

MINOR SUBDIVISION PROPERTY SURVEY FOR
KEVIN DUNCAN
 SECTION 13, TOWNSHIP 1 SOUTH, RANGE 2 WEST
 UINAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF PARCEL (PARCEL A)

Beginning at the North Quarter Corner of Section 13, Township 1 South, Range 2 West of the Uintah Special Base and Meridian;
 Thence South 87°38'26" West 458.00 feet along the North line of said Section;
 Thence South 00°58'01" West 1314.95 feet to the South line of the NE1/4 of said NW1/4;
 Thence North 87°18'21" East 477.16 feet along said South line to the Southeast Corner of said aliquot part;
 Thence North 00°08'19" East 1311.19 feet along the East line of said aliquot part to the Point of Beginning, containing 14.07 acres. Said parcel being subject to that portion being used as County Road right-of-way.

DESCRIPTION OF REMAINDER (PARCEL B)

The NE1/4 of the NW1/4 of Section 13, Township 1 South, Range 2 West of the Uintah Special Base and Meridian LESS THE FOLLOWING DESCRIBED PARCEL:
 Beginning at the North Quarter Corner of said Section 13;
 Thence South 87°38'26" West 458.00 feet along the North line of said NW1/4 of said Section;
 Thence South 00°58'01" West 1314.95 feet to the South line of the NE1/4 of said NW1/4;
 Thence North 87°18'21" East 477.16 feet along said South line to the Southeast Corner of said aliquot part;
 Thence North 00°08'19" East 1311.19 feet along the East line of said aliquot part to the Point of Beginning.
 Said remainder containing 25.50 acres. Said parcel being subject to that portion being used as County Road right-of-way.

NARRATIVE

This survey was performed at the request of Kevin Duncan for the purpose of dividing off the home building parcel shown on this plat. The monuments marking the Public Land Survey System corners were found as indicated and used to control the survey. The original General Land Office plat shows the North and South lines of Section 13 closing on the East township line. Rebar marking the double corners at the Northeast corner of the section were found. No East quarter corner of Section 13 was set by the C.L.O. when the section was closed on the township line. The position was protracted on the plat. However, the evidence in the field, (ancient fences running east and west) indicates that the original quarter corner set along the township line was used for section 13 by the occupants of the land. The condition and character of the existing fences indicate they are several decades old and have been relied upon by the land owners for many years. This position of this quarter corner has been used at least since 1969 by previous surveyors in the area and was monumented in 2003 by this surveyor, acting as Duchesne County Surveyor, with a County Survey aluminum cap. The section was then subdivided using the standard method for a closing section to determine the aliquot part lines.

SURVEYOR'S CERTIFICATE

This is to certify that this plat was 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, owners of the parcels shown hereon, having caused the same to be subdivided into the parcels 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 to Notary	Notary's Initials
_____	_____	_____
_____	_____	_____

ACKNOWLEDGMENT

State of Utah }
 County of Duchesne } SS
 On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.
 My commission expires _____ Notary Public

DUCHESE COUNTY TREASURER

PROPERTY TAX CLEARANCE
 THIS _____ DAY OF _____ OF 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

DUCHESE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON
 THIS _____ DAY OF _____ OF 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

COLENE NELSON
 DUCHESE COUNTY TREASURER

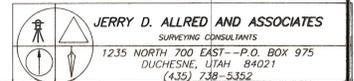
MICHAEL HYDE
 DUCHESE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S CERTIFICATE

