

MINOR SUBDIVISION PROPERTY SURVEY FOR  
**MYRNA BAUM**  
 SECTIONS 10, AND 11, TOWNSHIP 1 SOUTH, RANGE 8 WEST  
 UNIT SPECIAL BASE AND MERIDIAN

DESCRIPTION OF PREVIOUS PARCEL

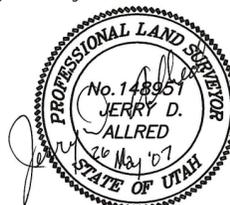
Commencing at the Southwest Corner of Section 11, Township 1 South, Range 8 West of the Unit Special Base and Meridian;  
 Thence North 00°06'56" West 210.50 feet along the West line of the SW1/4 of the SW1/4 of said Section;  
 Thence North 71°52'11" East 285.44 feet to a iron rod;  
 Thence North 00°06'56" West 79.68 feet to the TRUE POINT OF BEGINNING;  
 Thence North 04°01'59" West 65.22 feet to an existing fence corner on the West line of that parcel described on page 164, Book A-84 of Deeds on file in the Duchesne County Recorder's Office;  
 Thence North 04°26'44" East 378.48 feet along said West property line as indicated by an existing fence to the South right-of-way line of the State Highway;  
 Thence North 46°17'15" West 253.80 feet along said right-of-way line;  
 Thence South 17°37'05" West 403.05 feet to an existing pipe fence corner;  
 Thence South 17°37'05" West 167.49 feet to the center of the Duchesne River;  
 Thence South 66°17'10" East 91.93 feet along said centerline;  
 Thence South 81°28'48" East 249.98 feet to the TRUE POINT OF BEGINNING, containing 3.22 acres.

NARRATIVE

This survey was performed at the request of Myrna Baum for the purpose of dividing her property into the tracts shown on the plat in order to convey these tracts to her children. The monuments marking the Public Lands Survey System corners were found as shown and used to control the survey. Several highway right-of-way markers were also found and used along with the Dept. of Transportation write-off-way plats to determine the location of the highway right-of-way. A copy of the Ruling of the District Court of Duchesne, Civil No. 4579 was obtained in which an old existing fence (in 1972) was found to be the boundary between the properties. Remnants of this old fence were found and tied in and used to determine the position of the West property lines. The boundary line around the cafe parcel was determined to be along an old existing fence on the East and the South. The division lines between the parcels were set according to the wishes of Myrna Baum. The

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 parcel 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)

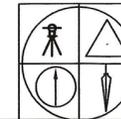
COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }  
 COUNTY OF DUCHESNE } 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'S FILE NO. 1901.



**JERRY D. ALLRED AND ASSOCIATES**  
 SURVEYING CONSULTANTS

121 NORTH CENTER ST., BOX 975  
 DUCHESNE, UTAH 84021  
 (435) 738-5352

25 MAY 2007 05-100-082

DESCRIPTION OF PARCEL A

Commencing at the Southeast Corner of Section 10, Township 1 South, Range 8 West of the Unit Special Base and Meridian;  
 Thence South 89°55'59" West 136.82 feet along the South line of said Section to the TRUE POINT OF BEGINNING to an existing fence;  
 Thence South 16°54'46" West 29.41 feet along said fence;  
 Thence North 88°14'36" West 248.93 feet along an existing fence to that old fence line found by The District Court of Duchesne County, Civil No. 4579, dated 6th December 1972 to be the property line;  
 Thence the following eight courses along said old fence line:  
 North 17°42'56" West 345.30 feet;  
 North 11°47'40" East 59.46 feet;  
 North 41°04'14" East 18.32 feet;  
 North 46°49'00" East 157.60 feet;  
 North 36°56'16" East 32.35 feet;  
 North 24°49'01" East 12.35 feet;  
 North 36°13'01" East 45.80 feet;  
 North 18°25'02" West 109.22 feet to the centerline of the Duchesne River;  
 Thence South 43°46'19" East 162.76 feet along said centerline;  
 Thence South 56°56'13" East 115.74 feet along said centerline;  
 Thence South 66°11'04" East 79.47 feet along said centerline;  
 Thence South 66°17'10" East 65.36 feet along said centerline to the East line of the SE1/4 of the SE1/4 of said Section 10;  
 Thence South 66°17'10" East 26.57 feet along said centerline;  
 Thence South 00°06'56" East 89.68 feet to an existing fence;  
 Thence South 71°52'11" West 285.44 feet to said East line;  
 Thence South 71°52'11" West 84.53 feet along said fence;  
 Thence South 16°54'46" West 192.69 feet along said fence to the TRUE POINT OF BEGINNING, containing 5.80 acres.

