

CANYON BREEZE MEADOW MINOR SUBDIVISION

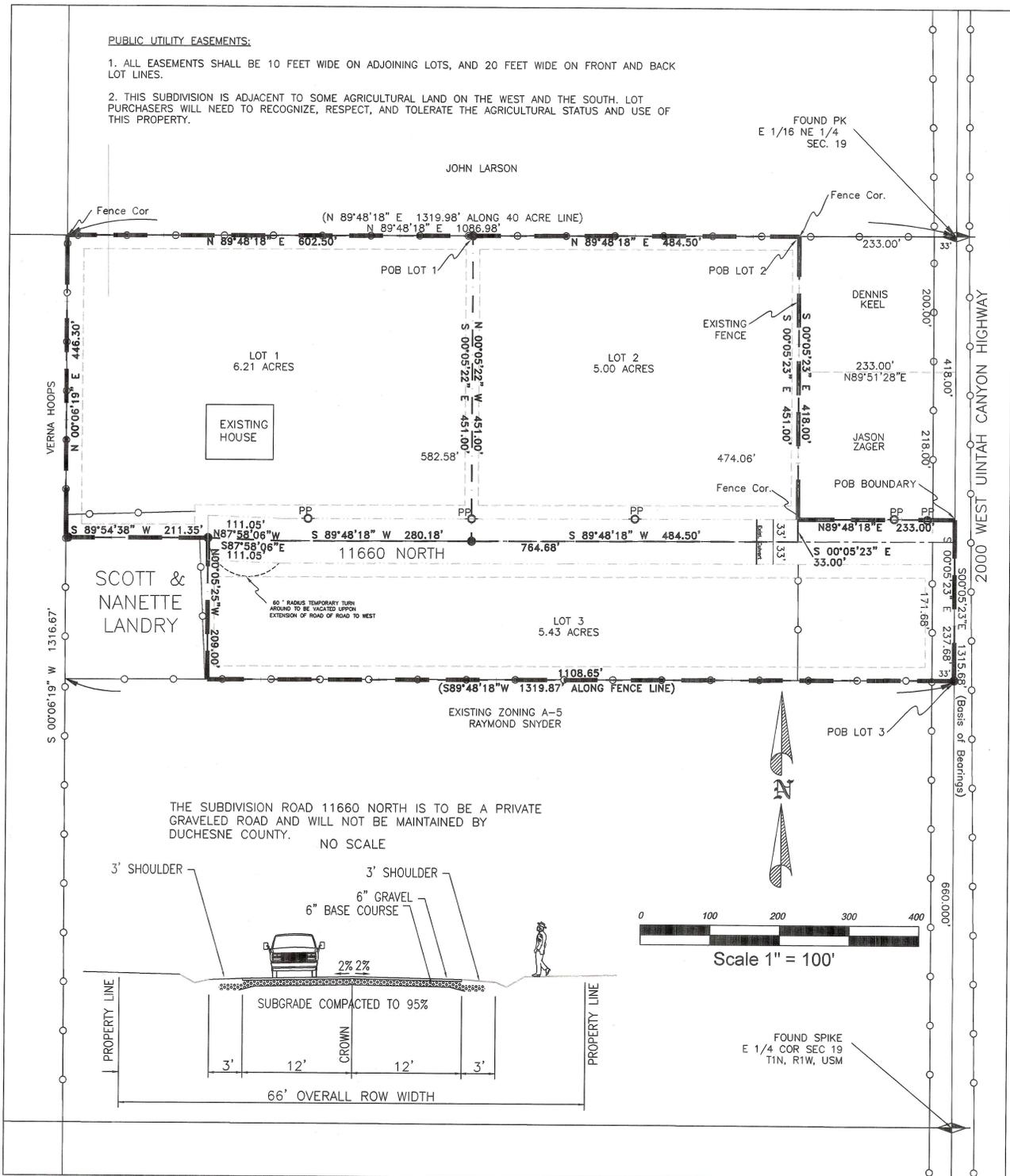
LOCATED IN THE NE 1/4 SECTION 19,
T.1N., R. 1 W., U.S.M.
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE:
I, C. DeNile McKenna, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 156790 as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this map, and that the same has been correctly surveyed as shown on this map.


