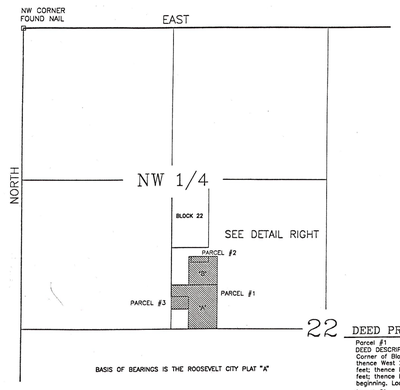
SECTION 22
T 2 S, R 1 W
U.S.B. & M.



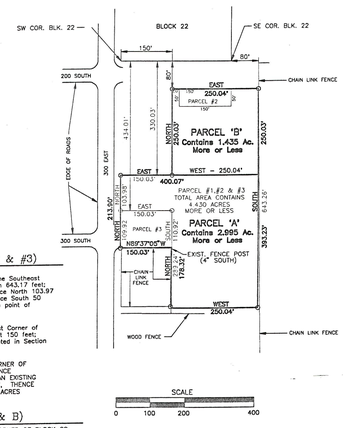
BASIS OF BEARINGS IS THE ROOSEVELT CITY PLAT "A"

SCALE
0 300 600 1200

☐ LOCATED SECTION CORNERS
○ CORNERS SET w/5/8" REBAR

COTTONWOOD APARTMENTS

ROOSEVELT
DUCHESNE COUNTY
UTAH
COMBINED PARCELS
LOCATED AS SHOWN IN SECTION 22,
T 2 S, R 1 W, U.S.B. & M.



SCALE
0 100 200 400

DEED PROPERTY DESCRIPTION (PARCEL #1 ,#2 & #3)

Parcel #1
DEED DESCRIPTION: Beginning at a point 80 feet South and 80 feet East of the Southeast Corner of Block 22, Plat "A", Roosevelt City Survey, and running thence South 643.17 feet; thence West 250.0 feet; thence North 289.2 feet; thence West 150 feet; thence North 103.97 feet; thence East 150 feet; thence North 250 feet; thence East 20 feet; thence South 50 feet; thence East 150 feet; thence north 50 feet; thence East 80 feet to the point of beginning. Located in Section 22, T 2 S, R 1 W, U.S.B. & M.

Parcel #2
ALSO, Beginning at a point 80 feet South and 170 feet East of the Southwest Corner of Block 22, Plat "A", Roosevelt City Survey, thence South 50.0 feet; thence East 150 feet; thence North 50.0 feet; thence West 150 feet to the point of beginning. Located in Section 22, T 2 S, R 1 W, U.S.B. & M.

Parcel #3
BEGINNING AT A POINT WHICH IS LOCATED 434.61 FEET SOUTH OF THE SW CORNER OF BLOCK 22, PLAT "A", ROOSEVELT CITY SURVEY; THENCE EAST 150.03 FEET; THENCE SOUTH 110.92 FEET; THENCE N 89° 37' 05" W, PARALLEL AND 4" NORTH OF AN EXISTING FENCE AND CONTINUING ON SAME BEARING TO WEST PROPERTY LINE – 150.03'. THENCE NORTH 109.92 FEET TO THE POINT OF BEGINNING. TOTAL AREA CONTAINS 0.38 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (PARCELS A & B)

PARCEL "A": BEGINNING AT A POINT 330.03 FEET SOUTH OF THE SOUTHWEST CORNER OF BLOCK 22, PLAT "A", ROOSEVELT CITY SURVEY; THENCE EAST 400.07 FEET; THENCE SOUTH 393.23 FEET; THENCE WEST 250.04 FEET; THENCE NORTH 178.32 FEET; THENCE N 89° 37' 05" W, PARALLEL AND 4" NORTH OF AN EXISTING FENCE AND CONTINUING ON SAME BEARING TO WEST PROPERTY LINE – 150.03 FEET, THENCE NORTH 213.90 FEET TO THE POINT OF BEGINNING. TOTAL AREA CONTAINS 1.435 ACRES MORE OR LESS.

PARCEL "B": BEGINNING AT A POINT 80 FEET SOUTH AND 150 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 22, PLAT "A", ROOSEVELT CITY SURVEY, THENCE SOUTH 250.03 FEET; THENCE WEST 250.04 FEET; THENCE NORTH 250.03 FEET TO THE POINT OF BEGINNING. TOTAL AREA CONTAINS 1.435 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (COMBINED PARCELS #1, #2 & #3)

SURVEY DESCRIPTION: BEGINNING AT A POINT 80 FEET SOUTH AND 150 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 22, PLAT "A", ROOSEVELT CITY SURVEY, THENCE EAST 250.04 FEET; THENCE SOUTH 643.26 FEET; THENCE WEST 250.04 FEET; THENCE NORTH 289.24 FEET; THENCE WEST 150.03 FEET; THENCE NORTH 103.98 FEET; THENCE EAST 150.03 FEET; THENCE NORTH 250.03 FEET TO THE POINT OF BEGINNING. LOCATED IN SECTION 22, T 2 S, R 1 W, U.S.B. & M. TOTAL AREA CONTAINS 4.4430 ACRES MORE OR LESS.

NARRATIVE

I WAS NOTIFIED BY MR. GEORGE E. BENNETT, JR. (ARCHITECT) TO SURVEY AND SET CORNERS OF THIS PROPERTY.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY DIRECT SUPERVISION. THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MELVIN L. WALKER
REGISTERED LAND SURVEYOR
REGISTRATION No. 174894
STATE OF UTAH

LICENSED LAND SURVEYOR 174894 MELVIN L. WALKER STATE OF UTAH

FILE FOR RECORD

ENTRY NO._____REQUESTED BY_____FEE PAID_____
DATE_____AT_____BY_____
_____DUCHESNE COUNTY RECORDER.
BOOK_____PAGE_____.

