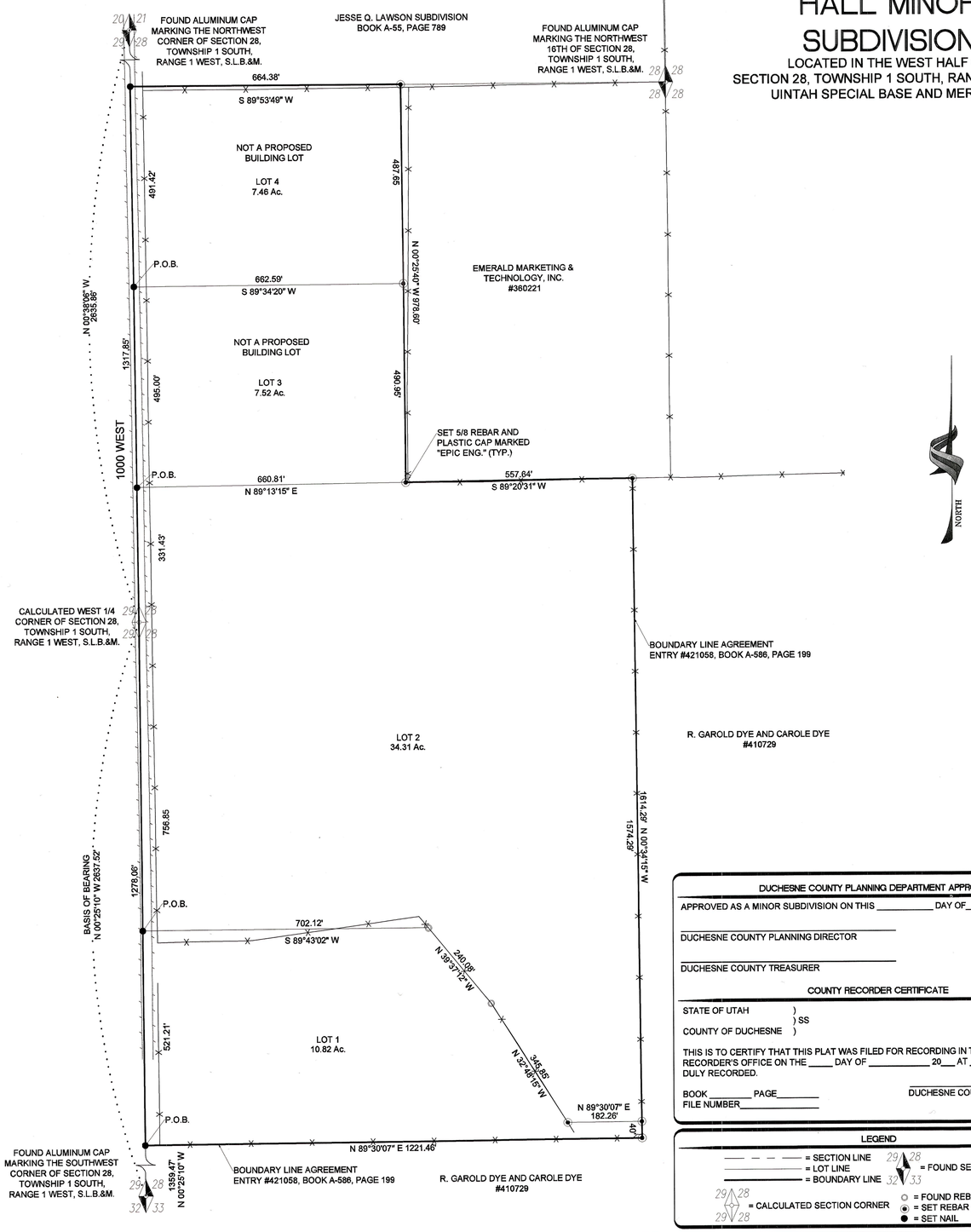
HALL MINOR SUBDIVISION

LOCATED IN THE WEST HALF OF
SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN.



BOUNDARY DESCRIPTIONS

RECORD:

TOWNSHIP 1 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN SECTION 28:

BEGINNING AT A POINT 3 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AND RUNNING THENCE NORTH 157 RODS; THENCE EAST 40 RODS; THENCE SOUTH 60 RODS; THENCE EAST 32 RODS; THENCE SOUTH 97 RODS; THENCE WEST 72 RODS TO THE POINT OF BEGINNING.