 DATE 11 Nov 2009

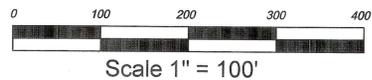
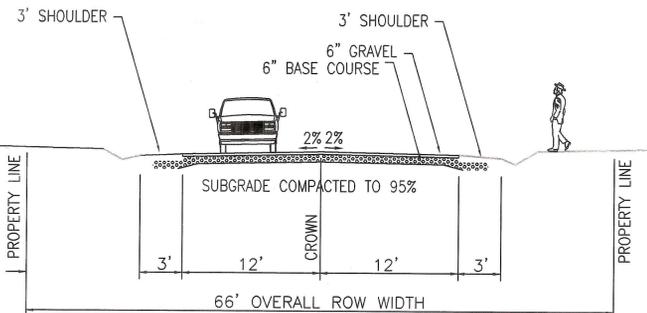
PUBLIC UTILITY EASEMENTS:

- ALL EASEMENTS SHALL BE 10 FEET WIDE ON ADJOINING LOTS, AND 20 FEET WIDE ON FRONT AND BACK LOT LINES.
- THIS SUBDIVISION IS ADJACENT TO SOME AGRICULTURAL LAND ON THE WEST AND THE SOUTH. LOT PURCHASERS WILL NEED TO RECOGNIZE, RESPECT, AND TOLERATE THE AGRICULTURAL STATUS AND USE OF THIS PROPERTY.

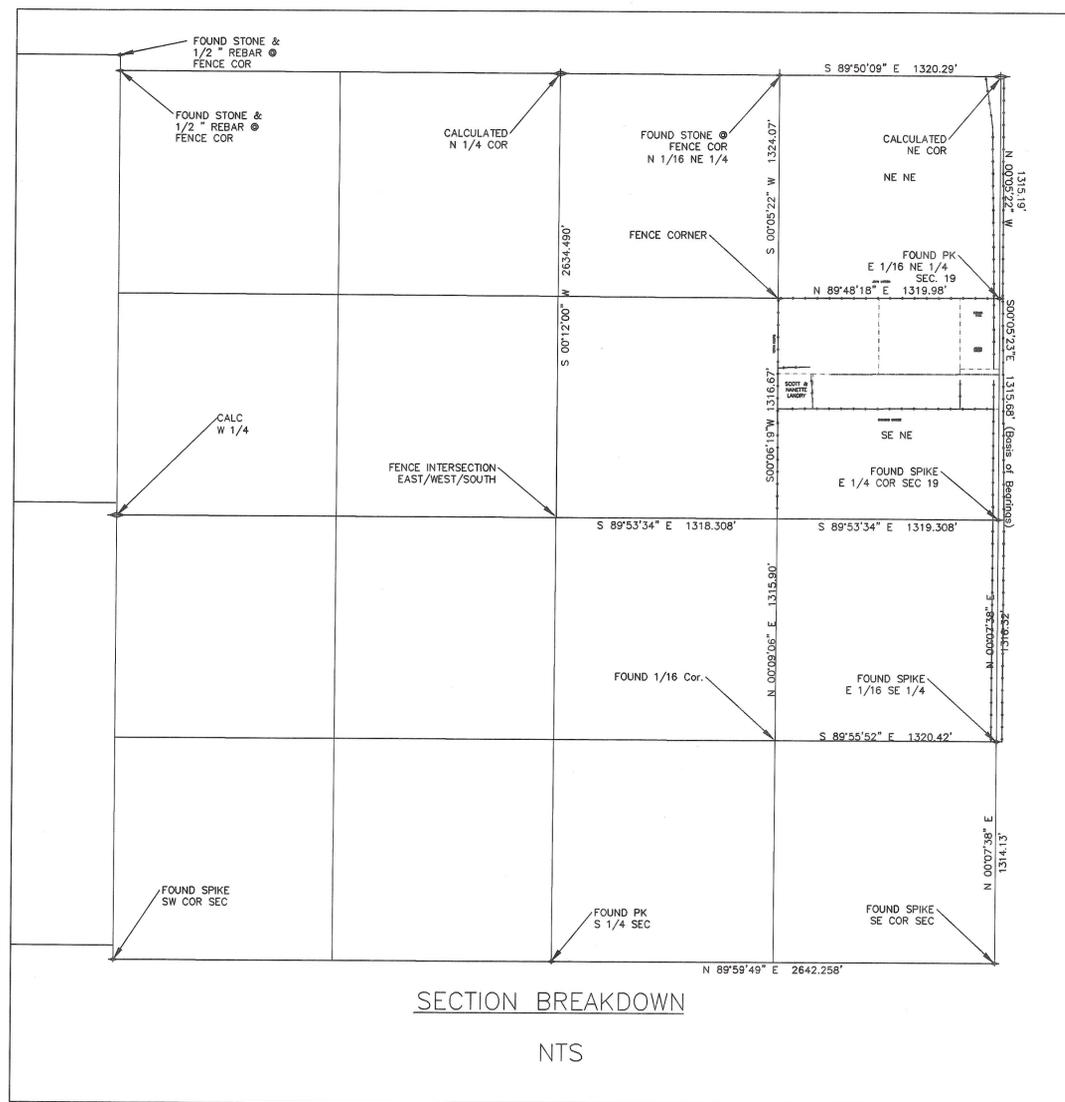


THE SUBDIVISION ROAD 11660 NORTH IS TO BE A PRIVATE GRAVELED ROAD AND WILL NOT BE MAINTAINED BY DUCHESNE COUNTY.