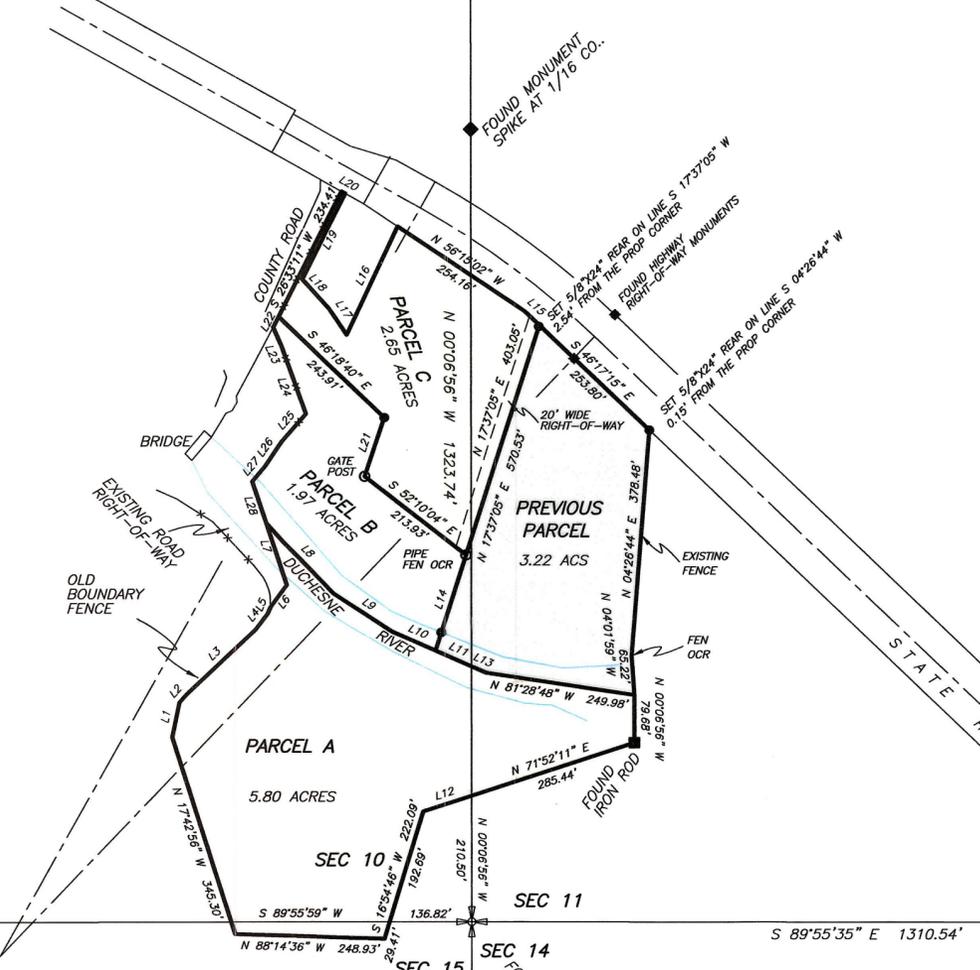
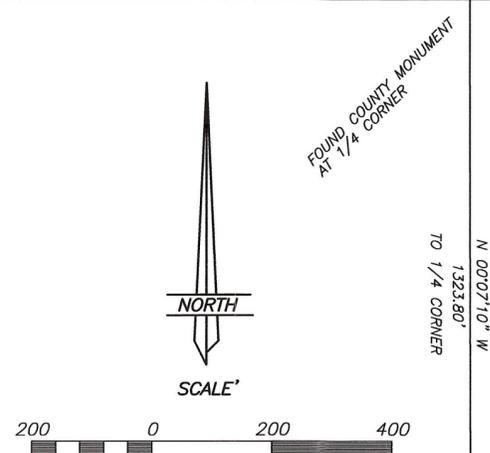
DESCRIPTION OF PARCEL B

