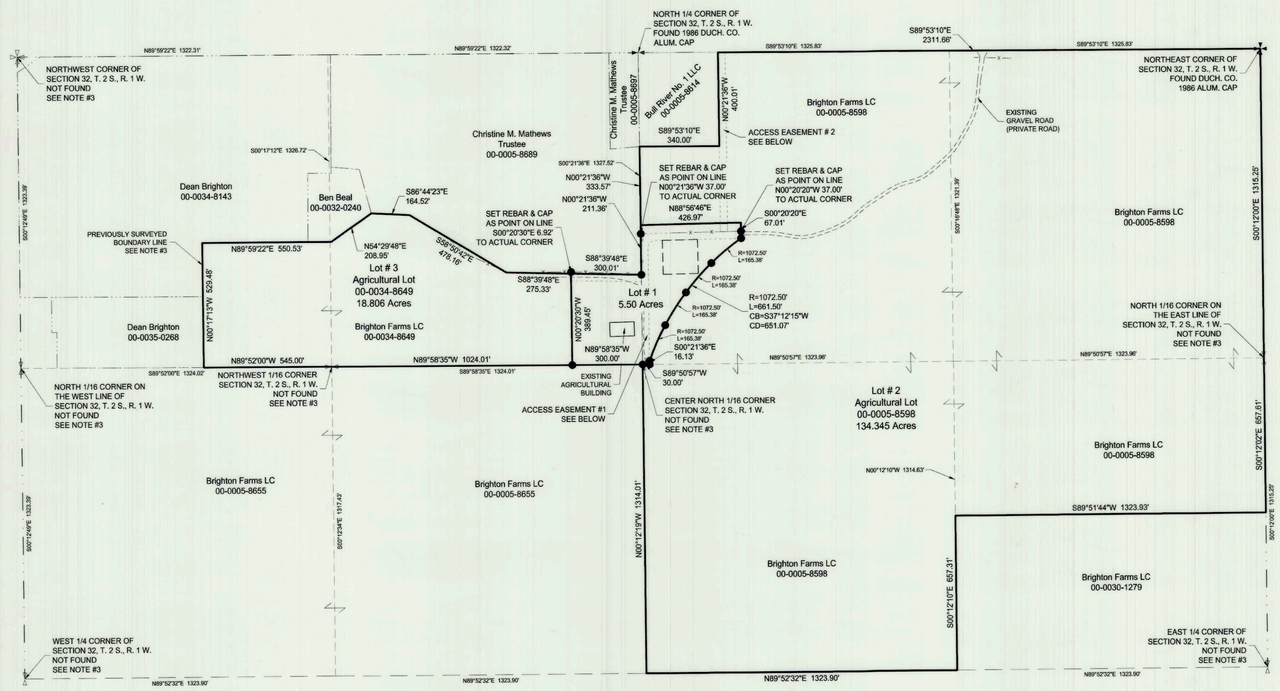
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE & MERIDIAN

Section 32: The Northeast Quarter. EXCEPTING THEREFROM: The South Half of the Southeast Quarter of the Northeast Quarter. ALSO EXCEPTING THEREFROM: Beginning at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 32, thence East 340 feet; thence South 400 feet; thence West 340 feet; thence North 400 feet to the point of beginning.

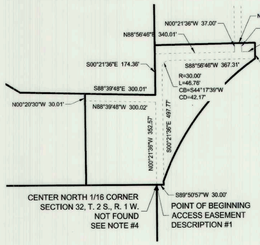
DEED DESCRIPTION BRIGHTON FARMS LC 00-0034-8649 (1719-0003)

DESCRIPTION FOUND ON BOUNDARY LINE ADJUSTMENT SURVEY, ENTRY NUMBER 436415, IN BOOK A-622, PAGE 201 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER.

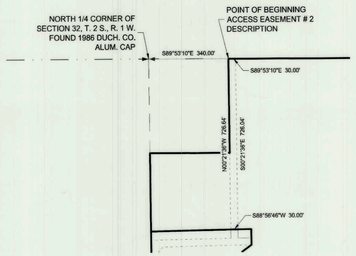
Commencing at the Northeast Corner of the NE1/4 of the NW1/4 of Section 32, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence South 00°21'36" East 944.93 feet along the East line of said aliquot part to the TRUE POINT OF BEGINNING;
Thence South 00°21'36" East 382.58 feet to the Southeast Corner of said aliquot part;
Thence North 89°58'35" West 1,324.01 to the Southwest Corner of said aliquot part;
Thence North 89°52'00" West 545.00 along the South line of the NW1/4 of the NW1/4 to the Southeast corner of that parcel described on page 419 of Book A574 of Deeds in the Duchesne County Recorder's office;
Thence North 00°17'13" West 529.48 feet (North by Record) along the East line of said parcel and extension thereof;
Thence North 89°59'22" East 550.53 feet;
Thence North 54°29'48" East 208.95 feet to a fence corner;
Thence South 86°44'23" East 164.52 feet along said fence;
Thence South 58°50'42" East 478.16 feet along said fence;
Thence South 88°39'48" East 575.33 feet along said fence to the TRUE POINT OF BEGINNING, containing 21.46 acres.
TOGETHER WITH a 25 feet wide right-of-way the right line of which is further described as follows:
Commencing at the Northwest Corner of said Section 32;
Thence South 00°12'49" East 1022.00 feet to the TRUE POINT OF BEGINNING;
Thence South 89°52'00" East 778.64 feet to the West line of the above described parcel.



