

BETTS MINOR SUBDIVISION

LOCATED IN
SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE & MERIDIAN.

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR. DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.
SIGNED ON THIS 5 DAY OF SEPTEMBER 2012
DAN E. KNOWLDEN JR. PLS 7173588



LOT 1 BOUNDARY DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 00°07'10" WEST 656.54 FEET ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°07'10" WEST 328.27 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°52'39" WEST 1504.00 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED FILED AS ENTRY NO. 72402 ON PAGE 77, BOOK 18 OF DEEDS ON FILE IN THE DUCHESNE COUNTY RECORDERS OFFICE; THENCE NORTH 03°35'05" EAST 328.18 FEET ALONG SAID WEST LINE; THENCE NORTH 89°50'52" EAST 1484.17 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.25 ACRES, AND BEING SUBJECT TO THAT PORTION BEING USED AS STATE HIGHWAY RIGHT-OF-WAY.

TOGETHER WITH A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT 15 FEET ON EITHER SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 00°07'10" WEST 641.54 FEET ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°50'52" WEST 796.21 FEET; THENCE SOUTH 29°23'40" WEST 17.24 FEET TO THE SOUTH LINE OF NILE AND RANAE S. CHAPMANS PROPERTY AND NORTH LINE OF LOT 1 OF BETTS MINOR SUBDIVISION AND POINT OF TERMINUS.

AND SUBJECT TO A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT 15 FEET ON EITHER SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 00°07'10" WEST 656.54 FEET ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION; THENCE SOUTH 89°50'52" WEST 804.72 FEET TO A POINT ON SOUTH LINE OF NILE AND RANAE S. CHAPMANS PROPERTY AND NORTH LINE OF LOT 1 OF BETTS MINOR SUBDIVISION AND TRUE POINT OF BEGINNING; THENCE SOUTH 29°23'40" WEST 20.65 FEET; THENCE SOUTH 01°19'39" WEST 147.28 FEET; THENCE SOUTH 40°09'59" WEST 111.08 FEET; THENCE SOUTH 18°54'48" WEST 82.42 FEET TO THE SOUTH LINE OF LOT 1 AND POINT OF TERMINUS.

LOT 2 BOUNDARY DESCRIPTION

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN;

THENCE SOUTH 00°07'10" WEST 984.81 FEET ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°07'10" WEST 328.27 FEET ALONG THE EAST LINE OF SAID NE1/4; THENCE SOUTH 89°54'27" WEST 1623.84 FEET ALONG THE SOUTH LINE OF THE N1/2 OF SAID SE1/4 TO WEST LINE OF THAT PARCEL DESCRIBED IN THE QUIT-CLAIM DEED FILED AS ENTRY NO. 72402 ON PAGE 77, BOOK 18 OF DEEDS ON FILE IN THE DUCHESNE COUNTY RECORDERS OFFICE; THENCE NORTH 03°35'05" EAST 328.18 FEET ALONG SAID WEST LINE; THENCE NORTH 89°52'39" EAST 1504.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.40 ACRES, AND BEING SUBJECT TO THAT PORTION BEING USED AS STATE HIGHWAY RIGHT-OF-WAY.

TOGETHER WITH A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT 15 FEET ON EITHER SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 00°07'10" WEST 641.54 FEET ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°50'52" WEST 796.21 FEET; THENCE SOUTH 29°23'40" WEST 17.24 FEET TO THE SOUTH LINE NILE AND RANAE S. CHAPMANS PROPERTY AND NORTH LINE OF LOT 1 OF BETTS MINOR SUBDIVISION; THENCE SOUTH 29°23'40" WEST 20.65 FEET; THENCE SOUTH 01°19'39" WEST 147.28 FEET; THENCE SOUTH 40°09'59" WEST 111.08 FEET; THENCE SOUTH 18°54'48" WEST 82.42 FEET TO SOUTH LINE OF LOT 1 OF BETTS MINOR SUBDIVISION AND POINT OF TERMINUS.

OWNERS CERTIFICATE

BE IT KNOWN TO ALL MEN THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PARCELS OF LAND HAVE REVIEWED AND APPROVED THIS PLAT, INCLUDING THE DEDICATION OF EASEMENTS SHOWN THEREON.

EXECUTED THIS _____ DAY OF _____, 2012

BY: _____
KARL DOUGLAS BETTS

BY: _____
NILE CHAPMAN

BY: _____
RANAE S. CHAPMAN

ACKNOWLEDGEMENT

State of Utah
County of Duchesne

ON THE _____ DAY _____, 2012, PERSONALLY APPEARED BEFORE ME, KARL DOUGLAS BETTS, NILE AND RANAE S. CHAPMAN, WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN _____, UTAH