Commencing at the Southeast Corner of Section 10, Township 1 South, Range 8 West of the Unit Special Base and Meridian;  
 Thence North 00°06'56" West 210.50 feet along the East line of the SE1/4 of the SE1/4 of said Section;  
 Thence North 71°52'11" East 285.44 feet along an existing fence;  
 Thence North 00°06'56" West 79.68 feet to the centerline of the Duchesne River;  
 Thence North 81°28'48" West 249.98 feet along said centerline;  
 Thence North 66°17'10" West 91.93 feet along said centerline to the TRUE POINT OF BEGINNING;  
 Thence North 17°37'05" East 167.49 feet to an existing corner post;  
 Thence North 52°10'04" West 213.93 feet to a gate post;  
 Thence North 18°22'47" East 103.52 feet;  
 Thence North 46°18'40" West 243.91 feet to the old existing boundary fence as found by the District Court of Duchesne County, Civil No. 4579, dated 6th December 1972, said post being at the County Road;  
 Thence South 26°33'11" West 20.00 feet along said old boundary fence and said County Road;  
 Thence the following six courses along said old boundary fence and extension thereof:  
 South 23°54'27" East 33.53 feet;  
 South 19°52'50" East 120.77 feet;  
 South 40°52'35" West 61.39 feet;  
 South 34°01'31" West 48.48 feet;  
 South 39°42'58" West 34.30 feet;  
 South 18°25'02" East 73.47 feet to the centerline of the Duchesne River;  
 Thence South 43°46'19" East 162.76 feet along said centerline;  
 Thence South 56°56'13" East 115.74 feet along said centerline;  
 Thence South 66°11'04" East 79.47 feet along said centerline to the TRUE POINT OF BEGINNING, containing 1.97 acres.  
 TOGETHER WITH a 20 feet wide right-of-way to State Highway 35.

DESCRIPTION OF PARCEL C

Commencing at the Southeast Corner of Section 10, Township 1 South, Range 8 West of the Unit Special Base and Meridian;  
 Thence North 00°06'56" West 210.50 feet along the East line of the SE1/4 of the SE1/4 of said Section to an existing fence;  
 Thence North 71°52'11" East 285.44 feet along said fence;  
 Thence North 00°06'56" West 79.68 feet to the centerline of the Duchesne River;  
 Thence North 81°28'48" West 249.98 feet along said centerline;  
 Thence North 66°17'10" West 91.93 feet along said centerline;  
 Thence North 17°37'05" East 167.49 feet to the TRUE POINT OF BEGINNING;  
 Thence North 17°37'05" East 403.05 feet to the South right-of-way line of State Highway 35;  
 Thence North 46°17'15" West 253.80 feet along said right-of-way line;  
 Thence North 56°15'02" West 254.16 feet along said right-of-way line to the Northeast Corner of that parcel described on page 679, Book A263 of Deeds on file in the Duchesne County Recorder's office;  
 Thence South 25°03'59" West 199.76 feet along an existing fence and extension thereof to the Southeast Corner of said parcel;  
 Thence North 33°49'37" West 53.14 feet along an existing fence;  
 Thence North 42°50'21" West 65.85 feet along an existing fence to the Southwest Corner of said parcel;  
 Thence North 26°33'11" East 160.42 feet to said South right-of-way line;  
 Thence North 60°46'16" West 7.37 feet along said right-of-way line to the extension of the old existing boundary fence as found in The District Court of Duchesne, Civil No. 4579, dated 6th December 1972;  
 Thence South 26°33'11" West 234.41 feet along said old boundary fence and extension thereof;  
 Thence South 46°18'40" East 243.91 feet;  
 Thence South 18°22'47" West 103.52 feet;  
 Thence South 52°10'04" East 213.93 feet to the TRUE POINT OF BEGINNING, containing 2.65 acres.  
 SUBJECT TO A 20 feet wide right-of-way along the East line of the above described parcel.

LINE	BEARING	DISTANCE
L1	N 11°47'40" E	59.46'
L2	N 41°04'14" E	18.32'
L3	N 46°49'00" E	157.60'
L4	N 36°56'16" E	32.35'
L5	N 24°49'01" E	12.35'
L6	N 36°13'01" E	45.80'
L7	N 18°25'02" W	109.22'
L8	S 43°46'19" E	162.76'
L9	S 56°56'13" E	115.74'
L10	S 66°11'04" E	79.47'
L11	S 66°17'10" E	65.36'
L12	S 71°52'11" W	84.53'
L13	S 66°17'10" E	26.57'
L14	N 17°37'05" E	167.49'
L15	N 46°23'11" W	34.34'
L16	S 25°03'59" W	199.76'
L17	N 33°49'37" W	53.14'
L18	N 42°50'21" W	65.85'
L19	N 26°33'11" E	160.42'
L20	N 60°46'16" W	7.37'
L21	S 18°22'47" W	103.52'
L22	S 26°33'11" W	20.00'
L23	S 23°54'27" E	33.53'
L24	S 19°52'50" E	120.77'
L25	S 40°52'35" W	61.39'
L26	S 34°01'31" W	48.48'
L27	S 39°42'58" W	34.30'
L28	S 18°25'02" E	73.47'



DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL  
 APPROVED AS A MINOR SUBDIVISION ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_  
 MICHAEL HYDE  
 DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR