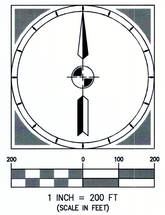


DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____day of_____,20___.

_____
Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision and Boundary Line Adjustment this_____day of_____, 20____, by the Duchesne County Planning Director.

_____
Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah
s.s.}
County of Duchesne

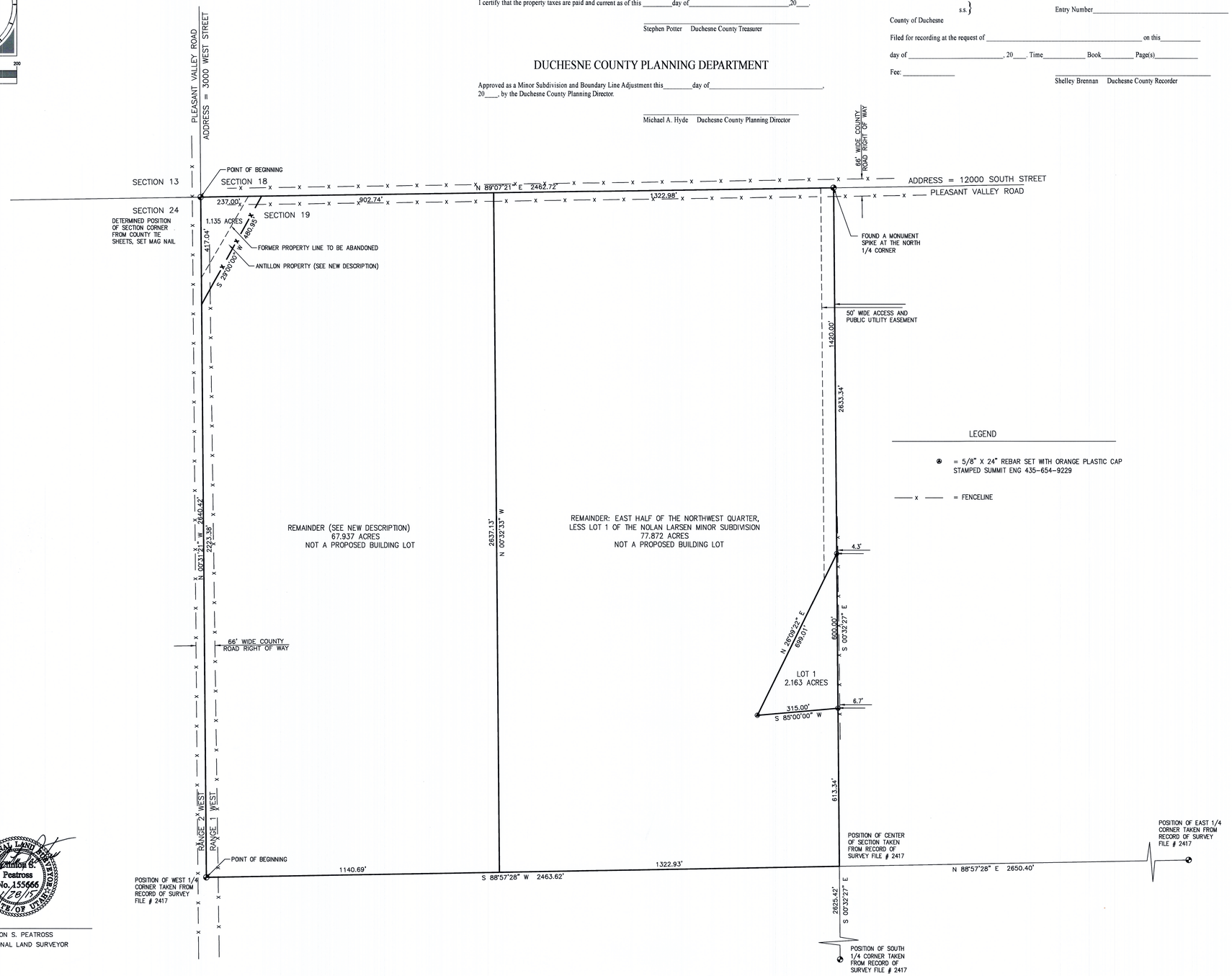
Entry Number_____

Filed for recording at the request of _____ on this_____

day of _____, 20___. Time_____ Book_____ Page(s)_____

Fee: _____

_____
Shelley Brennan Duchesne County Recorder



LEGEND

⊗ = 5/8" X 24" REBAR SET WITH ORANGE PLASTIC CAP STAMPED SUMMIT ENG 435-654-9229

——x—— = FENCELINE

Clinton S. Peatross No. 155666 12/15 STATE OF UTAH

CLINTON S. PEATROSS
PROFESSIONAL LAND SURVEYOR

RECORD OF SURVEY FOR A MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT FOR

