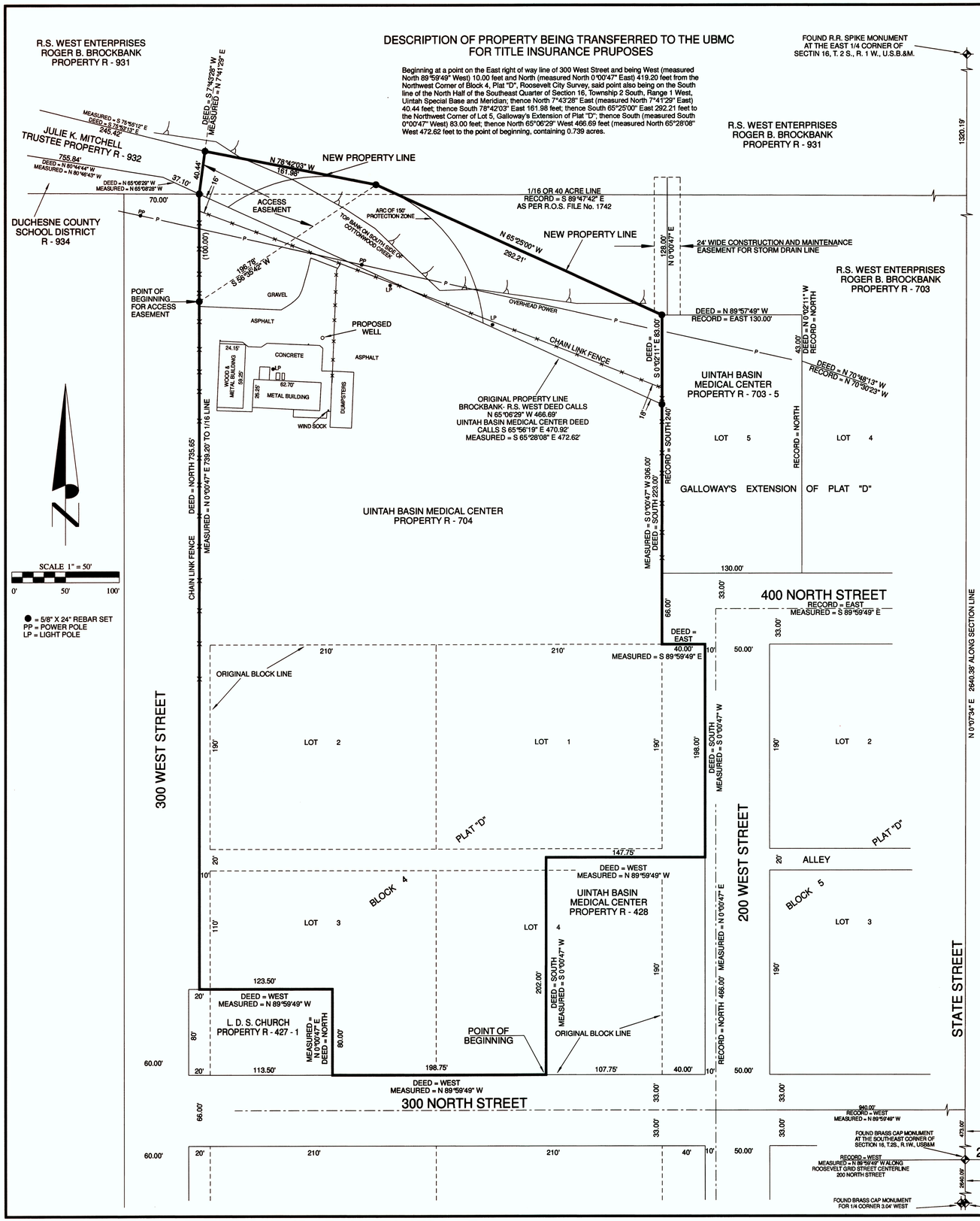
RECORD OF SURVEY
AND
BOUNDARY LINE ADJUSTMENT
FOR THE
UINTAH BASIN MEDICAL CENTER
AND
ROGER B. BROCKBANK
R.S. WEST ENTERPRISES

LOCATED IN
PLAT "D", ROOSEVELT CITY SURVEY
AND THE
SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a partial survey of the following described parcels of land for the purposes of a Boundary Line Adjustment, and that I have set the corners and prepared this plat for the above stated purposes.