MY COMMISSION EXPIRES: _____

NARRATIVE

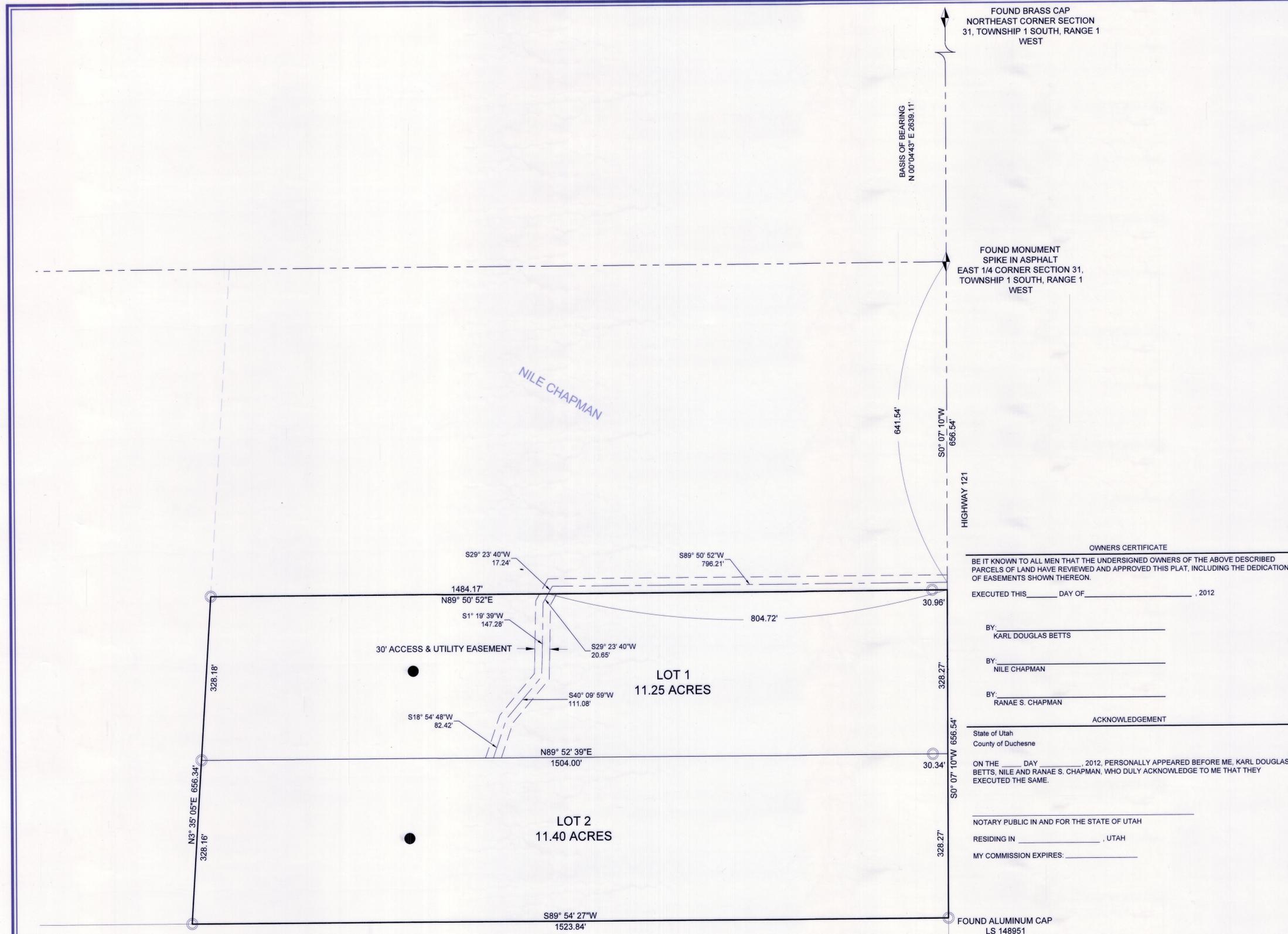
OUTLAW ENGINEERING WAS CONTRACTED BY KARL BETTS TO SUBDIVIDE HIS PARCEL OF GROUND INTO TWO BUILDING LOTS. A SURVEY PREPARED BY JERRY ALLRED AND ASSOCIATES ON FILE AS SURVEY # 1246 IN THE DUCHESNE COUNTY SURVEYORS OFFICE WAS USED IN THE RETRACEMENT. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°04'43" EAST BETWEEN THE EAST 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 31 AS SHOWN ON THIS PLAT. THE SURVEY COMPLETED AUGUST 2012.

PROJECT NAME
BETTS MINOR SUBDIVISION

PROJECT LOCATION
ROOSEVELT, UTAH

SHEET
MINOR SUBDIVISION PLAT

<p>OUTLAW ENGINEERING INC. P.O. BOX 1800 ROOSEVELT, UTAH 84066 (435) 232-4321</p>	DRAWN: JCR DESIGNER: DEK REVIEWED: DEK SCALE: 1" = 100' ON 24X36 SHEET HALF SCALE FOR 11X17	JOB NO. SHEET NO. 1
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<p>PLANNING DIRECTOR APPROVAL: THE DUCHESNE COUNTY PLANNING DIRECTOR HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED. THIS _____ DAY OF _____, 2012 BY: _____ PLANNING DIRECTOR</p>	<p>DUCHESNE COUNTY TREASURER APPROVAL: THE PROPERTY DEPICTED ON THIS PLAT IS CLEAR OF ALL TAXES. APPROVED THIS _____ DAY OF _____, 2012 BY: _____ COUNTY TREASURER</p>	<p>DUCHESNE COUNTY SURVEYOR: RECORDED WITH THE DUCHESNE COUNTY SURVEYORS OFFICE. BY: <u>2632</u> SURVEY MAP NUMBER</p>	<p>COUNTY RECORDER APPROVAL: I HEREBY CERTIFY THAT THIS PLAT WAS FILED PROPERLY IN THE COUNTY RECORDERS OFFICE. THIS _____ DAY OF _____, 2012 BOOK _____ PAGE _____ ENTRY _____ BY: _____ COUNTY RECORDER</p>	<p>LEGEND</p> <ul style="list-style-type: none"> --- = EASEMENT LINE - - - = SECTION LINE — = PROPERTY LINE — = LOT LINES - - - = ADJACENT PROPERTY ○ = FOUND 5/8" REBAR AND CAP LS 148951 ● = PERK TEST LOCATION ▲ = FOUND SECTION CORNER <p>THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH OUTLAW ENGINEERING, INC.</p>
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