

RECORD OF SURVEY OF THE CORY DUNCAN MINOR SUBDIVISION

SECTION 24, TOWNSHIP 1 SOUTH, RANGE 2 WEST UNTAH SPECIAL BASE AND MERIDIAN

BOUNDARY DESCRIPTION

Beginning at the East Quarter Corner of Section 24, Township 1 South, Range 2 West of the Utah Special Base and Meridian;
Thence South 0°42'27" East 1317.41 feet to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section;
Thence South 01°43'08" East 573.15 feet along the East line of said aliquot part to the centerline of Cottonwood Wash;
Thence Northwesterly 4801 feet, more or less, along said centerline to the North line of the Southeast Quarter of said Section;
Thence North 89°20'29" East 1732.55 feet along said North line to the Point of Beginning, containing 41.025 acres. Said parcel being subject to that portion being used as county road right-of-way.

SURVEYOR'S CERTIFICATE

I, Jerry D. Allred, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 148951 as prescribed by the laws of the State of Utah. I further certify that this plat and its computations were 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.



JERRY D. ALLRED, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 148951 (UTAH)

OWNER'S CERTIFICATE

We, the undersigned, Cory C. Duncan and Pamela K. Duncan, Trustees of the CORY C. and PAMELA K. DUNCAN TRUST, owners of the parcels of land shown hereon, having caused the same to be subdivided into the parcels as 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 _____
Notary's Initials _____

Cory C. Duncan, Trustee: THE CORY C. and PAMELA K. DUNCAN TRUST

Pamela K. Duncan, Trustee: THE CORY C. and PAMELA K. DUNCAN TRUST

ACKNOWLEDGMENT

State of Utah }
County of Duchesne } SS

On the dates shown by each signature, personally appeared before me Cory C. Duncan and Pamela K. Duncan, acting as Trustees of the CORY C. and PAMELA K. DUNCAN TRUST, the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires _____ Notary Public _____

DUCHEсне COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____

STEPHEN POTTER
DUCHEсне COUNTY TREASURER

DUCHEсне COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON
THIS _____ DAY OF _____ OF 20____

MICHAEL HYDE
DUCHEсне COUNTY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHEсне } 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 FILE NO. 5013
 JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST—P.O. BOX 975
DUCHEсне, UTAH 84021
(435) 738-5352

30 APR 2021 21-100-054

FOUND MONUMENT SPIKE AT SECTION CORNER
SEC 13 SEC 18
SEC 24 SEC 19

NARRATIVE AND NOTES

This survey was performed at the request of Cory Duncan for the purpose of subdividing the parcels shown on this plat into the lots indicated. The monuments marking the Public Land Survey System corners were found as indicated and used to control the survey. Several of the interior 1/16 corners were found as noted and used to control the survey. There seems to be some confusion regarding the west boundary of the property caused primarily by the introduction of conflicting elements in the deeds, beginning in 1915. After calling for the center of the creek, or wash, as it is sometimes referred to, as the monument defining the boundary, courses stated as more less are introduced, presumably to help calculate area and better define the shape of the parcel. These clarification calls are inferior to the called for monument of the actual stream center itself in identifying the boundary. A title pedigree is listed below showing the actual called for elements in the deeds:

*March 1, 1913 Entry #25876, Book 3, Page 220
Patent dated December 13, 1912 was issued to William E. Cloward for the E½SE¼.

*March 1, 1913 Entry #25876, Book 12, Page 8
Warranty Deed dated February 1, 1913 from William Cloward to Valentine Nickell for the SE½SE¼.

*March 1, 1913 Entry #22544 Book 12 Page 7
Warranty Deed dated February 1, 1913 from William Cloward to Milton Nickell for the NE½SE¼.

*April 16, 1914 Entry #29027, Book 13, Page 29
Warranty Deed dated November 14, 1913 from Milton Nickell & Valentine Nickell to S.A. Russell for All that portion of the E½SE¼ lying on the East side of the Center Line of the North Fork of Dry Gulch Creek - sometimes known as Cottonwood wash. Area about 40 acres.

