

LOT SPLIT SURVEY FOR LANCE DENVER AND DAVID WOOLSTENHULME

SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
ROOSEVELT CITY, UTAH

DESCRIPTION OF PARCEL A

Commencing at the South Quarter Corner of Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence North 00°18'36" West 288.91 feet along the West line of the SW1/4 of the SE1/4 of said Section to the TRUE POINT OF BEGINNING, said point being the Northwest Corner of that parcel described on that Warranty Deed recorded on page 132, Book A291 of deeds on file in the County Recorder's office;
Thence North 00°18'36" West 928.65 feet along said West line to the Roosevelt City Golf Course property;
Thence the following sixteen courses along the property line of said Golf Course:
South 62°14'23" East 249.20 feet;
South 53°38'20" East 136.39 feet;
South 27°23'19" East 83.11 feet;
South 04°52'11" East 130.67 feet;
South 15°08'06" East 191.65 feet;
South 41°49'17" East 190.16 feet;
South 81°34'08" East 99.35 feet;
South 53°19'10" East 83.96 feet;
South 19°20'28" East 82.43 feet;
South 39°28'54" East 104.52 feet;
South 77°38'50" East 165.50 feet;
South 73°14'51" East 103.46 feet;
South 83°16'54" East 71.21 feet;
North 85°14'14" East 69.36 feet;
North 54°35'25" East 89.08 feet;
South 89°44'36" East 21.65 feet to the East line of said aliquot part;
Thence South 00°27'39" East 256.30 feet to the Southeast Corner of said aliquot part;
Thence North 89°50'56" West 582.42 feet along the South line of said aliquot part;
Thence North 00°01'14" West 40.00 feet to the centerline of an existing ditch;
Thence North 26°40'29" West 60.36 feet along said centerline;
Thence North 27°09'15" West 64.46 feet along said centerline;
Thence North 29°33'05" West 61.34 feet along said centerline;
Thence North 04°09'44" East 84.86 feet along said centerline;
Thence North 89°50'56" West 415.09 feet parallel with the South line of said aliquot part;
Thence South 00°18'36" East 288.91 feet parallel with said West line to said South line;
Thence North 89°50'56" West 56.00 feet along said South line to the Southeast Corner of said parcel described on said Warranty Deed;
Thence North 00°18'36" West 288.91 feet to the Northeast Corner of said parcel;
Thence North 89°50'56" West 123.00 feet to the TRUE POINT OF BEGINNING, containing 13.03 acres. Said parcel being subject to that portion being used as City-County street.

DESCRIPTION OF PARCEL B

Commencing at the South Quarter Corner of Section 17, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;
Thence South 89°50'56" East 231.00 feet along the South line of the SW1/4 of the SE1/4 of said Section to the TRUE POINT OF BEGINNING;
Thence South 89°50'56" East 494.47 feet along said South line;
Thence North 00°01'14" West 40.00 feet to the centerline of an existing ditch;
Thence North 26°40'29" West 60.36 feet along said centerline;
Thence North 27°09'15" West 64.46 feet along said centerline;
Thence North 29°33'05" West 61.34 feet along said centerline;
Thence North 04°09'44" East 84.86 feet along said centerline;
Thence North 89°50'56" West 415.09 feet parallel with said South line;
Thence South 00°18'36" East 288.91 feet parallel with the West line of said aliquot part to the TRUE POINT OF BEGINNING, containing 2.96 acres. Said parcel being subject to that portion being used as City-County street.

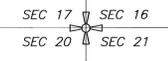
SURVEYOR'S CERTIFICATE

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)

FOUND MONUMENT SPIKE AND WASHER RESET FROM TIES TAKEN ON A PREVIOUS SURVEY



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 _____

LEGEND, NOTES, AND NARRATIVE

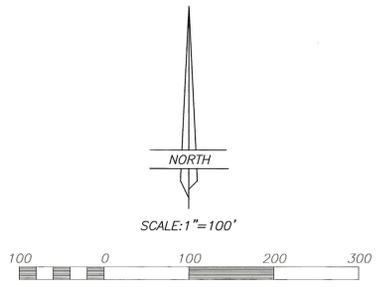
- SET 5/8"x24" REBAR WITH CAP ON THIS SURVEY
- ⊙ SET MONUMENT SPIKE WITH BRASS WASHER
- x— EXISTING FENCES

THIS SURVEY WAS PERFORMED BY USING G.P.S. (GLOBAL POSITIONING SYSTEM) EQUIPMENT AND PROCEDURES.

THE BASIS OF BEARINGS IS BASED ON WCS-84 GEODETIC NORTH AT THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN AS DETERMINED BY THE UTAH STATE OPS VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER.