AS SURVEYED:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EXTENSION OF A FENCE AND BEARS 1359.47 FEET NORTH 00°25'10" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 89°30'07" EAST 1221.46 FEET ALONG SAID EXTENSION AND ACTUAL FENCE LINE AND A BOUNDARY LINE AGREEMENT FILED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 421058, IN BOOK A-586, AT PAGE 199; THENCE NORTH 00°34'15" WEST 1614.29 FEET ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT TO THE INTERSECTION OF A FENCE LINE RUNNING EAST/WEST; THENCE SOUTH 89°20'31" WEST 557.64 FEET ALONG SAID FENCE; THENCE NORTH 00°25'40" WEST 978.60 FEET TO A POINT ON THE SOUTH LINE OF THE JESSE Q. LAWSON SUBDIVISION WHICH IS ON FILE IN THE THE DUCHESNE COUNTY RECORDERS OFFICE IN BOOK A-55, AT PAGE 789; THENCE SOUTH 89°53'49" WEST 664.38 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE SOUTH 00°38'06" EAST 1317.85 FEET ALONG SAID WEST LINE OF SECTION 28 TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 00°25'10" EAST 1278.06 FEET ALONG SAID WEST LINE OF SECTION 28 TO THE POINT OF BEGINNING.

CONTAINING 60.02 ACRES

LOT #1

BEGINNING AT A POINT ON WEST LINE OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EXTENSION OF A FENCE AND BEARS 1359.47 FEET NORTH 00°25'10" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 89°30'07" EAST 1221.46 FEET ALONG SAID EXTENSION AND ACTUAL FENCE LINE AND A BOUNDARY LINE AGREEMENT FILED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 421058, IN BOOK A-586, AT PAGE 199; THENCE NORTH 00°34'15" WEST 40.00 FEET ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT; THENCE SOUTH 89°30'07" WEST 182.26 FEET; THENCE NORTH 32°48'15" WEST 345.85 FEET; THENCE NORTH 39°37'12" WEST 240.08 FEET; THENCE SOUTH 89°43'02" WEST 702.12 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE SOUTH 00°25'10" EAST 521.21 FEET ALONG SAID WEST TO THE POINT OF BEGINNING.

CONTAINING 10.82 ACRES

LOT #2

BEGINNING AT A POINT ON WEST LINE OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEARS 1880.88 FEET NORTH 00°25'10" WEST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 89°43'02" EAST 702.12 FEET; THENCE SOUTH 39°37'12" EAST 240.08 FEET; THENCE SOUTH 32°48'15" EAST 345.85 FEET; THENCE NORTH 89°30'07" EAST 182.26 FEET TO A POINT ON A FENCE LINE AND A BOUNDARY LINE AGREEMENT FILED IN THE OFFICE OF DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 421058, IN BOOK A-586, AT PAGE 199; THENCE NORTH 00°34'15" WEST1574.29 FEET ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT TO THE INTERSECTION OF A FENCE LINE RUNNING EAST/WEST; THENCE SOUTH 89°20'31" WEST 557.64 FEET ALONG SAID FENCE; THENCE SOUTH 89°13'15" WEST 660.81 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE SOUTH 00°38'06" EAST 331.43 FEET ALONG THE WEST LINE OF SAID SECTION 28 TO THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00°25'10" EAST 756.85 FEET ALONG SAID WEST LINE OF SAID SECTION 28 TO THE POINT OF BEGINNING.

CONTAINING 34.31 ACRES

LOT #3

BEGINNING AT A POINT ON WEST LINE OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEARS 2637.52 FEET NORTH 00°25'10" WEST ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 28 AND 331.43 FEET NORTH 00°38'06" WEST ALONG SAID WEST LINE OF SECTION 28 FROM THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 89°13'15" EAST 660.81 FEET; THENCE NORTH 00°25'40" WEST 490.95 FEET; THENCE SOUTH 89°34'20" WEST 662.59 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE SOUTH 00°38'06" EAST 495.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 7.52 ACRES

LOT #4

BEGINNING AT A POINT ON WEST LINE OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEARS 2637.52 FEET NORTH 00°25'10" WEST ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 28 AND 826.43 FEET NORTH 00°38'06" WEST ALONG SAID WEST LINE OF SECTION 28 FROM THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 89°34'20" EAST 662.59 FEET; THENCE NORTH 00°25'40" WEST 487.65 FEET TO A POINT ON THE SOUTH LINE OF THE JESSE Q. LAWSON SUBDIVISION WHICH IS ON FILE IN THE DUCHESNE COUNTY RECORDERS OFFICE IN BOOK A-55, PAGE 789; THENCE SOUTH 89°53'49" WEST 664.38 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE SOUTH 00°38'06" EAST 491.42 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 7.46 ACRES

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY, BY THE AUTHORITY OF THE OWNERS, THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: HALL MINOR SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR Dan E. Knowlden Jr. 7173588 STATE OF UTAH

1-6-10

DAN E. KNOWLDEN JR. — DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP HEREAFTER TO BE KNOWN AS HALL MINOR SUBDIVISION, AND THE OWNERS HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS;

EXECUTED THIS_____DAY OF_____, 20___.