*October 5, 1915 Entry #1347, Book 3, Page 151
Warranty Deed dated September 2, 1915 from Milton Nickell & Valentine Nickell to S.A. Russell. Beginning at a point 1888 feet West from the East Quarter corner of Section 24, T. 1 S. R. 2 W. U.S.M. (same being in the center of the channel of the North Fork of Dry Gulch Creek, sometimes called Cottonwood Wash)... and then introduces bearings and distances to further describe the center...

*March 31, 1928, Entry #40608, Book N-26, page 6
Tax sale dated December 21, 1927. (Milton Nickell) Duchesne County to Duchesne County. Beginning at the center of Section 24... and then describes that portion WEST of the parcel conveyed to S.A. Russell in 1915 using bearings and distances which approximate the stream. This parcel has junior status to the parcel East of the stream which was divided off in 1915.

*May 19, 1937 Entry #60515, Book 14, Pages 436-437
Warranty Deed dated May 15, 1937 from S.A. Russell to J.A. Houston & Roy Houston for: All that portion lying east of the Cottonwood wash & within & being part of the E½ SE¼ - Sec 24 T. 1 S. R. 2 W.

*July 31, 1956 Entry #107961, Book 28, Pages 269-270
Quit Claim Deed dated March 10, 1956 from Roy Houston to B.R. Taylor for: All that portion lying east of the Cottonwood wash & within & being part of the E½ SE¼ - Sec 24 T. 1 S. R. 2 W.

*August 6, 1969 Entry #150244, Book A-10, Pages 352-354
Order dated July 9, 1969 from Estate of Ben Taylor to Wilma Pope, Grace Finch, Bonnie Colovich, Mary Ellen Albert & Verda Mitchell for: Beginning at a point 1888 feet West from the East Quarter corner of Section 24, T. 1 S. R. 2 W. U.S.M. and running thence down the center of the channel of said creek... and then uses bearings and distances to further describe the center of the channel... Also oil E½SE¼ E of Cottonwood Wash.

*December 17, 1992 Entry #291539, Book A-220, Pages 27-30
Quit Claim Deed dated December 15, 1992 from Wilma Pope to Ivan Pope & Wilma Pope, Trustees of the Wilma B. Pope Family Trust for: BEGINNING at a point 1888 feet West of the Northeast corner of the Southeast quarter of Section 24, Township 1 South, Range 2 West, of the Utah Special Meridian, and following a course down the center of the Cottonwood Wash along the meandering line in the center of said wash to the East side of said section and the distances more or less as follows... and then uses bearings and distances to further describe the center... said land being that land in said subdivisions lying East of said Cottonwood Wash. All of the portion lying East of the Cottonwood Wash and within and being part of the East half of the Southeast quarter of Section 24, Township 1 South, Range 2 West of the Utah Special Meridian, Utah.

*April 19, 1993 Entry #293519, Book A-224, Pages 218-221
Quit Claim Deed dated March 29, 1993 from Ivan Pope, Trustee of the Wilma B. Pope Family Trust to Ivan Pope, Trustee of the Ivan Pope Family Trust for: BEGINNING at a point 1888 feet West of the Northeast corner of the Southeast quarter of Section 24, Township 1 South, Range 2 West, of the Utah Special Meridian, and following a course down the center of the Cottonwood Wash along the meandering line in the center of said wash to the East side of said section and the distances more or less as follows... and then uses bearings and distances to further describe the center... said land being that land in said subdivisions lying East of said Cottonwood Wash. All of the portion lying East of the Cottonwood Wash and within and being part of the East half of the Southeast quarter of Section 24, Township 1 South, Range 2 West of the Utah Special Meridian, Utah.

