

- LEGEND**
- FOUND OR SET SECTION CORNER AS NOTED ON PLAT
 - FOUND OR SET QUARTER CORNER AS NOTED ON PLAT
 - ◇ FOUND OR SET 1/16 CORNER AS NOTED ON PLAT
 - FOUND MONUMENT SET BY OTHERS
 - SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "ALLRED SURVEY"
 - ▼ 8" SPIKES WITH "WHISKERS" SET ON LINE
 - FENCE CORNER
 - x- EXISTING FENCE
 - MAG SPIKE AND WASHER

BASIS OF BEARINGS

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) EQUIPMENT AND PROCEDURES USING THE UTAH G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE UTAH GEOSPATIAL RESOURCE CENTER. THE BASIS OF BEARINGS IS GEODESIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT A CONTROL POINT (QUARTER CORNER) LOCATED AT LAT: 40°16'47.59322" N & LONG: 110°10'51.00885" W USING SAID CONTROL NETWORK.

NARRATIVE

This survey was performed at the request of Randy and Dixie Bird for the purpose of creating a minor subdivision of the property shown on this plat. The monuments marking the Public Land Survey System corners were found as shown and used to control the survey. The several parcels tied to the West line of Section 25 were plotted and related to the basis of bearings of this survey. There were three monuments found (see notes on plat) set by a previous surveyor, but no record of the survey could be found in the county surveyor's files. These were tied in and one of them was used to set the north-south position of the property.

ORIGINAL DESCRIPTION

ENTRY NO. 523892

Beginning at a point 64 rods North and 1 1/4 rods East of the Southwest corner of the Southwest Quarter of Section 25, Township 2 South, Range 3 West, U.S.M., thence East 30.2 rods; thence North 31 rods; thence East 30.2 rods; thence South 52 rods; thence West 30.2 rods; thence North 29 rods; thence West 30.2 rods; thence North 1 rod to the point of beginning. ALSO BEGINNING at a point 64 rods North and 1 1/4 rods East of the Southwest Corner of the Southwest Quarter of Section 25, Township 2 South, Range 3 West, U.S.M., thence North 53 rods; thence East 30.2 rods; thence South 53 rods; thence West 30.2 rods to the point of beginning.

BOUNDARY DESCRIPTION

Commencing at the Southwest Corner of Section 25, Township 2 South, Range 3 West of the Uintah Special Base and Meridian; Thence North 00°17'22" West 1057.78 feet (1058.00 feet, by record) along the West line of the Southwest Quarter of said Section 25; Thence North 89°42'53" East 24.75 feet, perpendicular to the line connecting said South Section Corner with the South 1/16 corner between said Section 25 and Section 26, said point being the TRUE POINT OF BEGINNING; Thence North 00°17'22" West 263.57 feet; Thence North 00°17'31" West 610.53 feet; Thence North 89°42'53" East 498.29 feet; Thence South 00°17'27" East 353.00 feet; Thence North 89°42'53" East 498.30 feet; Thence South 00°17'27" East 858.00 feet; Thence South 89°42'53" West 498.30 feet; Thence North 00°17'27" West 330.00 feet; Thence South 89°42'53" West 498.28 feet; Thence North 00°17'22" West 16.50 feet to the TRUE POINT OF BEGINNING containing 20.007 acres.

DESCRIPTION OF PART OF LOT 2 IN JOHNSON WATER DISTRICT

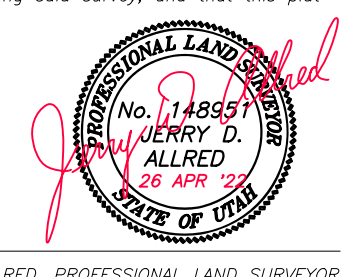
Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 25, Township 2 South, Range 3 West of the Uintah Special Base and Meridian; Thence North 89°42'58" East 24.75 feet to the TRUE POINT OF BEGINNING; Thence North 00°17'31" West 247.53 feet; Thence North 89°42'53" East 996.58 feet; Thence South 00°17'27" East 246.79 feet to the South line of said allotment; Thence South 89°39'59" West 996.57 feet along said South line to the TRUE POINT OF BEGINNING, containing 5.654 acres.

DESCRIPTION OF PART OF LOT 2 NOT IN JOHNSON WATER DISTRICT

Commencing at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 25, Township 2 South, Range 3 West of the Uintah Special Base and Meridian; Thence North 89°42'58" East 24.75 feet to the TRUE POINT OF BEGINNING; Thence South 00°17'27" East 230.47 feet; Thence North 89°42'53" East 498.28 feet; Thence South 00°17'27" East 330.00 feet; Thence North 89°42'53" East 498.30 feet; Thence North 00°17'27" West 611.21 feet to the North line of said allotment; Thence South 89°40'03" West 996.57 feet to the TRUE POINT OF BEGINNING, containing 10.200 acres.

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, RANDALL LEE BIRD, and DIXIE BIRD, Trustees of the RANDALL AND DIXIE BIRD FAMILY TRUST, the undersigned, 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 _____

RANDALL LEE BIRD, Trustee of the RANDALL AND DIXIE BIRD FAMILY TRUST _____

DIXIE BIRD, Trustee of the RANDALL AND DIXIE BIRD FAMILY TRUST _____

ACKNOWLEDGMENT

State of Utah }
County of Duchesne } ss

On the dates shown by each signature, personally appeared before me RANDALL LEE BIRD, and DIXIE BIRD, the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires _____ Notary Public _____

**RECORD OF SURVEY FOR THE
DIXIE BIRD MINOR SUBDIVISION
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 3 WEST
UINTAH SPECIAL BASE AND MERIDIAN**

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF DUCHESTER } 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 _____

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

COUNTY SURVEYOR FILE NO. 5227

JERRY D. ALLRED AND ASSOCIATES, INC.
SURVEYING CONSULTANTS

1235 NORTH 700 EAST -- P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352