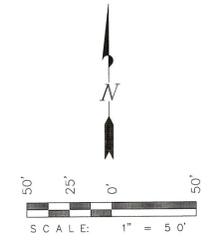


**A1 CONTRACTORS**  
 MINOR SUBDIVISION  
 SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
 UINTAH SPECIAL BASE AND MERIDIAN  
 DUCHESNE COUNTY, UTAH



**ORIGINAL DESCRIPTION**

(ORIGINAL DESCRIPTION AS STATED ON PLAT PREPARED BY JERRY D. ALLRED & ASSOCIATES, PLS# 148951, PLAT DATED 11-28-2005)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN; THENCE NORTH 90°00'00" EAST 2642.59 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 00°30'46" EAST 1318.64 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION; THENCE SOUTH 77°36'34" EAST 339.62 FEET TO A HIGHWAY RIGHT-OF-WAY MARKER ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 55°51'47" EAST 58.47 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF THAT PARCEL DESCRIBED ON PAGE 402, BOOK A-22 OF DEEDS ON FILE IN THE DUCHESNE COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°10'37" EAST (SOUTH, BY RECORD) 91.76 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°49'23" EAST (EAST, BY RECORD) ALONG AN EXISTING FENCE 400.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 00°10'37" WEST (NORTH, BY RECORD) ALONG AN EXISTING FENCE 100.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°49'23" EAST (EAST, BY RECORD) 538.66 FEET PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF SAID SW 1/4 TO THE EAST LINE OF SAID SW 1/4; THENCE SOUTH 00°07'14" EAST 233.63 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF THE BRIGHTON FARMS PROPERTY; THENCE SOUTH 89°44'43" EAST 665.17 FEET ALONG THE SOUTH LINE OF SAID PROPERTY; THENCE SOUTH 10°27'04" WEST 249.03 FEET TO AN EXISTING POST; THENCE SOUTH 70°25'18" WEST 306.15 FEET TO AN EXISTING POST; THENCE SOUTH 43°30'06" WEST 571.23 FEET TO AN IRON ROD; THENCE NORTH 80°01'31" WEST 671.02 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 26°53'11" WEST 108.76 FEET ALONG AN EXISTING FENCE TO AN EXISTING CORNER POST; THENCE SOUTH 67°25'51" WEST 395.42 FEET ALONG AN EXISTING FENCE TO AN IRON ROD AT AN EXISTING FENCE CORNER; THENCE NORTH 02°30'56" WEST 586.25 FEET ALONG AN EXISTING FENCE TO AN EXISTING CORNER POST; THENCE NORTH 23°41'16" EAST 46.36 FEET ALONG SAID FENCE TO AN EXISTING CORNER POST; THENCE NORTH 32°14'40" WEST 302.48 FEET ALONG SAID FENCE TO AN EXISTING CORNER POST ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 57°25'51" EAST 377.15 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 31.23 ACRES.

**SUBJECT PARCEL DESCRIPTION**

BEGINNING AT A POINT WHICH BEARS N42°51'01"E 904.90' FROM THE CENTER 1/4 CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN; THENCE N89°49'23"E 290.40'; THENCE S00°10'37"E 150.00'; THENCE S89°49'23"W 218.61'; THENCE N00°10'37"W 150.00' TO THE POINT OF BEGINNING. CONTAINS 1.00 ACRES. ALSO AND TOGETHER WITH AN EASEMENT WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS N42°51'01"E 904.90' FROM THE SAID CENTER 1/4 CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN, WHICH SAID POINT OF BEGINNING IS ALSO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED ABOVE; THENCE S00°10'37"E ALONG THE WEST LINE OF THE SAID PARCEL 20.00'; THENCE S89°49'23"W 218.61'; THENCE N21°10'05"W 558.85' TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE N57°25'51"E ALONG SAID U.S. HIGHWAY 40 RIGHT-OF-WAY LINE 20.40'; THENCE S21°10'05"E 558.93'; THENCE N89°49'23"E 204.86' TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 31 WHICH WAS TAKEN FROM A PLAT PREPARED BY JERRY ALLRED & ASSOCIATES, DATED 11-28-2005, TO BEAR S00°03'43"E.

