

LOT BOUNDARY DESCRIPTIONS

LOT 1
BEGINNING EAST 1162.60 FEET ALONG THE EAST-WEST 1/4 SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 29, T2S, R1W, US&M, SAID POINT IS AN EXISTING 5/8" REBAR AND ALUMINUM CAP 1.4 FEET NORTH OF A FENCE CORNER POST, RUNNING THENCE EAST 338.50 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 00°01'58" WEST 209.78 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 71°58'02" EAST 180.00 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 42°55'07" EAST 260.04 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 15°45'56" EAST 280.00 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 74°48'20" EAST 1953.64 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 0.78 FEET NORTH OF FENCE CORNER, THENCE SOUTH 72°22'22" EAST 299.60 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 0.9 FEET EAST OF FENCE CORNER, THENCE NORTH 89°57'39" EAST 1052.33 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 1.35 FEET EAST OF THE END FENCE CORNER AND WHICH IS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 40, THENCE SOUTH 55°49'41" WEST 1264.16 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST-WEST 1/4 SECTION LINE WHICH IS WEST 1823.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 55°49'41" WEST 1161.89 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 40 TO THE SOUTHEAST CORNER OF THE ROWELL/STEWART PROPERTY, THENCE ALONG SAID PROPERTY THE FOLLOWING 3 CALLS, THENCE NORTH 17°40'03" WEST 188.49 FEET, THENCE NORTH 34°35'54" WEST 158.45 FEET, THENCE SOUTH 54°56'01" WEST 549.45 FEET, THENCE NORTH 34°27'41" WEST 242.94 FEET, THENCE SOUTH 55°49'41" WEST 718.14 FEET, THENCE NORTH 00°23'33" WEST 861.34 FEET TO THE POINT OF BEGINNING.

LOT 2
BEGINNING EAST 1162.60 FEET ALONG THE EAST-WEST 1/4 SECTION LINE AND SOUTH 00°23'33" EAST 861.34 FEET FROM THE WEST 1/4 CORNER OF SECTION 29, T2S, R1W, US&M, THENCE SOUTH 00°23'33" EAST 690.02 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 40, THENCE NORTH 55°49'41" WEST 1104.68 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF THE ROWELL/STEWART PROPERTY, THENCE NORTH 34°27'41" WEST 573.54 FEET ALONG SAID PROPERTY, THENCE SOUTH 55°49'41" WEST 718.14 FEET TO THE POINT OF BEGINNING.

NARRATIVE
OUTLAW ENGINEERING WAS CONTRACTED BY ROOSEVELT LAND INVESTMENTS, LLC TO SUBDIVIDE THE ABOVE DESCRIBED TRACT OF LAND. TWO RECORDS OF SURVEYS THAT WERE PREPARED BY UINATH ENGINEERING AND LAND SURVEYING WERE USED IN THE RETRACEMENT. THE SURVEY NUMBERS ARE 716 AND 981. BOTH ARE ON FILE IN THE DUCHESE COUNTY RECORDERS OFFICE. MANY OF THE ORIGINAL CORNERS FROM THE SURVEYS WERE FOUND. THERE HAS BEEN A CONVEYANCE OF GROUND TO ROWELL/STEWART SINCE THE SURVEY, NEW BEARINGS AND DISTANCES ON THIS SURVEY REFLECT THAT TRANSACTION. THE BASIS OF BEARING IS EAST BETWEEN THE WEST AND EAST QUARTER CORNERS OF SECTION 29.

CITY AND COUNTY ACREAGES

LOT 1:	ROOSEVELT CITY: 8.08 ACRES
	DUCHESE COUNTY: 65.33 ACRES
LOT 2:	ROOSEVELT CITY: 4.73 ACRES
	DUCHESE COUNTY: 7.27 ACRES

ROOSEVELT COMMERCIAL MINOR SUBDIVISION

LOCATED IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST UINATH 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



