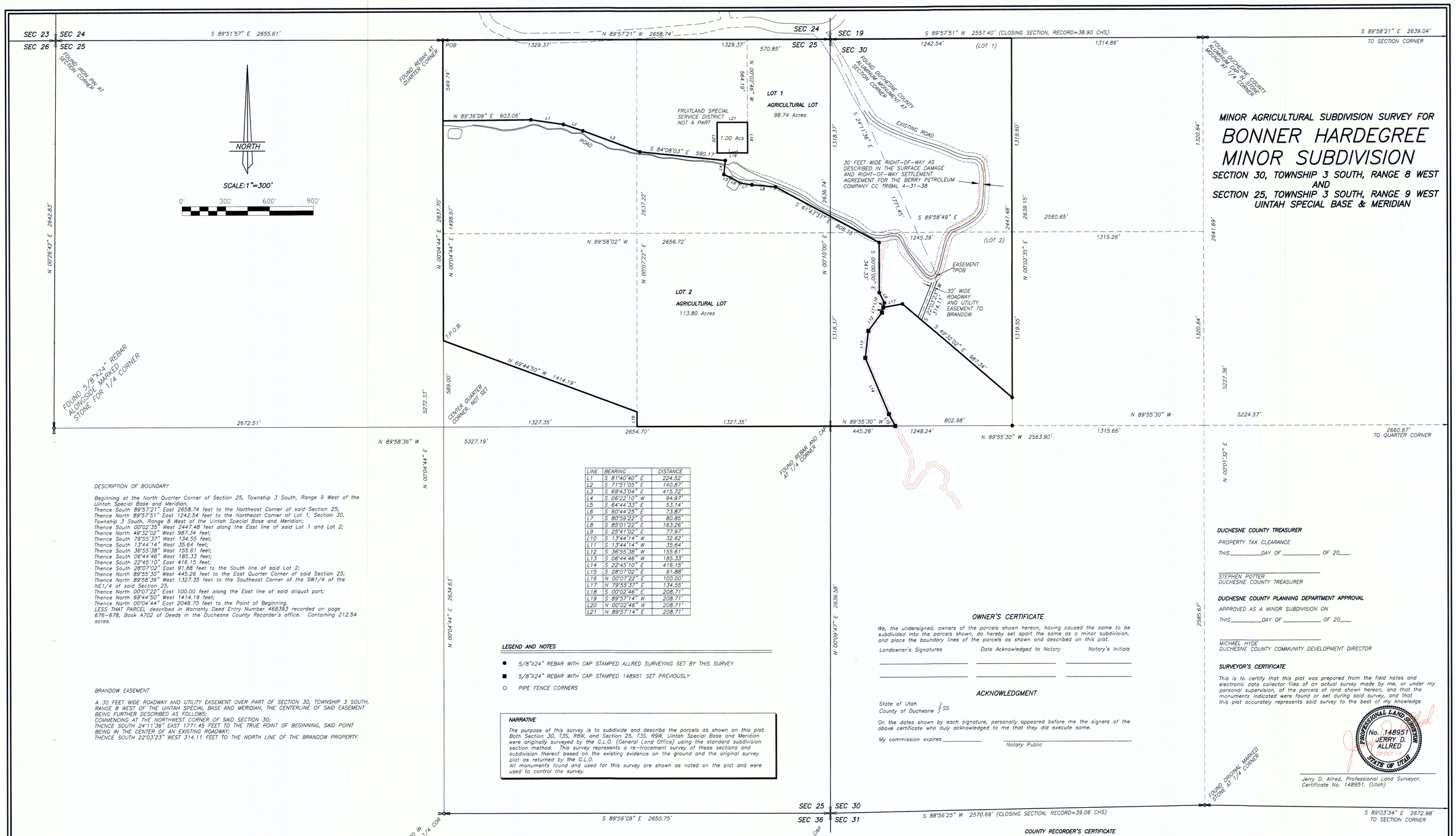

MINOR AGRICULTURAL SUBDIVISION SURVEY FOR
BONNER HARDEGREE MINOR SUBDIVISION

SECTION 30, TOWNSHIP 3 SOUTH, RANGE 8 WEST
AND
SECTION 25, TOWNSHIP 3 SOUTH, RANGE 9 WEST
UINTAH SPECIAL BASE & MERIDIAN

LINE	BEARING	DISTANCE
L1	S 81°40'40" E	224.52'
L2	S 71°51'05" E	140.87'
L3	S 69°43'04" E	415.72'
L4	S 06°22'10" W	94.97'
L5	S 64°44'33" E	53.14'
L6	S 60°44'26" E	73.87'
L7	S 80°59'22" E	80.85'
L8	S 85°01'22" E	163.26'
L9	S 25°41'02" E	77.97'
L10	S 13°44'14" W	32.62'
L11	S 13°44'14" W	35.64'
L12	S 36°55'38" W	155.61'
L13	S 06°44'46" W	185.33'
L14	S 22°45'10" E	416.15'
L15	S 28°07'02" E	91.88'
L16	N 00°07'22" E	100.00'
L17	N 79°55'37" E	134.55'
L18	S 00°02'46" E	208.71'
L19	S 89°57'14" W	208.71'
L20	N 00°02'46" W	208.71'
L21	N 89°57'14" E	208.71'

DESCRIPTION OF BOUNDARY

Beginning at the North Quarter Corner of Section 25, Township 3 South, Range 9 West of the Uintah Special Base and Meridian;
Thence South 89°57'21" East 2658.74 feet to the Northeast Corner of said Section 25;
Thence North 89°57'51" East 1242.54 feet to the Northeast Corner of Lot 1, Section 30, Township 3 South, Range 8 West of the Uintah Special Base and Meridian;
Thence South 00°02'35" West 2447.48 feet along the East line of said Lot 1 and Lot 2;
Thence North 49°32'02" West 987.34 feet;
Thence South 79°55'37" West 134.55 feet;
Thence North 13°44'14" West 35.64 feet;
Thence South 36°55'38" West 155.61 feet;
Thence South 06°44'46" West 185.33 feet;
Thence South 22°45'10" East 416.15 feet;
Thence South 28°07'02" East 91.88 feet to the South line of said Lot 2;
Thence North 89°55'30" West 445.26 feet to the East Quarter Corner of said Section 25;
Thence North 89°58'36" West 1327.35 feet to the Southeast Corner of the SW1/4 of the NE1/4 of said Section 25;
Thence North 00°07'22" East 100.00 feet along the East line of said aliquot part;
Thence North 69°44'50" West 1414.19 feet;
Thence North 00°04'44" East 2048.70 feet to the Point of Beginning.