NARRATIVE

Purpose of Survey: To prepare a Boundary Line Adjustment plat to accommodate a 150 foot protection zone as required for a proposed water well to be drilled as shown on the Medical Center property. Basis of Bearing: Taken from the monuments as indicated on the plat from the Roosevelt Grid system of street centerlines. The original street centerlines were all North-South and East-West bearings, but over time a slight movement has occurred in the monument system. The bearings shown as measured are from G.P.S. observations based on WGS-84 datum and Records of Surveys on file in the County Surveyor's Office.

I further certify that the visible improvements effecting the boundaries of the properties described, are as shown on this plat.

ORIGINAL DESCRIPTION OF THE UINTAH BASIN MEDICAL CENTER AS PER THAT WARRANTY DEED IN BOOK A336, PAGES 513-514

Beginning at a point 107.75 feet West of the Southeast corner of Lot 4, Block 4, Plat "D", Roosevelt City Survey, said point being the Southeast corner of the described property, thence West 198.75 feet; thence North 80 feet; thence West 123.5 feet; thence North 735.65 feet; thence South 65°56'19" East 470.92 feet, more or less to the West line of Galloway's Extension to Plat "D"; thence South 223 feet, more or less to the Northeast corner of Lot 1, Block 4; thence East 40 feet; thence South 198 feet; thence West 147.75 feet; thence South 202 feet to the point of beginning. (Being a part of Block 4, Plat "D", Roosevelt City Survey and a parcel in unplatted Roosevelt City in Section 16, Township 2 South, Range 1 West, Uintah Special Base and Meridian.)

NEW DESCRIPTION FOR THE UINTAH BASIN MEDICAL

Beginning at a point being West (measured North 89°59'49" West) 107.75 feet of the Southeast Corner of Lot 4, Block 4, Plat "D", Roosevelt City Survey; thence West (measured North 89°59'49" West) 198.75 feet; thence North (measured North 0°00'47" East) 80.00 feet; thence West (measured North 89°59'49" West) 123.50 feet; thence North 735.65 feet (measured North 0°00'47" East 739.20 feet) to a point on the South line of the North Half of the Southeast Quarter of Section 16, Township 2 South, Range 1 West, Uintah Special Base and Meridian; thence North 7°43'28" East (measured North 7°41'29" East) 40.44 feet; thence South 78°42'03" East 161.98 feet; thence South 65°25'00" East 292.21 feet to the Northwest Corner of Lot 5, Galloway's Extension of Plat "D"; thence South (measured South 0°00'47" West) 306.00 feet to the Northeast Corner of Lot 1, said Block 4; thence East (measured South 89°59'49" East) 40.00 feet; thence South (measured South 0°00'47" West) 198.00 feet; thence West (measured North 89°59'49" West) 147.75 feet; thence South (measured South 0°00'47" West) 202.00 feet to the point of beginning.
INCLUDING: A 24' wide construction and maintenance easement the center line of which is described as follows: Beginning at a point being East 5.00 feet from the Northwest Corner of Lot 5, Galloway's Extension of Plat "D", Roosevelt City Survey; thence North 128.00 feet to the point of termination.

OWNER'S ACKNOWLEDGMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place our common boundary line between our individual properties as shown on this plat.

ACKNOWLEDGEMENT

State of }
County of } ss

On the____day of_____, 20___, personally appeared before me the signers of the above Owner's Acknowledgement who duly acknowledged to me that they did execute the same.

My Commission expires_____ Notary Public

ROOSEVELT CITY PLANNING AND ZONING

Boundary Line Adjustment approved this____day of_____, 20___.

ROOSEVELT CITY COUNCIL

Boundary Line Adjustment approved this____day of_____, 20___.

Attest:_____ City Clerk _____ Mayor

DUCHESNE COUNTY TREASURER

Property tax clearance approved this____day of_____, 20___.