DUSTIN LARSEN

TO BE KNOWN AS THE

NOLAN LARSEN MINOR SUBDIVISION

LOCATED IN THE NW1/4 OF SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Minor Subdivision Plat:

PARENT PARCEL DESCRIPTIONS

LARSEN PROPERTY

TOWNSHIP 4 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN

SECTION 19: The East Half of the Northwest Quarter. Serial #3868, Parcel # 00:0009:4346
The West Half of the Northwest Quarter. Serial #3867, Parcel #00:0009:4338

LESS THE FOLLOWING ANTILLON PROPERTY FROM SAID W1/2 OF SAID NW1/4

TOWNSHIP 4 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN

SECTION 19: Beginning at the Northwest corner and running thence East 185 feet; thence Southwesterly 368 feet, more or less, to a point on the West Section line being 315 feet South of the point of beginning; thence North 315 feet to the point of beginning. Serial #3867-0001, Parcel #00:0030:9371

NEW DESCRIPTION OF ANTILLON PROPERTY

TOWNSHIP 4 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN

SECTION 19: Beginning at the Northwest Corner of said Section 19; thence North 89°07'21" East 237.00 feet along the North section line to the Northeasterly projection of a fence line running Southwesterly; thence South 29°00'00" West 480.95 feet along said fence line and projection thereof to a point on the West section line; thence North 0°31'21" West 417.04 feet along said West section line to the point of beginning, containing 1.135 acres. Subject to that portion being used for County Road Right-Of-Way.

NEW DESCRIPTION OF REMAINDER (W1/2, NW1/4)

TOWNSHIP 4 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN

SECTION 19: Beginning at the West Quarter Corner; thence North 0°31'21" West 2223.38 feet along the West section line to the Southwesterly projection of a fence line running Northeasterly; thence North 29°00'00" East 480.95 feet along said fence line and projection thereof to a point on the North section line; thence North 89°07'21" East 902.74 feet along said North section line to the Northeast Corner of the West Half of the Northwest Quarter; thence South 0°32'33" East 2637.13 feet to the Southeast Corner of said West Half of said Northwest Quarter; thence South 88°57'28" West 1140.69 feet to the point of beginning, containing 67.937 acres. Subject to that portion being used for County Road Right-Of-Way.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey of the above described parcels of land. Then create a Minor Subdivision for one Lot with a Remainder in the East Half of the Northwest Quarter; then prepare metes and bounds legal descriptions for a Boundary Line Adjustment in the West Half of the Northwest Quarter; and then prepare a Record of Survey for a Minor Subdivision and Boundary Line Adjustment plat.
BASIS OF BEARING: Taken from a Record of Survey on file in the Duchesne County Surveyor's Office, file #2417, and being North 89°07'21" East from the Northwest Corner of Section 19 to the North 1/4 Corner of said Section 19, Township 4 South, Range 1 West, Uintah Special Base and Meridian.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Dustin Larsen. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tracts of land, have caused the same to be surveyed for a Minor Subdivision and Boundary Line Adjustment, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership, establish an easement and to adjust the boundary line as shown in the West Half of the Northwest Quarter.

_____ _____
NOLAN O. LARSEN VICKI LYNN LARSEN

AKNOWLEDGEMENT

County of
s.s.}
State of

On this _____ day of _____, 20 ___, personally appeared before me, NOLAN O. LARSEN and VICKI LYNN LARSEN, husband and wife, the signer's of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ _____
Notary Public

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Boundary Line Adjustment, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership, and to adjust the boundary lines as shown in the West Half of the Northwest Quarter.

_____ _____
MANUEL ANTILLON MANUELLA ANTILLON

AKNOWLEDGEMENT

County of
s.s.}
State of

On this _____ day of _____, 20 ___, personally appeared before me, MANUEL ANTILLON and MANUELLA ANTILLON, husband and wife, the signer's of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ _____
Notary Public

PROJECT L15-002	PREPARED FOR DUSTIN LARSEN	RECORD OF SURVEY	LOCATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE & MERIDIAN
SHEET 1 OF 1	PROJECT NOLAN LARSEN MINOR SUBDIVISION & BOUNDARY LINE ADJUSTMENT		DUCHESNE COUNTY, UTAH

DRAWN BY: KMB
REVIEWED BY: CSP
SCALE: 1" = 200'
ISSUE DATE: 01/28/2015

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

County Surveyor File # 3144