LESS THAT PARCEL described in Warranty Deed Entry Number 468393 recorded on page 676-678, Book A702 of Deeds in the Duchesne County Recorder's office. Containing 212.54 acres.

BRANDOW EASEMENT

A 30 FEET WIDE ROADWAY AND UTILITY EASEMENT OVER PART OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN, THE CENTERLINE OF SAID EASEMENT BEING FURTHER DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
THENCE SOUTH 24°11'36" EAST 1771.45 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN THE CENTER OF AN EXISTING ROADWAY;
THENCE SOUTH 22°03'23" WEST 314.11 FEET TO THE NORTH LINE OF THE BRANDOW PROPERTY.

LEGEND AND NOTES

- ● 5/8"X24" REBAR WITH CAP STAMPED ALLRED SURVEYING SET BY THIS SURVEY
- ■ 5/8"X24" REBAR WITH CAP STAMPED 148951 SET PREVIOUSLY
- ○ PIPE FENCE CORNERS

NARRATIVE

The purpose of this survey is to subdivide and describe the parcels as shown on this plat. Both Section 30, T3S, R8W, and Section 25, T3S, R9W, Uintah Special Base and Meridian were originally surveyed by the G.L.O. (General Land Office) using the standard subdivision section method. This survey represents a re-tracement survey of these sections and subdivision thereof based on the existing evidence on the ground and the original survey plat as returned by the G.L.O.
All monuments found and used for this survey are shown as noted on the plat and were used to control the survey.

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 _____ 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 _____

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 20___.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON

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 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

Jerry D. Allred, Professional Land Surveyor, Certificate No. 148951, (Utah)

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 3244

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

28 OCT 2015 15-100-043

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