



BASTIAN MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST UTAH SPECIAL BASE AND MERIDIAN.

BOUNDARY DESCRIPTIONS

PARCEL "A"
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST, UTAH SPECIAL MERIDIAN, RUNNING THENCE NORTH 89°50'45" EAST 511.23 FEET ALONG THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 00°00'30" EAST 511.23 FEET; THENCE SOUTH 89°50'45" WEST 511.23 FEET TO THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 00°00'30" WEST 511.23 FEET ALONG SAID WEST LINE OF SECTION 16 TO THE POINT OF BEGINNING.

SUBJECT TO THAT PORTION BEING USED AS COUNTY ROAD RIGHT-OF-WAY.

CONTAINING 6.00 ACRES

PARCEL "B"
TOWNSHIP 1 SOUTH, RANGE 3 WEST, UTAH SPECIAL MERIDIAN, SECTION 16, SOUTH HALF OF THE SOUTHWEST QUARTER.

EXCEPT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE WEST 525 FEET; THENCE NORTH 525 FEET; THENCE EAST 525 FEET; THENCE SOUTH 525 FEET TO THE BEGINNING.

AND

EXCEPT: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 3 WEST, UTAH SPECIAL MERIDIAN, RUNNING THENCE NORTH 89°50'45" EAST 511.23 FEET ALONG THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 00°00'30" EAST 511.23 FEET; THENCE SOUTH 89°50'45" WEST 511.23 FEET TO THE WEST LINE OF SAID SECTION 16; THENCE SOUTH 00°00'30" WEST 511.23 FEET ALONG SAID WEST LINE OF SECTION 16 TO THE POINT OF BEGINNING.

SUBJECT TO THAT PORTION BEING USED AS COUNTY ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 10 DAY OF JUNE 2013
DAN E. KNOWLDEN JR. PLS 7173588



ORIGINAL BOUNDARY DESCRIPTION

TOWNSHIP 1 SOUTH, RANGE 3 WEST, UTAH SPECIAL MERIDIAN, SECTION 16, SOUTH HALF OF THE SOUTHWEST QUARTER.

EXCEPT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE WEST 525 FEET; THENCE NORTH 525 FEET; THENCE EAST 525 FEET; THENCE SOUTH 525 FEET TO THE BEGINNING.

OWNERS CERTIFICATE

BE IT KNOWN TO ALL MEN THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PARCELS OF LAND HAVE REVIEWED AND APPROVED THIS PLAT.

EXECUTED THIS _____ DAY OF _____, 20__

BY: _____
HOWARD O. JENKINS AUTHORIZED AGENT
DOUBLE JJ HOLDINGS, LLC

ACKNOWLEDGEMENT

State of Utah }
County of Duchesne }
ON THE _____ DAY _____, 20__ PERSONALLY APPEARED BEFORE ME, HOWARD O. JENKINS THE AUTHORIZED AGENT FOR DOUBLE JJ HOLDINGS, LLC WHO DULY ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN _____, UTAH

MY COMMISSION EXPIRES: _____



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563 North Rees Ave.
Spanish Fork, UT 84660

DRAWN: DEK	PROJECT #	SCALES
DESIGNER: DEK	VA100	HORIZ: 1"=20'
REVIEWED: DEK	DATE: 6/03/2013	

PROJECT NAME:

BASTIAN MINOR SUBDIVISION

PROJECT LOCATION:

BLUEBELL, DUCHESNE COUNTY UT.

SHEET TITLE:

MINOR SUBDIVISION PLAT

SHEET

1 of 1

FOUND 2" ALUMINUM CAP WEST 1/4 CORNER SECTION 16, T. 1 S., R. 3 W., USM

FOUND 1/4 REBAR NORTH 1/4 CORNER SECTION 16, T. 1 S., R. 3 W., USM

CALCULATED USING SECTION LINE AND FENCE RUNNING EAST/WEST, NOTHING SET EAST 1/4 CORNER SECTION 16, T. 1 S., R. 3 W., USM

PARCEL "B"
NOT A PROPOSED BUILDING LOT
DOUBLE JJ HOLDINGS, LLC
67.67 ACRES MORE OR LESS

FOUND REBAR AND CAP L.S. 155666

PARCEL "A"
BASTIAN
6.00 ACRES
261,356 SQ. FT.

BRUCE E. JENKINS

FOUND 2" ALUMINUM CAP SOUTHWEST CORNER SECTION 16, T. 1 S., R. 3 W., USM

FOUND 2" ALUMINUM CAP SOUTH 1/4 CORNER SECTION 16, T. 1 S., R. 3 W., USM

FOUND 2" ALUMINUM CAP SOUTHEAST CORNER SECTION 16, T. 1 S., R. 3 W., USM

PLANNING DIRECTOR APPROVAL:

THE DUCHESNE COUNTY PLANNING DIRECTOR HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS _____ DAY OF _____, 20__

BY: _____
PLANNING DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL:

THE PROPERTY DEPICTED ON THIS PLAT IS CLEAR OF ALL TAXES.
APPROVED THIS _____ DAY OF _____, 20__

BY: _____
COUNTY TREASURER

DUCHESNE COUNTY SURVEYOR

FILED WITH THE DUCHESNE COUNTY SURVEYORS OFFICE.

SURVEY MAP NUMBER

COUNTY RECORDER APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED PROPERLY IN THE COUNTY RECORDERS OFFICE.
THIS _____ DAY OF _____, 20__
BOOK _____ PAGE _____ ENTRY _____

BY: _____
COUNTY RECORDER

LEGEND

- = SECTION LINE
- - - - = QUARTER SECTION LINE
- _____ = PROPERTY LINE
- _____ = LOT LINE
- ◆ = SECTION CORNER
- = FOUND PROPERTY CORNER
- ⊙ = SET 1/2" REBAR AND CAP LS 7173588
- ⊗ = SET MAGNAIL AND WASHER