

MINOR SUBDIVISION SURVEY
FOR
ROGER ROBERTS
NE1/4 SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE & MERIDIAN
DUCHESNE COUNTY, UTAH

DESCRIPTION OF SUBJECT PARCEL

Beginning at the Southeast Corner of the NE1/4 of the NE1/4 of Section 24, Township 1 South, Range 8 West of the Uintah Special Base and Meridian;
Thence North 89°54'44" West 351.85 feet along the South line of said aliquot part to a point in the center of the County Road right-of-way;
Thence North 63°16'08" West 131.89 feet along said centerline;
Thence North 61°02'08" West 83.00 feet along said centerline;
Thence North 28°06'12" East 247.00 feet;
Thence South 70°16'56" East 462.00 feet to the East line of said aliquot part;
Thence South 00°05'20" West 166.70 feet to the POINT OF BEGINNING, containing, 2.777 acres. Said parcel being subject to that portion being used as County Road right-of-way (Tabby Lane) and any and all other existing easements and/or rights-of-ways.
TOGETHER WITH A 25 feet wide right of way, the widths being 12.5 feet on each side of the following described centerline:
Commencing at said Southeast Corner of the NE1/4 of the NE1/4 of said Section 24;
Thence North 89°54'44" West 248.52 feet along the South line of said aliquot part to the TRUE POINT OF BEGINNING;
Thence to South 01°34'00" East 13.09 feet to the North right-of-way line of an existing county road. Said described right-of-way being 13.09 feet in length, with the sidelines being shortened or elongated to intersect said existing aliquot part lines and right-of-way lines.

DESCRIPTION OF REMAINDER

Beginning at the Northeast Corner of Section 24, Township 1 South, Range 8 West of the Uintah Special Base and Meridian;
Thence North 89°54'28" West 1736.79 feet along the North line of the Northeast 1/4 of said Section 24;
Thence South 34°00'03" West 504.01 feet to the centerline of the County Road right-of-way;
Thence along said right-of-way on a curve to the left with an arc length of 496.32 feet, and a radius of 1454.64 feet, with a chord that bears South 55°45'19" East, a distance of 493.91 feet;
Thence the along said centerline, following 3 courses;
South 65°31'47" East 887.73 feet;
South 55°04'22" East 195.10 feet;
South 61°02'08" East 102.10 feet;
Thence North 28°06'12" East 247.00 feet;
Thence South 70°16'56" East 462.00 feet to the East line of the NE1/4 of the NE1/4 of said Section 24;
Thence North 00°05'20" East 1159.84 feet to said POINT OF BEGINNING, containing 40.69 acres. Said parcel being subject to that portion being used as County Road right-of-way (Tabby Lane) and any and all other existing easements and/or rights-of-ways.

OWNER'S CERTIFICATE

We, the undersigned, Cecil L. Roberts and Sheila S. Roberts, Trustees of the Cecil L. Roberts and Sheila S. Roberts Revocable Living Trust dated June 27, 2008, 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	Print Name	Date	Acknowledged to Notary	Notary's Initials
Cecil L. Roberts, Trustee of the Cecil L. Roberts and Sheila S. Roberts Revocable Living Trust dated June 27, 2008				
Sheila S. Roberts, Trustee of the Cecil L. Roberts and Sheila S. Roberts Revocable Living Trust dated June 27, 2008				

ACKNOWLEDGMENT

State of Utah }
County of _____ } SS
On the dates shown by the signature, Cecil L. Roberts and Sheila S. Roberts 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

OWNER'S CERTIFICATE

I, the undersigned, Hal J. Giles, owner of the parcel shown hereon, grant a Right-of-Way as shown and described on this plat.

Landowner's Signatures	Print Name	Date	Acknowledged to Notary	Notary's Initials
Hal J. Giles				

ACKNOWLEDGMENT
State of Utah }
County of _____ } SS
On the dates shown by the signature, Hal J. Giles personally appeared before me, the signer of the above certificate who duly acknowledged to me that he did execute same.
My commission expires _____ Notary Public

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE THIS _____ DAY OF _____ OF 20____
STEPHEN POTTER
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPT. APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS _____ DAY OF _____ OF 20____
MICHAEL HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