RECORD BOUNDARY DESCRIPTION

BEGINNING EAST 1162.60 FEET FROM THE WEST 1/4 CORNER OF SECTION 29, T2S, R1W, US&M, AND IS ALONG THE EAST-WEST 1/4 SECTION LINE TO AN EXISTING 5/8" REBAR NORTH OF THE FENCE CORNER POST, THENCE EAST 338.50 FEET JUST NORTH OF AN EXISTING FENCE LINE, THENCE ALONG EXISTING FENCE LINES THE FOLLOWING 10 CALLS, THENCE NORTH 00°01'58" WEST 209.78 FEET, THENCE NORTH 71°58'02" EAST 180.00 FEET, THENCE NORTH 42°55'07" EAST 260.04 FEET, THENCE NORTH 15°45'56" EAST 280.00 FEET, THENCE NORTH 74°48'20" EAST 1953.64 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 0.78 FEET NORTH OF FENCE CORNER, THENCE SOUTH 72°22'22" EAST 299.60 FEET TO A 1/2" REBAR 1.21 FEET EAST OF FENCE CORNER, THENCE SOUTH 55°44'58" WEST 779.09 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 0.9 FEET EAST OF FENCE CORNER, THENCE NORTH 89°57'39" EAST 1052.33 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 1.35 FEET EAST OF THE END FENCE CORNER AND WHICH IS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 40, THENCE SOUTH 55°49'41" WEST 1264.16 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST-WEST 1/4 SECTION LINE WHICH IS WEST 1823.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 55°49'41" WEST 1161.89 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 40 TO THE NORTHEASTERLY CORNER OF THE REDMAN PROPERTY, THENCE NORTH 17°40'03" WEST 188.49 FEET ALONG SAID REDMAN PROPERTY LINE, THENCE SOUTH 54°56'01" WEST 549.45 FEET ALONG SAID REDMAN PROPERTY LINE, THENCE SOUTH 34°27'40" EAST 172.15 FEET ALONG SAID REDMAN PROPERTY LINE TO THE US HIGHWAY 40 RIGHT-OF-WAY LINE, THENCE SOUTH 55°49'41" WEST 1104.68 FEET ALONG SAID US HIGHWAY 40 RIGHT-OF-WAY LINE, THENCE NORTH 00°23'33" WEST 1551.35 FEET ALONG AN EXISTING FENCELINE AND TO THE POINT OF BEGINNING.

AS-SURVEYED BOUNDARY DESCRIPTION

BEGINNING EAST 1162.60 FEET ALONG THE EAST-WEST 1/4 SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 29, T2S, R1W, US&M, SAID POINT IS AN EXISTING 5/8" REBAR AND ALUMINUM CAP 1.4 FEET NORTH OF A FENCE CORNER POST, RUNNING THENCE EAST 338.50 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 00°01'58" WEST 209.78 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 71°58'02" EAST 180.00 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 42°55'07" EAST 260.04 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 15°45'56" EAST 280.00 FEET TO A 5/8" REBAR AND ALUMINUM CAP, THENCE NORTH 74°48'20" EAST 1953.64 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 0.78 FEET NORTH OF FENCE CORNER, THENCE SOUTH 72°22'22" EAST 299.60 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 0.9 FEET EAST OF FENCE CORNER, THENCE NORTH 89°57'39" EAST 1052.33 FEET TO A 1/2" REBAR WITH A PLASTIC CAP 1.35 FEET EAST OF THE END FENCE CORNER AND WHICH IS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 40, THENCE SOUTH 55°49'41" WEST 1264.16 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST-WEST 1/4 SECTION LINE WHICH IS WEST 1823.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 55°49'41" WEST 1161.89 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 40 TO THE SOUTHEAST CORNER OF THE ROWELL/STEWART PROPERTY, THENCE ALONG SAID PROPERTY THE FOLLOWING 4 CALLS, THENCE NORTH 17°40'03" WEST 188.49 FEET, THENCE NORTH 34°35'54" WEST 158.45 FEET, THENCE SOUTH 54°56'01" WEST 549.45 FEET, THENCE NORTH 34°27'41" EAST 330.60 FEET TO THE US HIGHWAY 40 RIGHT-OF-WAY LINE, THENCE SOUTH 55°49'41" WEST 1104.68 FEET ALONG SAID US HIGHWAY 40 RIGHT-OF-WAY LINE, THENCE NORTH 00°23'33" WEST 1551.35 FEET TO THE POINT OF BEGINNING.