Colene Nelson Duchesne County Treasurer

DUCHESNE COUNTY RECORDER'S CERTIFICATE

State of Utah }
County of Duchesne } ss

Entry #_____

Filed for recording at the request of_____ on this_____

day of_____, 20___, Time_____ Book_____ Page(s)_____

Fee:_____

Carolyn Madsen Duchesne County Recorder

REVISED: 10/13/10

ORIGINAL DESCRIPTION OF ROGER B. BROCKBANK AND R.S WEST ENTERPRISES, AS PER THAT WARRANTY DEED IN BOOK A549, PAGES 493-494

Beginning at the East Quarter Corner of SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN; thence South 0°09'33" West 1002.00 feet along the East line of the Southeast Quarter of said Section 16; thence North 89°45'46" West 420.0 feet, parallel with the South line of the Northeast Quarter of said Southeast Quarter; thence South 0°09'33" West 318.20 feet, parallel with said East line to said South line of said Northeast Quarter of said Southeast Quarter; thence South 0°36'23"West 284.68 feet to the Northeast Corner of the Galloway's Extension, Plat "D", Roosevelt City, Utah; thence the following six courses along the North line of said Extension:
North 70°18'35" West 148.66 feet;
North 89°57'49" West 64.00 feet;
North 70°48'13" West 249.84 feet;
North 0°02'11" East 43.00 feet;
North 89°57'49" West 130.00 feet;
South 0°02'11" West 83.00 feet;
thence North 65°06'29" West 466.69 feet to said South line of said Northeast Quarter of said Southeast Quarter; thence North 65°06'29" West 37.10 feet; thence North 80°44'44" West 1014.84 feet to the East line of Lot 25, Hillcrest Estates Subdivision; thence North 0°15'08" East 208.60 feet along said East line and parallel to the West line of the Northwest Quarter of said Southeast Quarter; thence South 74°38'08 West 196.90 feet along the North line of said Lot and also being in the center line of Cottonwood Creek, more or less, to said West line of said Northwest Quarter of said Southeast Quarter; thence North 0°15'08 East 990.00 feet along said West line to the Center Quarter Corner of said Section 16; thence South 89°45'48" East 2639.84 feet to the point of beginning.
EXCEPTING THEREFROM:
Commencing at the Northwest Corner of the Southeast Quarter of Section 16, Township 2 South, Range 1 West of the Uintah Special Base and Meridian, thence South 0°15'08" West 990.00 feet along the West line of the Northwest Quarter of the Southeast Quarter of said Section 16 to the North line of Lot 25, Hillcrest Estates Subdivision; thence North 74°38'08" East 196.90 feet along said North and also being the centerline of Cottonwood Creek to the Northeast Corner of said Lot 25; thence South 0°15'08" West 208.60 feet along the East line of said Lot parallel with said West line; thence South 80°44'42" East 259.00 feet to the TRUE POINT OF BEGINNING; thence North 16°26'24" West 613.57 feet to a rebar in an existing fence; thence the following seven courses along an existing fence: South 89°25'41" East 527.64 feet; South 23°35'33" East 47.72 feet; South 3°44'59" West 243.72 feet; South 11°40'15" West 250.49 feet; South 69°51'50" East 256.30 feet; South 75°53'13" East 245.42 feet; thence South 7°43'28" West 40.44 feet; thence North 65°06'29" West 37.10 feet; thence North 80°44'44" West 755.84 feet to the TRUE POINT OF BEGINNING. (Containing 6.64 acres.) TOGETHER with a 30 foot wide easement for the construction and maintenance of an existing underground water line, the water line being the centerline of said easement from the North line of said described property North to the Roosevelt City water line in the City Street along the North line of said Southeast Quarter.