**Vicinity Map**

**SURVEYOR'S NARRATIVE**

TRI-STATE WAS ASKED BY MR. DAVE STAUFFER OF A1 CONTRACTORS, THE CURRENT OWNER OF THE ORIGINAL PARCEL, TO SURVEY THE 1.00 ACRE SUBJECT PARCEL AND EASEMENT AS SHOWN HEREON. A SURVEY PLAT PREPARED BY JERRY D. ALLRED & ASSOCIATES (DATED 11-28-2005) OF THE ORIGINAL PARCEL WAS PROVIDED BY MR. STAUFFER & THE APPROXIMATE LOCATION AND LINES WERE HAND DRAWN ON THE PLAT WHERE TRI-STATE SHOULD SURVEY THE SUBJECT PARCEL. IT SHOULD BE NOTED THAT THE DEEDED DESCRIPTION DID NOT MATCH THE DESCRIPTION PROVIDED ON SAID PLAT BY JERRY ALLRED & ASSOCIATES. SINCE THE SAID PARCEL IS WITHIN BOTH DESCRIPTIONS AND THE OWNER DID NOT WANT TRI-STATE TO INVESTIGATE THE BOUNDARY LINE OF THE ORIGINAL PARCEL, THE ISSUE WITH THE DESCRIPTIONS WAS NOT FURTHER INVESTIGATED.

THE PURPOSE OF THE SURVEY WAS TO SET THE CORNERS AS SHOWN BY MR. STAUFFER AND PROVIDE A LEGAL DESCRIPTION FOR THE SUBJECT PARCEL AND EASEMENT. THE WEST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 WAS USED FOR CONTROL, WHICH WAS TAKEN FROM THE PLAT PREPARED BY JERRY ALLRED & ASSOCIATED DATED, 11-28-2005, TO BEAR S00°03'43"E.

**COUNTY PLANNING DIRECTOR APPROVAL**

I HEREBY CERTIFY THAT I HAVE CAREFULLY REVIEWED THIS PROPOSED PLAT, AND HEREBY APPROVE THE SAID PLAT.

THIS 9<sup>th</sup> DAY OF February 20 07  
 Michael A. Hyde  
 COUNTY PLANNING DIRECTOR  
 (PLACE SEAL OVER SIGNATURE BLOCK)

**OWNER'S DEDICATION**

I, THE UNDERSIGNED OWNER OF THE FORGOING DESCRIBED TRACTS OF LAND, DO HEREBY TESTIFY THAT A SURVEY WAS DONE TO THE SAME AND CAUSE THE SAME TO BE DIVIDED AS SHOWN ON THIS PLAT. I TESTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE LEGAL AUTHORITY AND DESIRE TO SUBDIVIDE THE DESCRIBED PROPERTY AND THAT TRI-STATE HAS SUBDIVIDED THE SAID PARCEL UNDER MY DIRECTION. I CERTIFY THAT THE LOT MEETS THE SIZE AND AREA REQUIREMENTS OF THE ZONE IN WHICH IT IS LOCATED AND THAT THE LOT DESCRIBED HEREON IS NOT TRANSVERSED BY SECTION LINES OR QUARTER SECTION LINES THAT ARE PROPOSED FOR FUTURE COUNTY STREETS AND DO NOT REQUIRE THE DEDICATION OF ANY LAND FOR STREETS OR OTHER PUBLIC PURPOSES. I FURTHER CERTIFY THAT I AM NOT AWARE OF ANY BOUNDARY LINE DISPUTES OR DISCREPANCIES WHICH AFFECT THE DESCRIBED PROPERTY.

THIS 26<sup>th</sup> DAY OF January 20 07  
 David K. Higginson  
 PROPERTY OWNER



**NOTARY PUBLIC'S ACKNOWLEDGMENT**

THE SIGNERS OF THE ABOVE INSTRUMENT PERSONALLY APPEARED BEFORE ME.  
 THIS 26<sup>th</sup> DAY OF January 20 07  
 David K. Higginson  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 10.18.09  
 RESIDING AT Hoosier Valley, UT 84066

**CERTIFICATE**

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**LEGEND**

- ◆ = SECTION CORNERS FOUND
- ◇ = SECTION CORNERS NOT FOUND
- = PROPERTY CORNERS SET (Plastic Cap on 5/8" Rebar)
- = PROPERTY CORNERS FOUND
- x --- = FENCE LINE
- - - - - = DRAINAGE

COUNTY SURVEYOR FILE 1805

FILE: \\Server\Drawings\Drawings\PROPERTY SURVEYS\Dave Stauffer S 31\veg\LOT 31 PLAT.dwg

SURVEYED BY: PAUL  
 DRAWN BY: PAUL  
 DATE: 1-25-07  
 SCALE: 1"=50'  
 DWG # 07-0011

**Tri State**  
 Land Surveying, Inc.  
 P. (435) 781-2501  
 F. (435) 781-2518  
 180 NORTH VERNAL AVE. VERNAL, UTAH 84078