NO SCALE

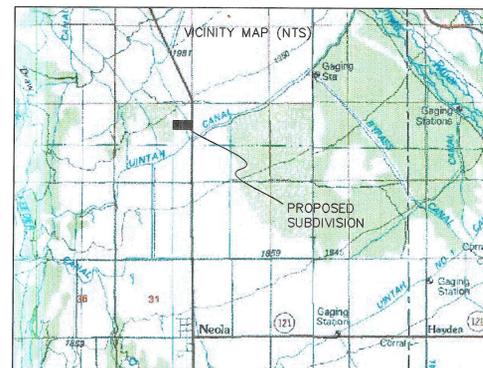


FOUND SPIKE
E 1/4 COR SEC 19
T1N, R1W, USM



LEGEND

- FOUND MONUMENT 
- CALCULATED SEC. COR. 
- FOUND REBAR/GS 
- SET REBAR W/ CAP 
- FOUND REBAR 
- SURVEY TIE 
- PROPERTY BOUNDARY 
- ADJACENT PROPERTIES 
- EXISTING FENCE 
- EXISTING CENTERLINE 
- EXISTING POWER POLE 



LEGAL DESCRIPTIONS

SUBDIVISION BOUNDARY
BEGINNING ON THE EAST LINE AT A POINT 418.00 FEET SOUTH 00°05'22" EAST FROM THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN AND RUNNING THENCE SOUTH 00°05'23" EAST 237.68 FEET ALONG SAID EAST LINE TO A POINT 660.00 FEET NORTH 00°05'23" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH 89°48'18" WEST 1108.65 FEET ALONG AND EXISTING FENCE LINE RUNNING WESTERLY; THENCE NORTH 00°05'23" WEST 330.00 FEET; THENCE SOUTH 89°54'38" WEST 211.35 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°06'19" EAST 446.30 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO AN EXISTING FENCE RUNNING EASTERLY; THENCE NORTH 89°48'18" EAST 1086.98 FEET ALONG SAID FENCE TO AN EXISTING FENCE LINE RUNNING SOUTHERLY; THENCE SOUTH 00°05'23" EAST 418.00 FEET ALONG SAID FENCE LINE TO AN EXISTING FENCE LINE RUNNING EASTERLY; THENCE NORTH 89°48'18" EAST 233.00 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 6.20 ACRES, MORE OR LESS.

LOT DESCRIPTIONS

LOT 1
BEGINNING ON THE NORTH LINE OF THE SE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN AT A POINT 717.50 FEET S. 89°48'18" W. ALONG SAID NORTH LINE FROM THE NE CORNER OF SAID SE 1/4 NE 1/4 AND RUNNING THENCE S. 00°05'22" E. A DISTANCE OF 451.00 FEET; THENCE S. 89°48'18" W. A DISTANCE OF 280.18 FEET; THENCE N. 87°58'06" W. A DISTANCE OF 111.05 FEET; THENCE S. 89°54'38" W. A DISTANCE OF 211.35 FEET TO THE WEST LINE OF SAID SE 1/4 NE 1/4 (AN EXISTING NORTH/SOUTH FENCE); THENCE N. 00°06'19" E. A DISTANCE OF 446.30 FEET ALONG SAID WEST LINE (SAID EXISTING FENCE) TO THE NORTH LINE OF SAID SE 1/4 NE 1/4 (AN EXISTING EAST/WEST FENCE); THENCE N. 89°48'18" E. A DISTANCE OF 602.50 FEET ALONG SAID NORTH LINE (LAST SAID EAST/WEST EXISTING FENCE) TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 6.20 ACRES, MORE OR LESS.

Subject to: A 33.00 foot wide ROW easement along and parallel to the South 33.00 Feet of the above described parcel.
Together with: A 66.00 foot wide ROW easement 33.00 feet on each side of the following described centerline: Beginning in the center of an existing road 717.50 feet South 89°48'18" West and 451.00 feet South 00°05'22" East from the Northeast corner of the SE 1/4 of the NE 1/4 of said section 19 and running thence North 89°48'18" East 717.5 feet.

LOT 2
BEGINNING ON THE NORTH LINE OF THE SE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN AT A POINT 233.00 FEET S. 89°48'18" W. ALONG SAID NORTH LINE FROM THE NE CORNER OF SAID SE 1/4 NE 1/4 AND RUNNING THENCE S. 00°05'23" E. A DISTANCE OF 451.00 FEET; THENCE S. 89°48'18" W. A DISTANCE OF 484.50 FEET; THENCE N. 00°05'22" W. A DISTANCE OF 451.00 FEET TO SAID NORTH LINE (AN EXISTING EAST/WEST FENCE); THENCE N. 89°48'18" E. A DISTANCE OF 484.50 FEET ALONG SAID NORTH LINE (SAID EAST/WEST FENCE) TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 5.02 ACRES, MORE OR LESS.