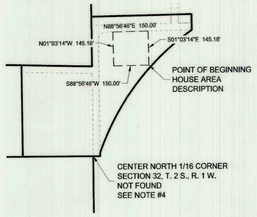
VIEW OF ACCESS EASEMENT # 1 DESCRIPTION



VIEW OF ACCESS EASEMENT # 2 DESCRIPTION



VIEW OF HOUSE AREA DESCRIPTION TO BE REMOVED FROM GREENBELT ACREAGE



ACCESS EASEMENT # 1 DESCRIPTION

ACCESS EASEMENT ACROSS LOT # 1.

AN ACCESS EASEMENT 30.00 FEET IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER NORTH 1/16 CORNER OF SECTION 32, T. 2 S., R. 1 W., U.S.B. & M.; THENCE N00°21'36"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 32, 352.57 FEET; THENCE N88°39'48"W 300.02 FEET; THENCE N00°20'30"W 30.01 FEET, MORE OR LESS TO THE FENCE LINE AS DESCRIBED ON A SPECIAL WARRANTY DEED AS FOUND IN BOOK A-652 PAGES 285 - 286, ON RECORD AT THE DUCHESNE COUNTY RECORDERS OFFICE; THENCE S88°39'48"E ALONG SAID FENCE LINE, 300.01 FEET TO SAID QUARTER SECTION LINE; THENCE N00°21'36"W ALONG SAID QUARTER SECTION LINE, 174.36 FEET; THENCE N88°56'46"E 340.01 FEET; THENCE N00°21'36"W 37.00 FEET; THENCE N88°56'46"E 30.00 FEET; THENCE S00°21'36"E 37.00 FEET; THENCE N88°56'46"E 56.94 FEET; THENCE S00°20'20"E 30.00 FEET; THENCE AROUND A 30.00 FOOT RADIUS CURVE TO THE LEFT, 46.76 FEET (CHORD BEARS S44°17'39"W 42.17 FEET); THENCE S00°21'36"E 497.77 FEET TO THE 40 ACRE LINE; THENCE S89°50'57"W ALONG SAID 40 ACRE LINE, 30.00 FEET TO THE POINT OF BEGINNING.
BASIS OF BEARING IS S89°53'10"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 32.

EASEMENT CONTAINS 0.894 ACRE, MORE OR LESS.

ACCESS EASEMENT # 2 DESCRIPTION

ACCESS EASEMENT ACROSS LOT # 2.

AN ACCESS EASEMENT 30.00 FEET IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°53'10"E ALONG THE NORTH LINE OF SECTION 32, T. 2 S., R. 1 W., U.S.B. & M., 340.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S89°53'10"E ALONG THE NORTH LINE OF SAID SECTION 32, 30.00 FEET; THENCE S00°21'36"E 726.04 FEET; THENCE S88°56'46"W 30.00 FEET; THENCE N00°21'36"W 726.64 FEET TO THE POINT OF BEGINNING.
BASIS OF BEARING IS S89°53'10"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 32.

CONTAINS 0.500 ACRE.

HOUSE AREA DESCRIPTION TO BE REMOVED FROM GREENBELT

BEGINNING AT A POINT LOCATED S89°53'10"E ALONG THE NORTH LINE OF SECTION 32, T. 2 S., R. 1 W., U.S.B. & M., 248.83 FEET AND SOUTH 940.79 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S88°56'46"W 150.00 FEET; THENCE N01°03'14"W 145.18 FEET; THENCE N88°56'46"E 150.00 FEET; THENCE S01°03'14"E 145.18 FEET TO THE POINT OF BEGINNING.
BASIS OF BEARING IS S89°53'10"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 32.

CONTAINS 0.500 ACRE.

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 THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.

PROFESSIONAL LAND SURVEYOR TREVOR ROY GADD No. 343639 STATE OF UTAH

TREVOR R. GADD, L.S. #343639 — 05/16/2017 DATE

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED TO BE SUBDIVIDED INTO THREE LOTS TO BE KNOWN AS THE BRENT BRIGHTON MINOR SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

BRUCE BRIGHTON
AS OWNER OF BRIGHTON FARMS LC

DEANNE BRIGHTON
AS OWNER OF BRIGHTON FARMS LC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 2017, PERSONALLY APPEARED BEFORE ME, BRUCE BRIGHTON AND DEANNE BRIGHTON, AS OWNERS OF BRIGHTON FARMS LC OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS _____ DAY OF _____ OF 2017.

MICHAEL A. HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 2017.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

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. 2017, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

COUNTY RECORDER

ENTRY NUMBER

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1703-300	FILE NAME:	h:\jd\proj\1703-300\dwg\1703-300 survey.dw	
SURVEYED BY: T.W.G.	DRAWN BY: T.W.G.	UPDATED: 5/17/2017	PLOTTED: 5/17/20

Brent Brighton Minor Subdivision

Duchesne County, Utah
Scale: 1" = 300'

County Surveyor's File # 3582