NEW DESCRIPTION FOR ROGER B. BROCKBANK AND R.S. WEST ENTERPRISES

Beginning at the East Quarter Corner of Section 16, Township 2 South, Range 1 West, Uintah Special Base and Meridian; thence South 0°07'34" West 1002.00 feet along the East line of the Southeast Quarter of said Section 16; thence North 89°47'42" West 420.00 feet, parallel with the South line of the Northeast Quarter of said Southeast Quarter; thence South 0°07'34" West 318.20 feet, parallel with said East section line to said South line of said Northeast Quarter of said Southeast Quarter; thence South 0°34'24" West 284.68 feet to the Northeast Corner of Galloway's Extension, Plat "D", Roosevelt City, Utah; thence the following five courses along the North line of said Extension:
North 70°20'46" West 148.66 feet;
North 90°00'00" West 64.00 feet;
North 70°50'24" West 249.84 feet;
North 0°00'00" East 43.00 feet;
North 90°00'00" West 130.00 feet;
thence North 65°25'00" West 292.21 feet; thence North 78°42'03" West 161.98 feet; thence South 7°41'29" West 40.44 feet to a point on the South line of the North Half of said Southeast Quarter; thence North 65°08'28" West 37.10 feet; thence North 80°46'43" West 1014.84 feet to the East line of Lot 25, Hillcrest Estates Subdivision; thence North 0°04'27" East 208.60 feet along said East line and parallel to West line of the Northwest Quarter of said Southeast Quarter; thence South 74°34'43" West 196.71 feet along the North line of said Lot and also being in the centerline of Cottonwood Creek, more or less, to said West line of said Northwest Quarter of said Southeast Quarter; thence North 0°04'27" East 990.00 feet, more or less, along said West line to the Center Quarter Corner of said Section 16; thence South 89°47'47" East 2639.84 feet to the point of beginning.
EXCEPTING THEREFROM:
Commencing at the Northwest Corner of the Southeast Quarter of Section 16, Township 2 South, Range 1 West, Uintah Special Base and Meridian; thence South 0°04'27" West 990.00 feet, more or less, along the West line of the Northwest Quarter of the Southeast Quarter of said Section 16 to the North line of Lot 25, Hillcrest Estates Subdivision; thence North 74°34'43" East 196.71 feet along said North line and also being the centerline of Cottonwood Creek to the Northeast Corner of said Lot 25; thence South 0°04'27" West 208.60 feet along the East line of said Lot 25 parallel with said West line; thence South 80°46'41" East 259.00 feet to the TRUE POINT OF BEGINNING; thence North 16°28'23" West 613.57 feet to a rebar in an existing fence; thence the following seven courses along an existing fence: South 89°27'40" East 527.64 feet; South 23°37'32" East 47.72 feet; South 3°43'00" West 243.72 feet; South 11°38'16" West 250.49 feet; South 69°53'49" East 256.30 feet; South 75°55'12" East 245.42 feet; South 7°41'29" West 40.44 feet; thence North 65°08'28" West 37.10 feet; thence North 80°46'43" West 755.84 feet to the TRUE POINT OF BEGINNING. (Containing 6.64 acres.) TOGETHER with a 30 foot wide easement for the construction and maintenance of an existing underground water line, the water line being the centerline of said easement from the North line of said described property North to the Roosevelt City water line in the City Street along the North line of said Southeast Quarter.
INCLUDING AN ACCESS EASEMENT BEING DESCRIBED AS FOLLOWS:
Beginning at a point on the East right of way line of 300 West Street and being West (measured North 89°59'49" West) 10.00 feet and North (measured North 0°00'47" East) 319.20 feet from the Northwest Corner of Block 4, Plat "D", Roosevelt City Survey; thence North (measured North 0°00'47" East) 100.00 feet to a point on the South line of the North Half of the Southeast Quarter of Section 16, Township 2 South, Range 1 West, Uintah Special Base and Meridian; thence North 7°43'28" East (measured North 7°41'29" East) 40.44 feet; thence South 78°42'03" East 161.98 feet; thence South 56°35'42" West 196.78 feet to the point of beginning.

Duchesne County Surveyor's File # 2395.

PREPARED FOR
UINTAH BASIN MEDICAL CENTER
250 WEST 300 NORTH, 75-2
ROOSEVELT UTAH, 84066

PREPARED BY
PEATROSS LAND SURVEYS
P.O. BOX 34
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(435) 738 - 5753 (435) 724 - 4386
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DRAFTED BY: BRUCE PEATROSS	DATE DRAFTED: APRIL, 2009	DATE PLOTTED: Monday 11/1/10
SHEET 1 OF 1	FILE NAME: UBMC 1043	