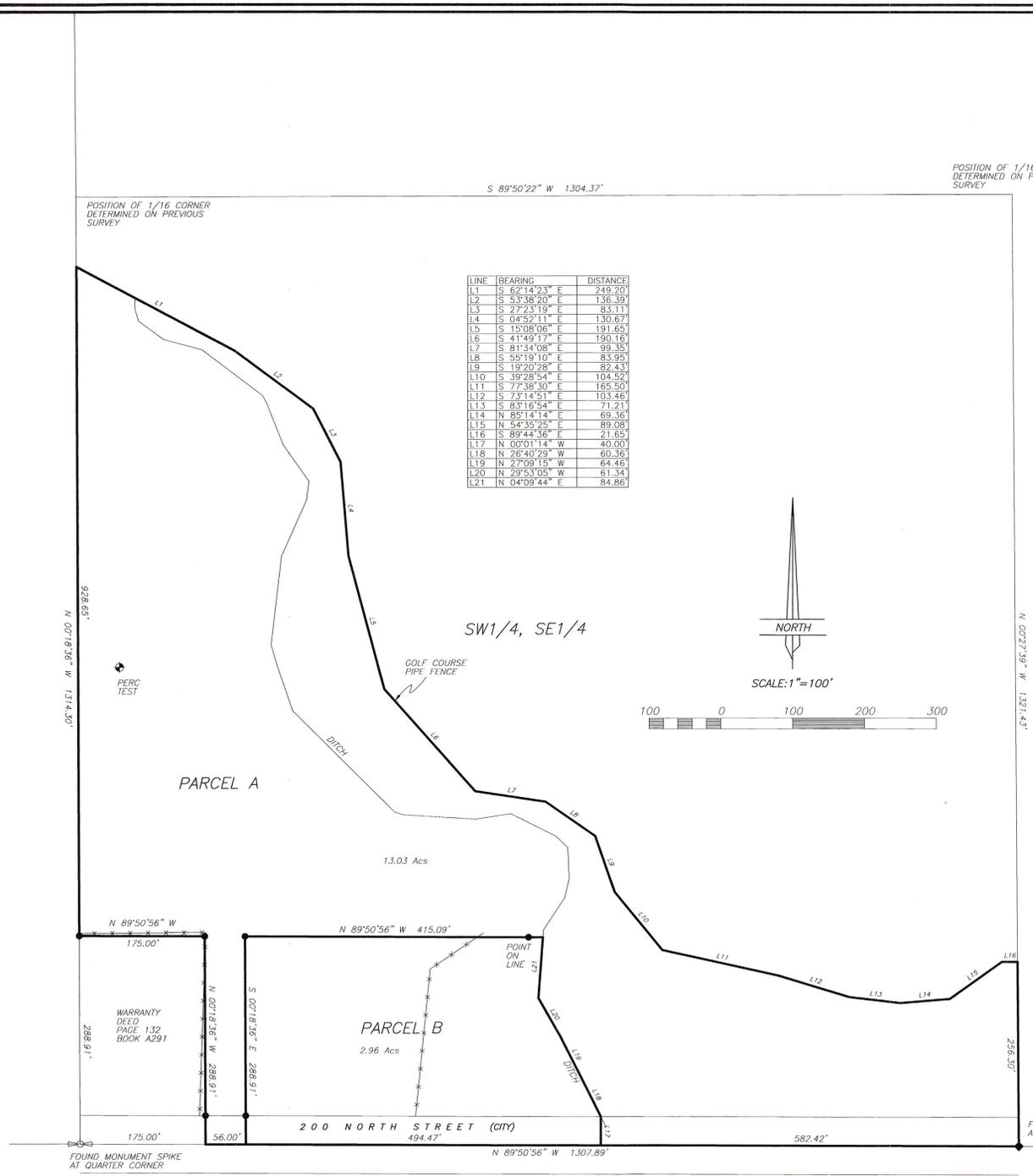
This survey was performed at the request of Lance Denver for the purpose of identifying the boundary lines and improvements on the tract of land shown on this plat, and to divide said tract into the two parcels as shown. Section 17 was originally surveyed by the General Land Office using the "3-mile" method during which the sixteenth corners were set. The monuments marking the Public Land Survey System corners were found as indicated and used to control the survey.

LINE	BEARING	DISTANCE
L1	S 62°14'23" E	249.20
L2	S 53°38'20" E	136.39
L3	S 27°23'19" E	83.11
L4	S 04°52'11" E	130.67
L5	S 15°08'06" E	191.65
L6	S 41°49'17" E	190.16
L7	S 81°34'08" E	99.35
L8	S 53°19'10" E	83.96
L9	S 19°20'28" E	82.43
L10	S 39°28'54" E	104.52
L11	S 77°38'50" E	165.50
L12	S 73°14'51" E	103.46
L13	S 83°16'54" E	71.21
L14	N 85°14'14" E	69.36
L15	N 54°35'25" E	89.08
L16	S 89°44'36" E	21.65
L17	N 00°01'14" W	40.00
L18	N 26°40'29" W	60.36
L19	N 27°09'15" W	64.46
L20	N 29°33'05" W	61.34
L21	N 04°09'44" E	84.86



POSITION OF 1/16 CORNER DETERMINED ON PREVIOUS SURVEY

POSITION OF 1/16 CORNER DETERMINED ON PREVIOUS SURVEY



CITY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY PLANNING COMMISSION.
CHAIRPERSON _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY COUNCIL.
ATTEST: CLERK _____ MAYOR _____

COUNTY SURVEYOR FILE NO. 2283

