

# BOUNDARY LINE ADJUSTMENT SURVEY FOR JERRY ROSS SEC 34, T2S, R1W UINTAH SPECIAL BASE AND MERIDIAN

**DESCRIPTION OF PARCEL**

Commencing at the Northwest Corner of the SW1/4 of the SW1/4 of Section 34, Township 2 South, Range 1 West of the Uintah Special Base and Meridian; Thence North 89°54'55" East 544.30 feet along the North line of said SW1/4 of said SW1/4 to the TRUE POINT OF BEGINNING, said point also being in the East right-of-way fence of the County Road which is the Northwest Corner of that parcel described on page 406, Book A187 of Deeds on file in the Duchesne County Recorder's office; Thence North 89°54'55" East 495.41 feet along said North line to the Northeast corner of said described parcel; Thence South 00°05'05" East 206.25 feet, perpendicular to said North line along the East line of said parcel to the extension of an existing fence; Thence North 89°27'56" West 418.42 feet along said fence to said East right-of-way fence; Thence North 20°58'51" West 215.93 feet along said right-of-way fence to the TRUE POINT OF BEGINNING, said parcel containing 2.14 acres.

**DESCRIPTION OF REMAINDER**

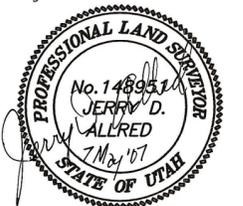
Commencing at the Northwest Corner of the SW1/4 of the SW1/4 of Section 34, Township 2 South, Range 1 West of the Uintah Special Base and Meridian; Thence North 89°54'55" East 544.30 feet along the North line of said aliquot part to the East right-of-way fence of the County Road; Thence South 20°58'51" East 215.93 feet along said right-of-way fence to the TRUE POINT OF BEGINNING; Thence South 89°27'56" East 398.98 feet along an existing fence; Thence South 03°08'22" West 233.48 feet along an existing fence; Thence North 86°55'08" West 136.48 feet along an existing fence; Thence South 52°49'07" West 286.99 feet along an existing fence and extension thereof to the centerline of the County Road; Thence North 05°44'05" East 104.77 feet along said centerline to the P.C. of a curve; Thence Northerly 273.57 feet along said centerline along a curve to the left, said curve having a central angle of 28°29'56" and a radius of 550.00 feet, with a chord which bears North 08°30'53" West, 270.76 feet; Thence North 22°45'51" West 26.71 feet along said centerline to the Northwest Corner of that parcel described on page 238, Book A-93 of Deeds of file in the Duchesne County Recorder's office; Thence North 89°54'55" East 21.12 feet along the North line of said parcel to said East right-of-way line; Thence North 20°58'51" West 6.72 feet along said East right-of-way fence to the TRUE POINT OF BEGINNING, containing 2.41 acres. Said parcel being subject to that portion being used as County Road right-of-way.

**NARRATIVE**

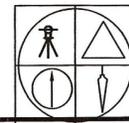
This survey was performed at the request of Jerry Ross in order to divide off the parcel of land shown on this plat. The SW1/4 of the SW1/4 of Section 34 had previously been surveyed in 2000 and the plat of that survey is recorded in the Duchesne County Surveyor's office with file no. 1003. That survey was used as the basis for the parcel division covered by this plat. The narrative on that plat explains the order of conveyance of the Ross parcels in the quarter-quarter as well as some of the discrepancies encountered in the original deeds. Jerry Ross acquired the property in two separate conveyances. The first parcel was described on the Warranty Deed, dated 19 Aug 1982, recorded on page 238, Book A-93 of Deeds on file in the Duchesne County Recorder's office. The second is described on the Warranty Deed, dated 16 Jan 1990, page 406, Book A187 of Deeds. The Point of Beginning of the 1982 deed is in the centerline of the County Road at a point which is South 208 feet from the North line of said aliquot part. This point was located in the field and showed that the call in the deed for a distance of "approximately 570 feet East" from the Northwest Corner of said aliquot part was in error of over 32 feet, the distance being measured at 602.6 feet. From this reestablished point a measurement East to an existing North-South fence was found to be 417.7 feet, very close to the called for distance of "415 feet, more or less". This fence was then used as an uncalled for monument to establish the East line of this parcel. Another fence is called for in this deed to define the South boundary line. The centerline of the County road is called for as the West line of the parcel. The 1990 deed has a similar problem with the tie to the Northwest sixteenth corner. The distances called for along the North line conflict with the call for the position of the East right-of-way line. Therefore, the East boundary line of this parcel was set at the distance of 416 feet as called for on the South line. In addition, this deed specifically calls for the East right-of-way line of the County road as its West boundary. This right-of-way line is well marked on the ground by an old fence line which this survey used to define the line. The parcel created by this survey is entirely within the property described in the 1990 deed. The remainder parcel described by this survey includes all of the property described in the 1982 deed as well as the part left in the 1990 deed.