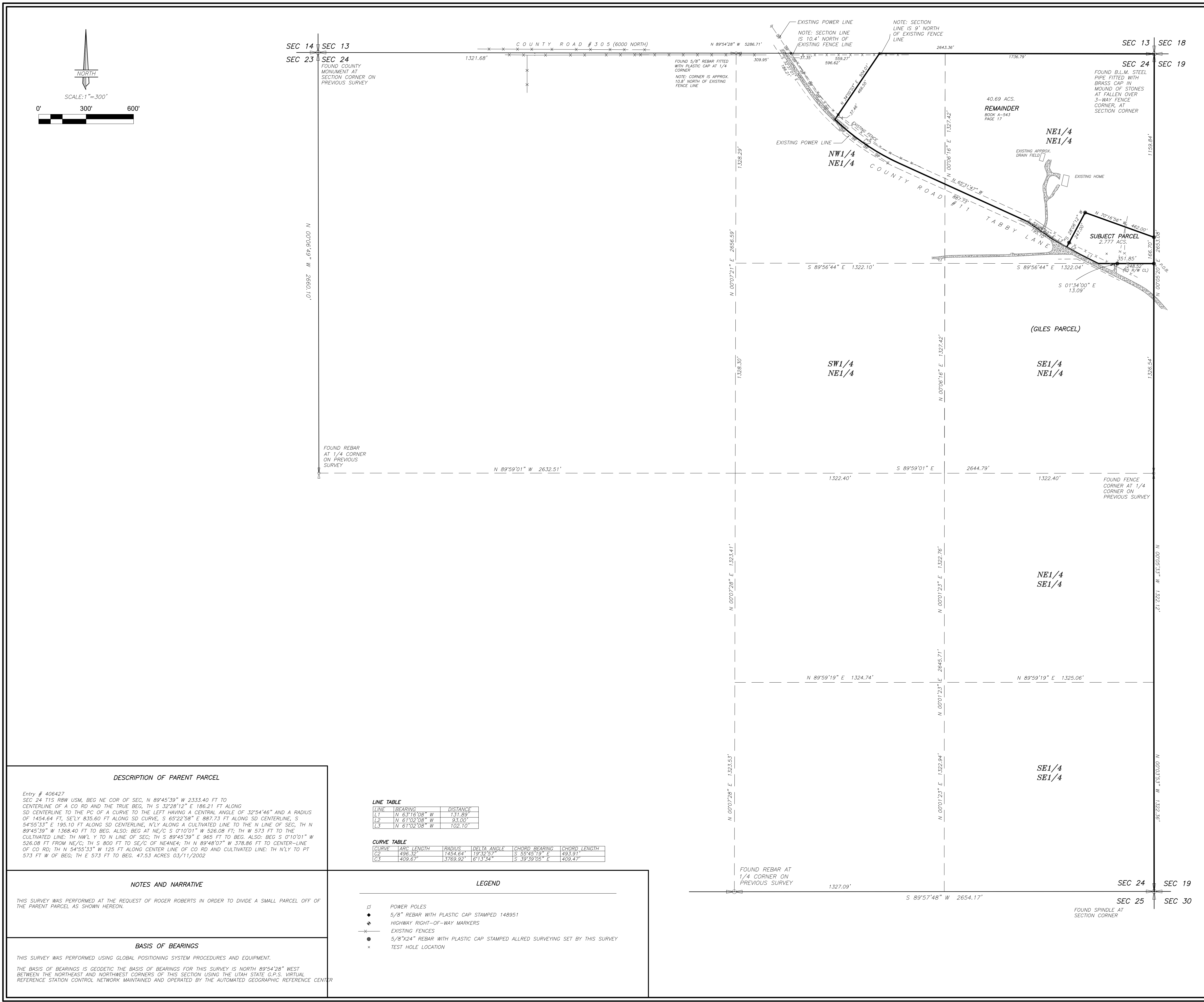
SURVEYOR'S CERTIFICATE

I, D. RYAN ALLRED, DUCHESNE COUNTY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 376084 AS PRESCRIBED BY THE STATE OF UTAH. I FURTHER 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 AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

D. Ryan Allred, Professional Land Surveyor, Certificate 376084 (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.
ENTRY NO. _____ COUNTY RECORDER
COUNTY SURVEYOR FILE NO. 5304
JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST--P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352
REV 19 SEP 2022
8 SEP 2022 22-100-095



DESCRIPTION OF PARENT PARCEL

Entry # 406427
SEC 24 T1S RBW USM, BEG NE COR OF SEC, N 89°45'39" W 2333.40 FT TO CENTERLINE OF A CO RD AND THE TRUE BEG, TH S 32°28'12" E 186.21 FT ALONG CENTERLINE TO THE PO OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°54'46" AND A RADIUS OF 1454.64 FT, SE'LY 835.60 FT ALONG SD CURVE, S 65°22'58" E 887.73 FT ALONG SD CENTERLINE, S 54°55'33" E 195.10 FT ALONG SD CENTERLINE, N'LY ALONG A CULTIVATED LINE TO THE N LINE OF SEC, TH N 89°45'39" W 1388.40 FT TO BEG, ALSO: BEG AT NE/C S 01°10'01" W 526.08 FT, TH W 573 FT TO THE CULTIVATED LINE, TH NW'LY TO N LINE OF SEC, TH S 89°45'39" E 965 FT TO BEG, ALSO: BEG S 01°10'01" W 526.08 FT FROM NE/C, TH S 800 FT TO SE/C OF NE4NE4, TH N 89°48'02" W 378.86 FT TO CENTER-LINE OF CO RD, TH N 54°55'33" W 125 FT ALONG CENTER LINE OF CO RD AND CULTIVATED LINE, TH N'LY TO PT 573 FT W OF BEG, TH E 573 FT TO BEG. 47.53 ACRES 03/11/2002

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 63°16'08" W	131.89
L2	N 61°02'08" W	83.00
L3	N 61°02'08" W	102.10

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DECL. ANGLE	CHORD BEARING	CHORD LENGTH
C2	496.32	1454.64	32°54'46"	S 50°45'19" E	493.91
C3	409.67	3769.92	61°13'34"	S 39°39'05" E	409.47

NOTES AND NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROGER ROBERTS IN ORDER TO DIVIDE A SMALL PARCEL OFF OF THE PARENT PARCEL AS SHOWN HEREON.

BASIS OF BEARINGS

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS IS GEODETIC THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'28" WEST BETWEEN THE NORTHEAST AND NORTHWEST CORNERS OF THIS SECTION USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER

LEGEND

- POWER POLES
- ◆ 5/8" REBAR WITH PLASTIC CAP STAMPED 148951
- ⬮ HIGHWAY RIGHT-OF-WAY MARKERS
- ⊕ EXISTING FENCES
- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED ALLRED SURVEYING SET BY THIS SURVEY
- × TEST HOLE LOCATION