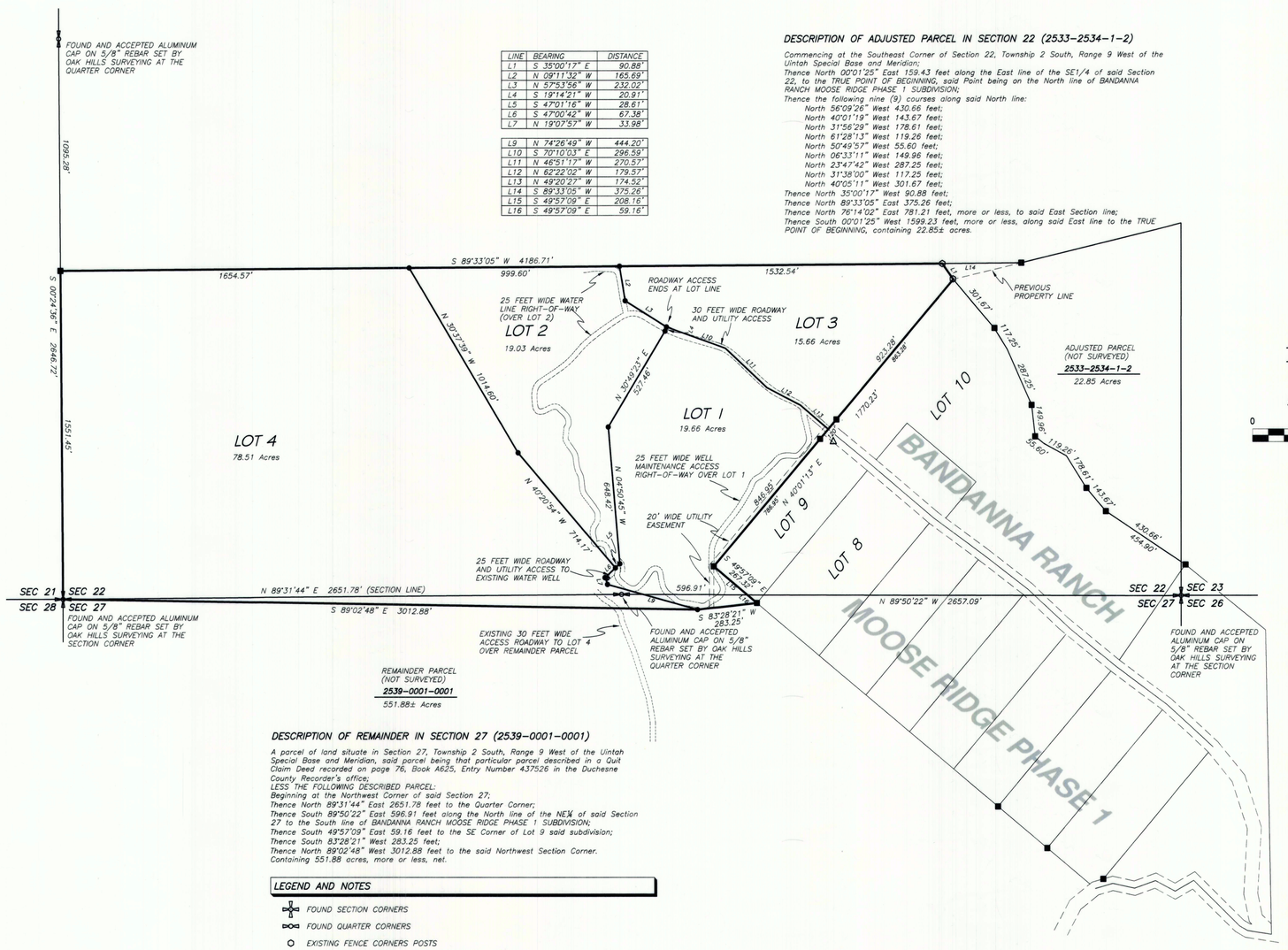
RECORD OF SURVEY
AND BOUNDARY LINE ADJUSTMENT FOR THE
STRAWBERRY MOUNTAIN MINOR SUBDIVISION
SECTIONS 22 AND 27, TOWNSHIP 2 SOUTH, RANGE 9 WEST
UINTAH SPECIAL BASE AND MERIDIAN

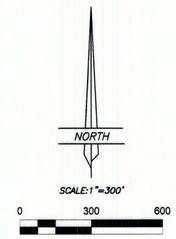
LINE	BEARING	DISTANCE
L1	S 35°00'17" E	90.88'
L2	N 09°11'32" W	165.69'
L3	N 57°53'56" W	232.02'
L4	S 19°14'21" W	20.91'
L5	S 47°01'16" W	28.61'
L6	S 47°00'42" W	67.38'
L7	N 19°07'57" W	33.98'

L9	N 74°26'49" W	444.20'
L10	S 70°10'03" E	296.59'
L11	N 46°51'17" W	270.57'
L12	N 62°22'02" W	179.57'
L13	N 49°20'27" W	174.52'
L14	S 89°33'05" W	375.26'
L15	S 49°57'09" E	208.16'
L16	S 49°57'09" E	59.16'