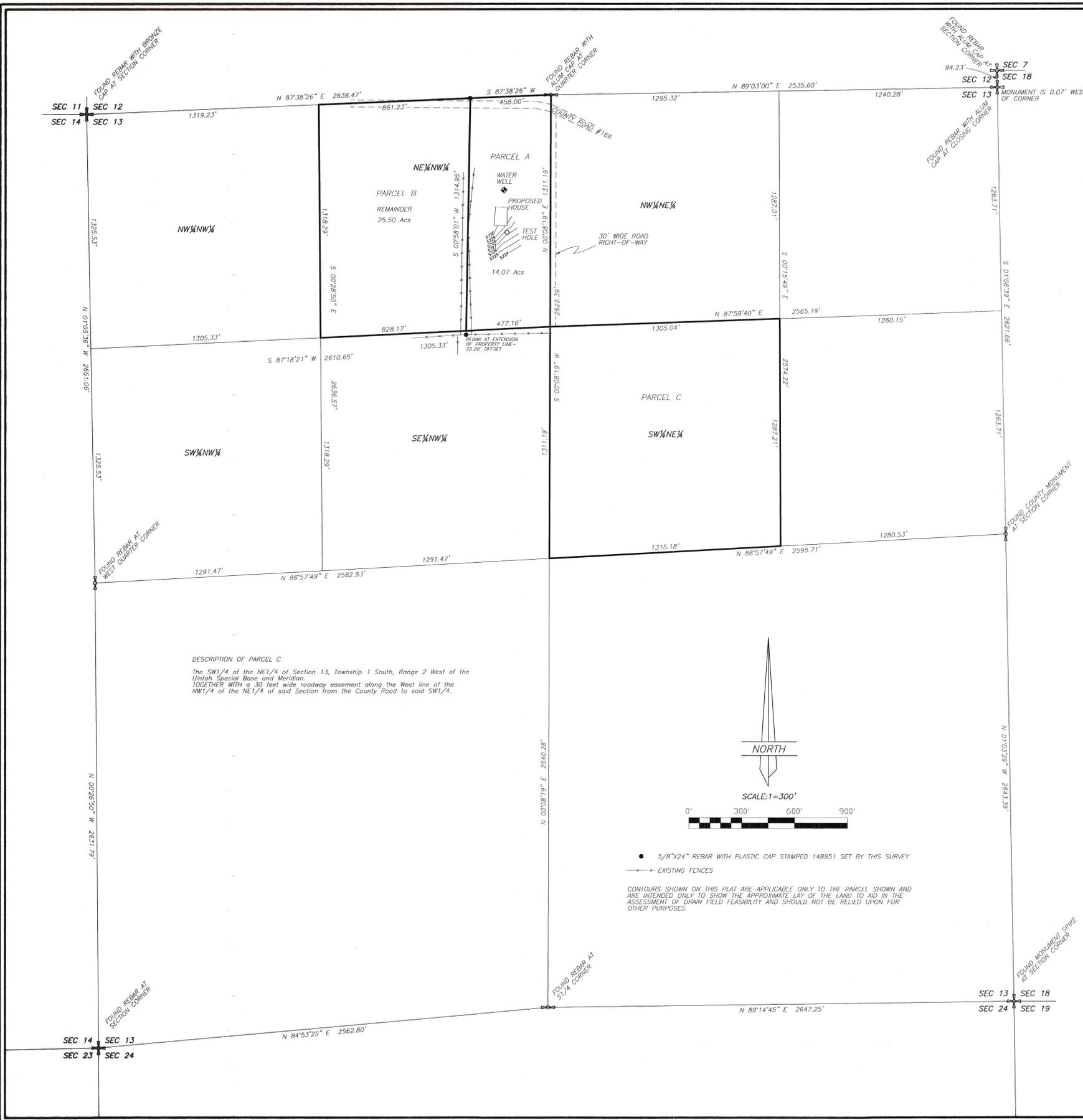
STATE OF UTAH }
 COUNTY OF DUCHESE } SS
 THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

FILING NO. _____ COUNTY RECORDER

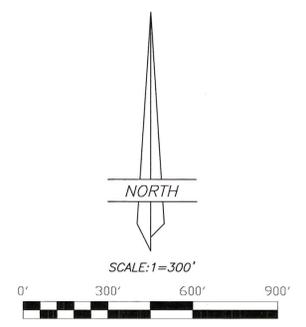
COUNTY SURVEYOR FILE NO. 2184



28 OCT 2009 09-100-042



DESCRIPTION OF PARCEL C
 The SW1/4 of the NE1/4 of Section 13, Township 1 South, Range 2 West of the Uintah Special Base and Meridian.
 TOGETHER WITH a 30 feet wide roadway easement along the West line of the NW1/4 of the NE1/4 of said Section from the County Road to said SW1/4.



● 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
 ✕ EXISTING FENCES

CONTOURS SHOWN ON THIS PLAT ARE APPLICABLE ONLY TO THE PARCEL SHOWN AND ARE INTENDED ONLY TO SHOW THE APPROXIMATE LAY OF THE LAND TO AID IN THE ASSESSMENT OF DRAIN FIELD FEASIBILITY AND SHOULD NOT BE RELIED UPON FOR OTHER PURPOSES.