*March 12, 1996 Entry #311717, Book A-0260, Page 755-757
Warranty Deed dated February 8, 1996 from Ivan Pope, Trustee of the Ivan Pope Family Trust, Grace Finch, Bonnie Colovich, Mary Ellen Albert & Verda Mitchell to Cory C. Duncan & Pamela K. Duncan for: Beginning at a point 1888 feet West of the Northeast corner of the Southeast Quarter of Section 4, Township 1 South, Range 2 West, of the Utah Special Base & Meridian, and following a course down the center of the Cottonwood Wash along the meandering line in the center of said wash to the East side of said section and the distances more or less as follows... and then uses bearings and distances to further describe the center... said land being that land in said subdivisions lying East of said Cottonwood Wash.

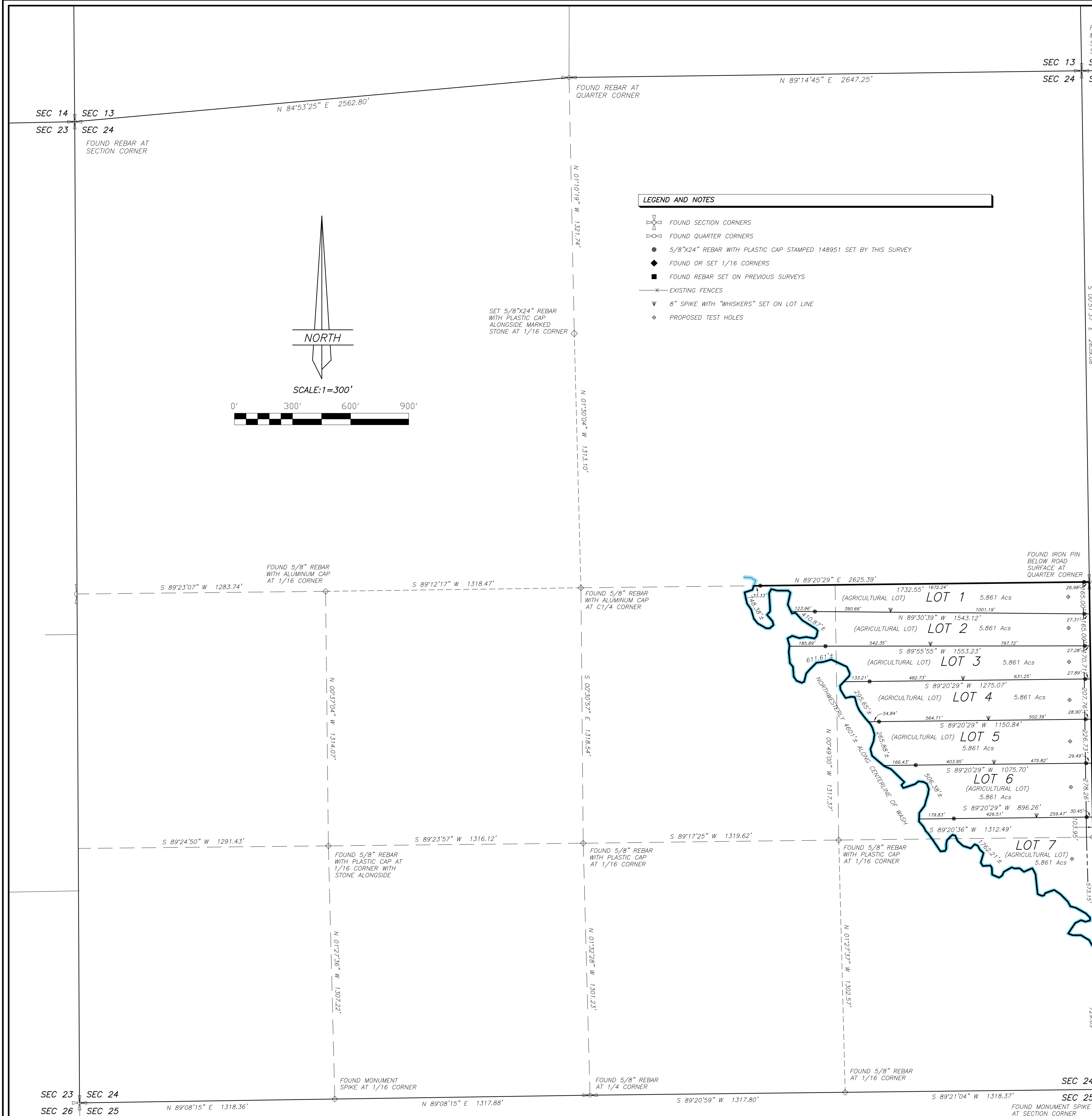
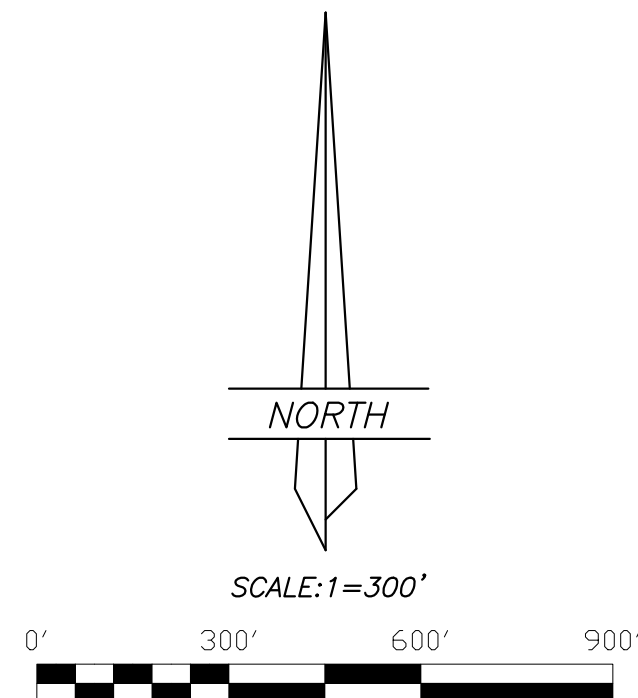
*April 28, 2015 Entry #483976
Warranty Deed dated April 13, 2015 from CORY C. DUNCAN and PAMELA K. DUNCAN, to CORY C. DUNCAN and PAMELA K. DUNCAN, TRUSTEES OF THE CORY C. and PAMELA K. DUNCAN TRUST for: Beginning at a point 1888 feet of the Northeast Corner of the Southeast Quarter of Section 24, Township 1 South, Range 2 West, of the Utah Special Base & Meridian, and following a course down the center of the Cottonwood