DESCRIPTION OF ADJUSTED PARCEL IN SECTION 22 (2533-2534-1-2)

Commencing at the Southeast Corner of Section 22, Township 2 South, Range 9 West of the Uintah Special Base and Meridian;
Thence North 00°01'25" East 159.43 feet along the East line of the SE1/4 of said Section 22, to the TRUE POINT OF BEGINNING, said Point being on the North line of BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION;
Thence the following nine (9) courses along said North line:
North 58°09'26" West 430.66 feet;
North 40°01'19" West 143.67 feet;
North 31°56'29" West 178.61 feet;
North 61°28'13" West 119.26 feet;
North 50°49'57" West 55.60 feet;
North 06°33'11" West 149.96 feet;
North 23°47'42" West 287.25 feet;
North 31°38'00" West 117.25 feet;
North 40°05'11" West 301.67 feet;
Thence North 35°00'17" West 90.88 feet;
Thence North 89°33'05" East 375.26 feet;
Thence North 76°14'02" East 781.21 feet, more or less, to said East Section line;
Thence South 00°01'25" West 1599.23 feet, more or less, along said East line to the TRUE POINT OF BEGINNING, containing 22.85± acres.





DESCRIPTION OF REMAINDER IN SECTION 27 (2539-0001-0001)

A parcel of land situate in Section 27, Township 2 South, Range 9 West of the Uintah Special Base and Meridian, said parcel being that particular parcel described in a Quit Claim Deed recorded on page 76, Book A625, Entry Number 437526 in the Duchesne County Recorder's office;
LESS THE FOLLOWING DESCRIBED PARCEL:
Beginning at the Northwest Corner of said Section 27;
Thence North 89°31'44" East 2651.78 feet to the Quarter Corner;
Thence South 89°50'22" East 596.91 feet along the North line of the NE¼ of said Section 27 to the South line of BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION;
Thence South 49°57'09" East 59.16 feet to the SE Corner of Lot 9 said subdivision;
Thence South 83°28'21" West 283.25 feet;
Thence North 89°02'48" West 3012.88 feet to the said Northwest Section Corner.
Containing 551.88 acres, more or less, net.

LEGEND AND NOTES

- FOUND SECTION CORNERS
- FOUND QUARTER CORNERS
- EXISTING FENCE CORNERS POSTS
- FOUND 5/8" REBAR AT PROPERTY CORNER
- SET 5/8"X24" REBAR WITH PLASTIC CAP STAMPED: "ALLRED SURVEYING"
- EXISTING WATER WELL
- SURVEY CONTROL POINT

EACH LOT IS SUBJECT TO A 20 FEET WIDE POWERLINE EASEMENT ALONG BOTH SIDES OF ALL LOT LINES

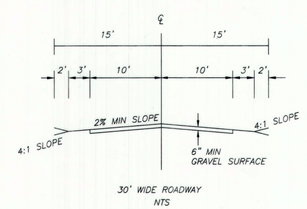
THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT

THE BASIS OF BEARINGS IS A BEARING OF N 00°07'27" W BETWEEN THE FOUND WEST QUARTER CORNER AND NORTHWEST SECTION CORNER USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER

The lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire and Emergency Management Office at 435-602-7001 for information prior to a purchase of a lot or construction of a building in this subdivision

NARRATIVE

This survey was performed at the request of Tracy Livingston for the purpose of subdividing the parcel of land shown on this plat into the lots indicated. The monuments marking the Public Land Survey Systems corners were found as indicated and used to control the survey. Several other surveys have been performed in this area and the monuments marking the corners of those boundary lines of those parcels have been found as shown and used by this survey.



ROADWAY EASEMENT X-SECTION

DESCRIPTION OF BOUNDARY

Beginning at the Southwest Corner of Section 22, Township 2 South, Range 9 West of the Uintah Special Base and Meridian;
Thence North 00°24'36" West 1551.45 feet along the West line of the SW¼ of said Section to a rebar;
Thence North 89°33'05" East 4186.71 feet to a fence corner;
Thence South 35°00'17" East 90.88 feet to the Northwest Corner of Lot 10, BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION;
Thence South 40°01'13" West 1770.23 feet to the Southwest Corner of Lot 9, said subdivision;
Thence South 49°57'09" East 267.32 feet to the Southeast Corner of said Lot 9;
Thence South 83°28'21" West 283.25 feet;
Thence North 89°02'48" West 3012.88 feet to the Point of Beginning, containing 132.87 acres

OWNER'S CERTIFICATE

I, the undersigned, owner 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	Date Acknowledged to Notary	Notary's Initials

ACKNOWLEDGMENT

State of Utah }SS
County of Duchesne

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

ACKNOWLEDGMENT

State of _____ }SS
County of _____

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

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 AND BOUNDARY LINE ADJUSTMENT THIS _____ DAY OF _____ OF 20___.

MICHAEL HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

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 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 22 DEC 17 STATE OF UTAH

Jerry D. Allred, Professional Land Surveyor, Certificate 148951 (Utah)

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }SS
COUNTY OF DUCHESNE

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

22 DEC 2017 17-100-067

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

County Surveyors File # 4171

DRAWING NUMBER
SAVED PROJECTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6051
DRAWING NUMBER
4171
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