Subject to: A 33.00 foot wide ROW easement along and parallel to the South 33.00 Feet of the above described parcel.
Together with: A 33.00 foot wide ROW easement 33.00 feet on the South side of the following described centerline: Beginning in the center of an existing road 717.50 feet South 89°48'18" West and 451.00 feet South 00°05'22" East from the Northeast corner of the SE 1/4 of the NE 1/4 of said section 19 and running thence North 89°48'18" East 684.50 feet.

LOT 3
BEGINNING ON THE EAST LINE OF THE SE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN AT A POINT 660.00 FEET N. 00°05'23" W. ALONG SAID EAST LINE FROM THE EAST 1/4 CORNER OF SAID SECTION 19 AND RUNNING THENCE S. 89°48'18" W. A DISTANCE OF 1108.65 FEET ALONG AN EXISTING FENCE; THENCE N. 00°05'25" W. A DISTANCE OF 209.00 FEET; THENCE S. 87°58'06" E. A DISTANCE OF 111.05 FEET; THENCE N. 89°48'18" E. A DISTANCE OF 764.68 FEET; THENCE N. 00°05'23" W. A DISTANCE OF 33.00 FEET TO AN EXISTING FENCE RUNNING EAST; THENCE N. 89°48'18" E. A DISTANCE OF 233.00 FEET ALONG SAID FENCE TO SAID EAST LINE; THENCE S. 00°05'23" E. A DISTANCE OF 237.68 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS AN AREA OF 5.39 ACRES, LESS 0.18 ACRE IN THE RIGHT OF WAY FOR 2000 WEST, BALANCE 5.21 ACRES, MORE OR LESS.

Subject to: A 33.00 foot wide ROW easement along and parallel to the North 33.00 Feet of the above described parcel.
Together with: A 33.00 foot wide ROW easement 33.00 feet on the North side of the following described centerline: Beginning in the center of an existing road 717.50 feet South 89°48'18" West and 451.00 feet South 00°05'22" East from the Northeast corner of the SE 1/4 of the NE 1/4 of said section 19 and running thence North 89°48'18" East 684.50 feet.

BASIS OF BEARINGS:
The Basis of Bearings for this survey is the East line of the Southeast Quarter of the Northeast Quarter of Section 19, Township 1 North, Range 1 East, Uintah Special Base and Meridian, which bears South 00°05'23" West. Surveyed 1 November 2007.

SURVEYORS NARRATIVE
THIS SURVEY WAS MADE AT THE REQUEST OF CARL FOOTE TO DO A BOUNDARY SURVEY AND TO DIVIDE THE PROPERTY INTO A THREE LOT MINOR SUBDIVISION. THE INFORMATION USED FOR THIS SURVEY WAS A SURVEY JOB NO. 889 BY CLINTON S. PEATROSS DATED 4/19/02 FOR ERROR WHITING, AND LEGAL DESCRIPTIONS PROVIDED BY MR. CARL FOOTE AND COUNTY RECORDS.

COUNTY SURVEYOR
STATE OF UTAH, COUNTY OF DUCHESNE,
DATE 11/20/09 FILE NUMBER 2170
DUCHESNE COUNTY SURVEYOR

DUCHESNE COUNTY
PLANNING DEPARTMENT APPROVAL
APPROVED THIS 21 DAY OF NOVEMBER 2009 BY THE
DUCHESNE COUNTY PLANNING AND ZONING
DEPARTMENT
PLANNING DIRECTOR

DUCHESNE COUNTY
TREASURER
APPROVED THIS 21 DAY OF NOVEMBER 2009 BY THE
DUCHESNE COUNTY TREASURER
TREASURER

COUNTY RECORDERS NO.
STATE OF UTAH, COUNTY OF DUCHESNE,
RECORDER AND FILED AT THE REQUEST OF
DATE TIME BOOK PAGE
FEE \$ DUCHESNE COUNTY RECORDER

CIVCO Engineering, Inc.
Civil Engineering Consultants
P.O. Box 1799
1254 West 400 South, Suite W-1
Vernal, Utah 84078
Phone: 435-789-5448

NO.	REVISION	DATE
1	CHANGE TO 3 LOT MINOR SUB	11/20/09
2	RELEASED TO CLIENT	11/20/09
3	REVISION	

OWNERS
Carl Foote
LOCATION P.O. BOX 301
Roosevelt, Utah 84066

PROJECT NAME
CANYON BREEZE MEADOW
DRAWN SW
CHECKED cdm
PROJECT NUMBER 067 CF 07
FILE NAME c:\my projects\Carl Foote

DATE 21 SEPT 09
SCALE 1"=100'
SHEET 1 OF 1