

AGRICULTURAL MINOR SUBDIVISION FOR

ANNIE JACOBS

LOCATED IN THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER
OF SECTION 7, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, UINTAH SPECIAL MERIDIAN

LEGAL DESCRIPTIONS:

ORIGINAL DESCRIPTION:
Township 2 South, Range 1 West, Uintah Special Meridian, Section 7;
Beginning at the Center Quarter Corner and running thence East 330 feet;
thence South 330 feet; thence West 330 feet; thence North 330 feet to the
point of beginning.

Beginning at a point 330 feet South and 25.0 feet East of the Northwest
Corner of the Northwest Quarter of the Southeast Quarter of said Section 7
and running thence South 100.0 feet; thence East 100.0 feet; thence North
100.0 feet; thence West 100.0 feet to the point of beginning. Also, Beginning
at a point 330 feet South of the Northwest Corner of the Northwest Quarter
Southeast Quarter; thence East 26 feet; thence South 100 feet; thence East 100
feet; thence North 100 feet; thence East 205 feet; thence South 125 feet;
thence West 330 feet; thence North 125 feet to the point of beginning. Also,
beginning at a point 455 feet South of the Northwest Corner Northwest
Quarter Southeast Quarter; thence South 198 feet; thence East 330 feet; thence
North 198 feet; thence West 330 feet to the point of beginning.

Together With an easement of ingress and egress described as follows:
Beginning at the West Quarter Corner of Section 7, Township 2 South, Range
1 West, Uintah Special Meridian, thence East 2660 feet; thence North 30 feet;
then West 30 feet to the point of beginning.
(As recited in that certain Warranty Deed recorded on May 1, 2001 in Book
434B, Page 707 of the Duchesne County Recorder's Office).

PARCEL #1:
Township 2 South, Range 1 West, Uintah Special Meridian, Section 7;
Beginning at the Center Quarter Corner thence North 89°43'21" East 330.00
feet along the North line of the Northwest Quarter of the Southeast Quarter;
thence South 00°00'00" East parallel to the West line of said quarter-quarter
548.51 feet to a point located at the Easterly extension of a fence running
Westerly; thence North 80°14'46" West to and along said fence line 334.83
feet to the West quarter-quarter line; thence North 00°00'00" East 490.18 feet
along said West line to the Point of Beginning. Contains 3.934 acres more or
less. The Basis of Bearings being assumed North 00°00'00" East along the
West line of the Northwest quarter of the Southeast quarter.

PARCEL #2:
Township 2 South, Range 1 West, Uintah Special Meridian, Section 7;
Beginning at a point located South 00°00'00" East 490.18 feet from the Center
Quarter Corner, said point being at the intersection of the West line of the
Northwest Quarter of the Southeast Quarter and a fence line running Easterly;
thence South 00°00'00" East 169.56 feet along said West line to a point being
North 00°00'00" East 660.00 feet from the Southwest corner of said quarter-
quarter; thence North 89°37'38" East parallel to the South line of said quarter-
quarter 330.00 feet; thence North 00°00'00" East 110.69 feet to a point located
at the Easterly extension of a fence running Westerly; thence North 80°14'46"
West to and along said fence line 334.83 feet to the Point of Beginning.
Contains 1.062 acres more or less. The Basis of Bearings being assumed
North 00°00'00" East along the West line of the Northwest quarter of the
Southeast quarter.

SURVEYOR'S NARRATIVE:

I was contacted by Merlan Murphy, of Dry Gulch Irrigation Company, to
perform this survey. The purpose of this survey is to partition out a parcel of
land North of the Hancock Lateral canal to allow the Irrigation Company to
build a pond for an irrigation system. My search of the chain of title revealed
that the subject and adjoining parcels within the Northwest quarter of the
Southeast quarter were all sequentially conveyed out over time, beginning in
1988 with a parcel of land located within the Southerly portion of Annie Jacobs
property. The properties to the East, currently owned by Kevin Young,
harmonize in record with the subject parcel, indicating no record overlap or
gap. In 2001 Annie Jacobs became the common owner of all parcels within
the West 330 feet of the Northwest quarter of the Southeast quarter, erasing all
prior interior boundaries by merger. She held them for just over 3 years.
There were no occupation lines nor survey markers physically establishing any
of the various parcels described within her estate during that time. In 2004 she
granted by Warranty Deed the adjoining parcel to the South, as originally
described in 1990, to Tony and Kristie Smith who are now the current owners,
putting them in the new senior position, leaving the property of Annie Jacobs
in the junior or remainder position. The boundaries as marked on the ground
and described in this survey reflect these findings.

The Basis of Bearings for this survey is assumed North 00°00'00" East along
the West line of the Northwest quarter of the Southeast quarter.

SURVEYOR'S CERTIFICATE:

I, Daniel W. Peatross, do hereby certify that I am a Registered Land Surveyor,
and that I hold certificate No. 259966, as prescribed by the laws of the State of
Utah. I further certify that I have made a survey of the tract of land as shown
on this plat, and that the same is correct and true to the best of my knowledge
and belief.