OWNERS CERTIFICATE

BE IT KNOWN TO ALL MEN THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PARCELS OF LAND HAVE REVIEWED AND APPROVED THIS PLAT.

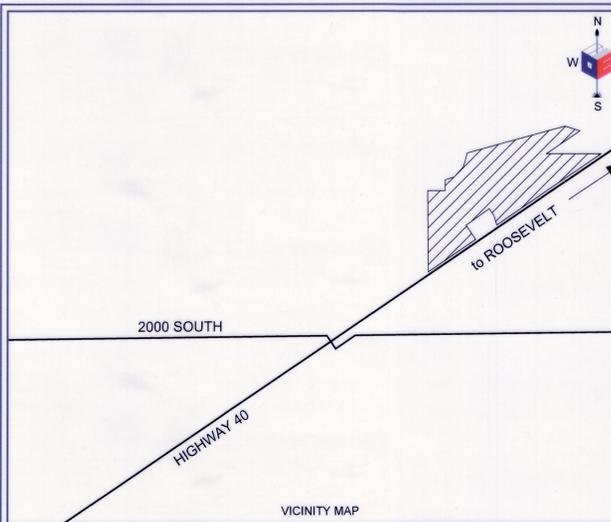
EXECUTED THIS _____ DAY OF _____, 2012

BY: _____
AUTHORIZED AGENT ROOSEVELT LAND INVESTMENT, LLC
ACKNOWLEDGEMENT

State of Utah }
County of Duchesne }

ON THE _____ DAY _____, 2012, PERSONALLY APPEARED BEFORE ME, PAUL A. WELLS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF ROOSEVELT LAND INVESTMENT, LLC AND THAT THE WITHIN AND FOREGOING OWNER'S CERTIFICATE AND CONSENT TO RECORD WAS SIGNED ON BEHALF OF SAID LLC AND DID ACKNOWLEDGE TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN _____, UTAH
MY COMMISSION EXPIRES: _____



TRI-COUNTY HEALTH DEPARTMENT
APPROVED BY THE TRI-COUNTY HEALTH DEPARTMENT OF DUCHESE COUNTY, UTAH.
THIS _____ DAY OF _____, 2012
BY: _____
TRI-COUNTY HEALTH DEPARTMENT

ROOSEVELT CITY PLANNING/ZONING
APPROVED THIS _____ DAY OF _____, 2012
BY: _____
CITY PLANNING/ZONING

ROOSEVELT CITY COUNCIL
APPROVED THIS _____ DAY OF _____, 2012
BY: _____
CITY COUNCIL

PLANNING DIRECTOR APPROVAL:
THE DUCHESE PLANNING DIRECTOR HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS _____ DAY OF _____, 2012
BY: _____
PLANNING DIRECTOR

FIRE MARSHAL APPROVAL
APPROVED THIS _____ DAY OF _____, 2012
BY: _____
FIRE MARSHAL

DUCHESE COUNTY TREASURER APPROVAL
THE PROPERTY DEPICTED ON THIS PLAT IS CLEAR OF ALL TAXES.
APPROVED THIS _____ DAY OF _____, 2012
BY: _____
COUNTY TREASURER

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

LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = LOT LINES
- = ADJACENT PROPERTY
- = EXISTING BARB WIRE FENCE
- = EXISTING FENCE
- = EXISTING UTILITY EASEMENT
- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND CAP
- = FOUND REBAR AND CAP
- = ROOSEVELT MUNICIPAL CITY BOUNDARY

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.

PROJECT NAME
ROOSEVELT COMMERCIAL MINOR SUBDIVISION

PROJECT LOCATION
ROOSEVELT, UTAH

SHEET
MINOR SUBDIVISION PLAT

OUTLAW ENGINEERING INC.
P.O. BOX 1800 ROOSEVELT, UTAH 84066
(435) 232-4321

DRAWN: JCR
DESIGNER: DEK
REVIEWED: DEK
SCALE: 1" = 200'
ON 24X36 SHEET
HALF SCALE FOR 11X17

JOB NO. XXXX
SHEET NO. 1

County Surveyor # 2633