Wash along the meandering line in the center of said wash to the East side of said section and the distances more or less as follows... and then uses bearings and distances to further describe the center... said land being that land in said subdivisions lying East of said Cottonwood Wash.

BASIS OF BEARINGS

This survey was performed using G.P.S. (Global Positioning System) equipment and procedures. The basis of bearings for this survey is a bearing of S 00°42'27" E from the East Quarter Corner to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 24, derived and adjusted from G.P.S. observations using the Utah State G.P.S. Virtual Reference Station Control Network maintained and operated by the Automated Geographic Reference Center.

LEGEND AND NOTES

- FOUND SECTION CORNERS
- FOUND QUARTER CORNERS
- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
- ◆ FOUND OR SET 1/16 CORNERS
- FOUND REBAR SET ON PREVIOUS SURVEYS
- EXISTING FENCES
- ▼ 8" SPIKE WITH "WHISKERS" SET ON LOT LINE
- ◆ PROPOSED TEST HOLES



FOUND MONUMENT SPIKE AT SECTION CORNER
SEC 13 SEC 18
SEC 24 SEC 19
FOUND IRON PIN BELOW ROAD SURFACE AT QUARTER CORNER
FOUND MONUMENT SPIKE AT 1/16 CORNER
SURVEY CONTROL POINT "DOG"
SEC 24 SEC 19
SEC 25 SEC 30
FOUND MONUMENT SPIKE AT SECTION CORNER