SHAWN HALL — CHRISTY HALL

ACKNOWLEDGMENT

State of _____ }
County of _____ }

ON THE _____DAY OF _____20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE OWNERS CERTIFICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING IN _____, _____

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP HEREAFTER TO BE KNOWN AS HALL MINOR SUBDIVISION, AND THE OWNERS HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS;

EXECUTED THIS_____DAY OF_____, 20___.

NATHAN RICHARDS

ACKNOWLEDGMENT

State of Utah }
County of Duchesne }

ON THE _____DAY OF _____20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE OWNERS CERTIFICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN _____, UTAH

MY COMMISSION EXPIRES: _____

NARRATIVE

EPIC ENGINEERING WAS CONTRACTED BY SHAWN AND CHRISTY HALL TO RETRACE AND ESTABLISH THE PROPERTY LINES IN PREPARATION FOR A NEW HOME TO BE BUILT. EPIC SOON FOUND THAT A SUBDIVISION PLAT HAD BEEN PREPARED BUT NOT FILED BREAKING UP THE HALL AND RICHARDS PROPERTY. EPIC WAS ASKED TO PREPARE A NEW PLAT BREAKING UP THE HALL AND RICHARDS PARCELS AND TO ALSO CREATE 2 ADDITIONAL LOTS TO BE SOLD AT A LATER DATE. THE FENCE LINE ON THE SOUTH SIDE OF RICHARDS AND THE EAST SIDE OF HALLS DID NOT FIT THE LEGALS OR THE SECTION INFORMATION. I SPOKE WITH GAROLD DYE ABOUT THE ISSUE AND IT WAS AGREED THAT A BOUNDARY LINE AGREEMENT BE FILED ALONG THE FENCE TO CLEAR UP THE PROBLEM. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°25'10" WEST BETWEEN THE SOUTHWEST CORNER AND THE CALCULATED WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, USM. SURVEY COMPLETED DECEMBER 2009.

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS _____ DAY OF_____OF 20___

DUCHESNE COUNTY PLANNING DIRECTOR

DUCHESNE COUNTY TREASURER

COUNTY RECORDER CERTIFICATE

STATE OF UTAH)
) SS
COUNTY OF DUCHESNE)

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____ 20___ AT _____ O'CLOCK AND IS DULY RECORDED.

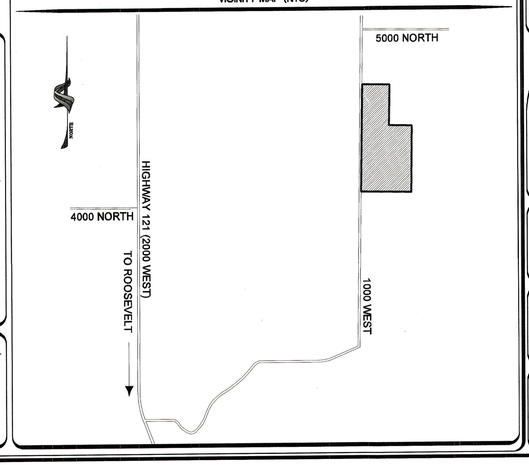
BOOK _____ PAGE_____
FILE NUMBER_____

DUCHESNE COUNTY RECORDER

LEGEND

= SECTION LINE
= LOT LINE
= BOUNDARY LINE
= CALCULATED SECTION CORNER
= FOUND SECTION CORNER
= FOUND REBAR AND CAP LS# 15769
= SET REBAR AND CAP
= SET NAIL

VICINITY MAP (NTS)



epic ENGINEERING
Salt Lake City – (801)955-5605
Heber City – (435)654-6600
Vernal – (435)781-2113
web – www.epicengineeringpc.com

DRAWN:	JCR	PROJECT #	09-SM-1057
DESIGNER:	AP		
REVIEWED:	DEK	DATE:	12/2/2009

SCALES

HORIZ: 1"=150'

0 1" BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

HALL MINOR SUBDIVISION

PROJECT LOCATION:

SEC. 28, T.1 S., R. 1 W., U.S.M.

SHEET TITLE:

SUBDIVISION PLAT

SHEET

1

N:\PROJ2009 SMALL PROJECTS\09SM1057 HALL ROS AND TOPO\dwg\SUB PLAT.dwg 12/28/2009 10:49:28 AM MST

County surveyors file # 2201