County Surveyor's File # 2152

REGISTERED SURVEYORS CORP.

61 EAST 300 NORTH, P.O. BOX 564, DUCHESNE, UTAH 84021
(435) 738-2718

DATE RESEARCHED: JUNE 29 - 30, 2009	RESEARCHED BY: D. PEATROSS	PROJECT No.: 09008
DATE SURVEYED: JUNE 30, AUGUST 10, 2009	SURVEYED BY: D. PEATROSS	SHEET: 1 OF: 1
DATE DRAFTED: JULY 3 - AUGUST 17, 2009	DRAFTED BY: D. PEATROSS	DATE PLOTTED: AUGUST 25, 2009

N 89°43'21" E
1315.32'

OWNER'S CERTIFICATION:

OWNERS OF RECORD:
Annie Jacobs
Rt. 1 Box 1575 Roosevelt, Utah 84066

OWNER'S CERTIFICATION:

Know all men by these presence: that we the undersigned owners of that tract of land shown
hereon, have caused the same to be surveyed and platted for a Minor Subdivision. In witness
hereof we have hereunto set our hands this ____ day of _____
20 ____.

Landowner's Signatures

ACKNOWLEDGMENT

State of Utah)
County of Duchesne) SS

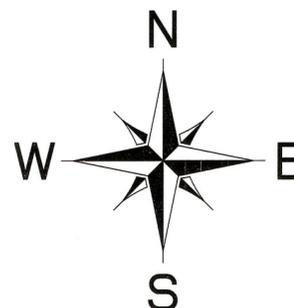
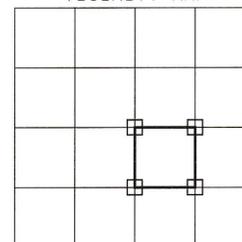
On the ____ day of _____, 20 ____

personally appeared before me the signers of the above certification who duly acknowledged
to me that they did execute the same.

My commission expires _____

Notary Public

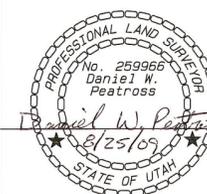
SECTION 7 VICINITY MAP



SCALE 1"=100'



- = 1/16 SECTION CORNERS LOCATED AS NOTED.
- = SET 5/8" REBAR WITH ALUMINUM CAP.
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED: LS 148951.



FOUND 1983 DUCHESNE
COUNTY ALUMINUM CAP
IN STONE MOUND.

FOUND 1983 DUCHESNE
COUNTY ALUMINUM CAP
@ A STEEL POST IN
THE NORTH END OF A
HAY FIELD.

POINT OF
BEGINNING
PARCEL #1.

CURRENT
PHYSICAL
ACCESS
ROUTE.

PARCEL #1
3.934
ACRES
PROPERTY TO
BE RETAINED
BY ANNIE JACOBS

SEWER
CLEANOUT
AND
DRAINFIELD
AREA NORTH
OF HOUSE.

EXISTING
HOUSE

SET AT
6.50'
OFFSET.

PARCEL #2, 1.062 ACRES,
TO BE GRANTED TO DRY
GULCH IRRIGATION
COMPANY, NOT FOR
USE AS A BUILDING LOT.

SET AT
8.00'
OFFSET.

PROPERTY OF
KEVIN G. YOUNG &
JAN M. YOUNG.

PROPERTY OF
KEVIN YOUNG.

APPROVALS:

This is to certify that the property taxes on these parcels are paid
and current as of this ____ day of _____
20 ____.

Duchesne County Treasurer

Approved as a Minor Subdivision,
this ____ day of _____, 20 ____.

Duchesne County Planner

State of Utah)
County of Duchesne) SS

This is to certify that this plat was filed for recording in the County
Recorder's Office on the ____ day of _____
20 ____ at ____ o'clock and is duly recorded.

Book _____, Page _____, Filing No. _____.

Duchesne County Recorder

FOUND 1997 DUCHESNE
COUNTY ALUMINUM CAP
ALONGSIDE MARKED
STONE IN NORTH -
SOUTH FENCE LINE.

FOUND ALUMINUM CAP
ON A 5/8" REBAR @
SOUTHEAST CORNER OF
ROAD INTERSECTION,
STAMPED: LS 148951.

2260 WEST
STREET

S 00°05'51" E
1317.54'

N 00°00'00" E
1319.75'
(BASIS OF BEARINGS)

PROPERTY OF
TONY L. & KRISTIE R. SMITH,
SENIOR
PARCEL,
4.773 ACRES.

DRY GULCH IRRIGATION COMPANY,
HANCOCK LATERAL CANAL,
PRESCRIPTIVE ACCESS AND
MAINTENANCE EASEMENT.

N 89°37'38" E
330.00'

S 89°37'38" W
330.00'

30.00'

S 89°37'38" W
1317.96'

330.00'

490.18'

S 00°00'00" W
659.20'

110.69'

S 00°00'00" W
630.00'

30.00'