**SURVEYOR'S CERTIFICATE**

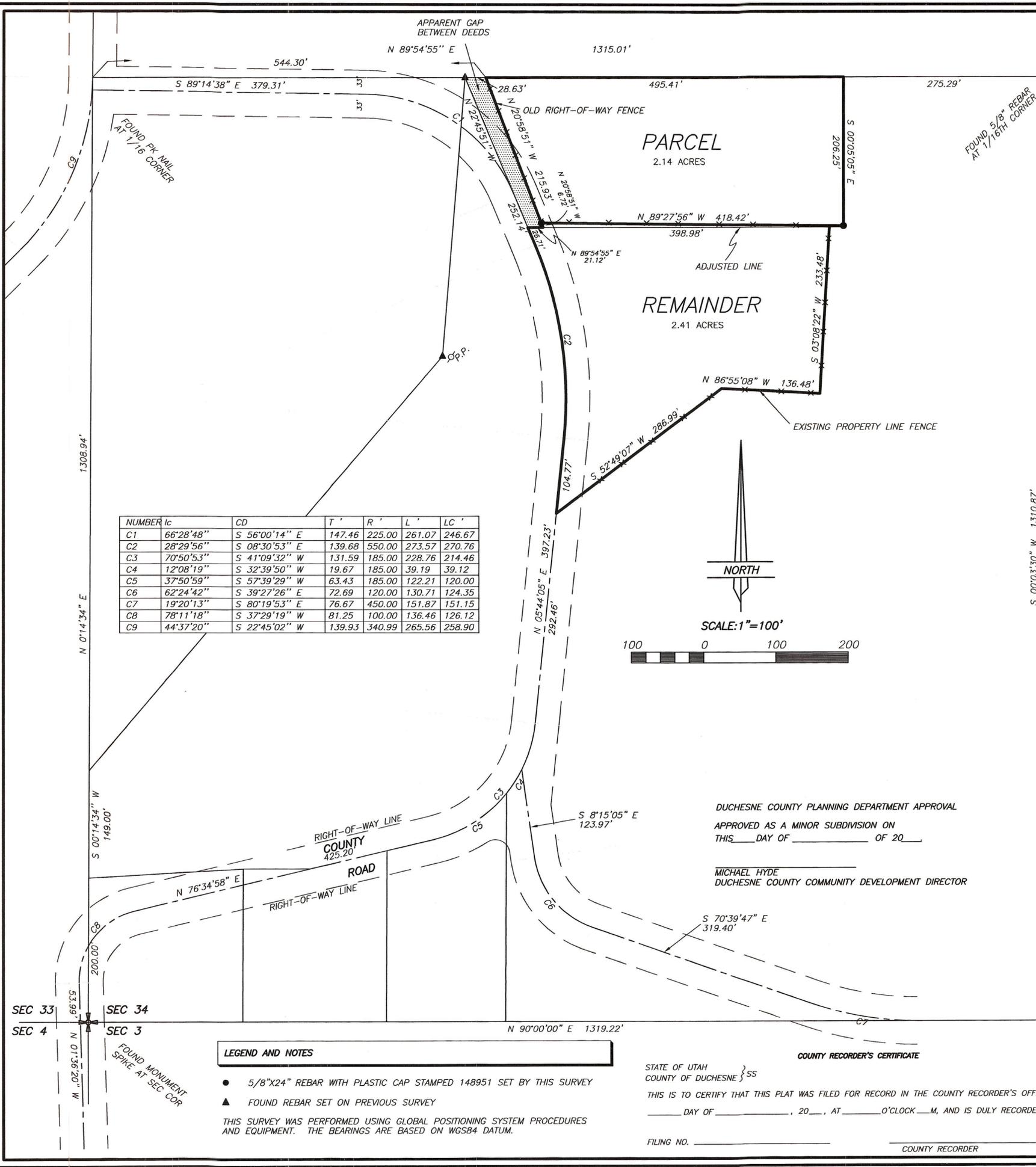
This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor,  
Certificate No. 148951, (Utah)  
Co. Surveyor's File # 1873



**JERRY D. ALLRED AND ASSOCIATES**  
SURVEYING CONSULTANTS  
121 NORTH CENTER ST., -P.O. BOX 975  
DUCHEсне, UTAH 84021  
(435) 738-5352



NUMBER	IC	CD	T'	R'	L'	LC'
C1	66°28'48"	S 56°00'14" E	147.46	225.00	261.07	246.67
C2	28°29'56"	S 08°30'53" E	139.68	550.00	273.57	270.76
C3	70°50'53"	S 41°09'32" W	131.59	185.00	228.76	214.46
C4	12°08'19"	S 32°39'50" W	19.67	185.00	39.19	39.12
C5	37°50'59"	S 57°39'29" W	63.43	185.00	122.21	120.00
C6	62°24'42"	S 39°27'26" E	72.69	120.00	130.71	124.35
C7	19°20'13"	S 80°19'53" E	76.67	450.00	151.87	151.15
C8	78°11'18"	S 37°29'19" W	81.25	100.00	136.46	126.12
C9	44°37'20"	S 22°45'02" W	139.93	340.99	265.56	258.90

DUCHEсне COUNTY PLANNING DEPARTMENT APPROVAL  
APPROVED AS A MINOR SUBDIVISION ON  
THIS \_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_.

\_\_\_\_\_  
MICHAEL HYDE  
DUCHEсне COUNTY COMMUNITY DEVELOPMENT DIRECTOR

STATE OF UTAH }  
COUNTY OF DUCHEсне } 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

**LEGEND AND NOTES**

- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
- ▲ FOUND REBAR SET ON PREVIOUS SURVEY

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT. THE BEARINGS ARE BASED ON WGS84 DATUM.

FOUND 5/8" REBAR AT SOUTH 1/4 CORNER ON PREVIOUS SURVEY

7 MAY 2007  
07-100-027

RECORDER BY PART NUMBER B551