NO.	DATE	REVISIONS	BY	REMARKS
1	6/24/94	REVISED	K.L.W.	
2	8/31/94	REVISED	K.L.W.	
3	9/27/94	REVISED	K.L.W.	
4	3/27/96	REVISED & REDRAWN	K.L.W.	
5	3/29/96	ORIGINAL SUBMISSION FOR AUTHORIZATION		

REVISIONS

Christian Hunter Fenton & Associates, Inc.
The Engineering Group
REVIEW
NO. DATE NOTE BY
DESIGN: 12/93 DENNIS L. SPENCER
DRAWN: 12/93 DRAWN: D.L.S. 12/93 Scale: M.L.W. 12/93 Sheet
CHECKED: 3/94 DENNIS L. SPENCER
APPROVED: 3/94 MELVIN L. WALKER, R.L.S. 174894
PROJECT MANAGER: 3/94 MELVIN L. WALKER, R.L.S. 174894
DRAWN: D.L.S. 3/94 Scale: M.L.W. 3/94 Sheet
CHECKED: 3/94 Scale: M.L.W. 3/94 Sheet
APPROVED: 3/94 Scale: M.L.W. 3/94 Sheet

COTTONWOOD APARTMENTS
PROPERTY SURVEY
ROOSEVELT, DUCHESNE COUNTY, UTAH
COMBINED PARCELS
PROJECT MANAGER

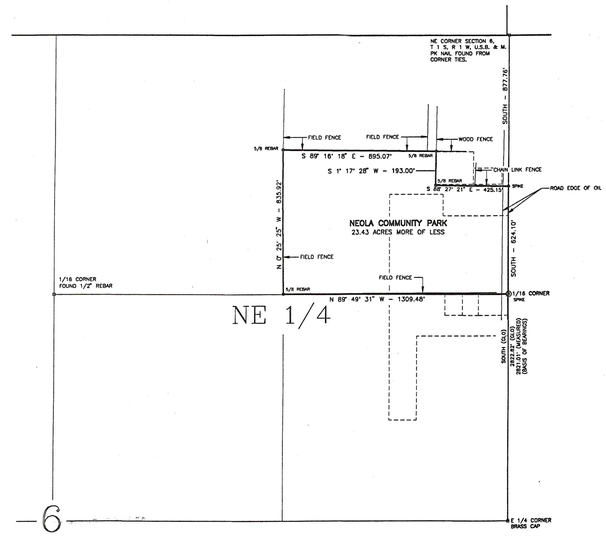
DUCHESNE
COUNTY
SHEET NO. 1

D:\DCHWY5\SURVEY\COTTON

NEOLA COMMUNITY PARK

DUCHESNE COUNTY
UTAH

LOCATED AS SHOWN IN SECTIONS 6,
T 1 S, R 1 W, U.S.B. & M.



SCALE
0 200 400 800

BASIS OF BEARINGS IS G.L.O.
☐ LOCATED SECTION CORNERS
○ PROPERTY CORNERS SET

- - - - - - ADJOINING PROPERTIES (PARTIAL)
NOTE: CONFLICTING DESCRIPTIONS (OVERLAP)

NARRATIVE

I WAS CONTACTED BY CHARLIE CROZIER TO SET CORNERS TO VERIFY THIS PROPERTY LOCATION.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY DIRECT SUPERVISION. THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LICENSED LAND SURVEYOR 174894 MELVIN WALKER STATE OF UTAH

MELVIN L. WALKER
REGISTERED LAND SURVEYOR
REGISTRATION No. 174894
STATE OF UTAH

PROPERTY DESCRIPTION

BEGINNING 877.76 FEET SOUTH OF THE CLOSING CORNER OF SECTION 5 AND 6, T 1 S, R 1 W, U.S.B. & M., AND RUNNING THENCE SOUTH 624.10 FEET TO THE SOUTHWEST CORNER OF LOT 1, SECTION 6, T 1 S, R 1 W , U.S.B. & M.; THENCE N 89° 49' 31" W – 1309.48 FEET ALONG THE 1/8 SECTION LINE OF SAID SECTION 6 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 0° 25' 25" W – 833.92 FEET ALONG THE 1/8 SECTION LINE OF SAID SECTION 6 TO THE SOUTH BOUNDARY OF PLAT "B" NEOLA TOWNSITE; THENCE S 89° 16' 18" E – 895.07 FEET ALONG THE BOUNDARY OF PLAT "B" TO THE SOUTHWEST CORNER OF LOT 2, FRACTIONAL BLOCK 6, NEOLA TOWNSITE; THENCE S 1° 17' 28" W – 193.00 FEET; THENCE S 89° 27' 21" E – 425.15 FEET TO THE POINT OF BEGINNING. TOTAL AREA CONTAINS 23.09 ACRES MORE OR LESS.

FILE FOR RECORD

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2	8/31/94	REVISED	K.L.W.	
3	9/27/94	REVISED & REDRAWN	K.L.W.	
4	3/27/96	ORIGINAL SUBMISSION FOR AUTHORIZATION		

REVISIONS

Christian Hunter Fenton & Associates, Inc.
The Engineering Group
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PROJECT MANAGER: 3/94 MELVIN L. WALKER, R.L.S. 174894
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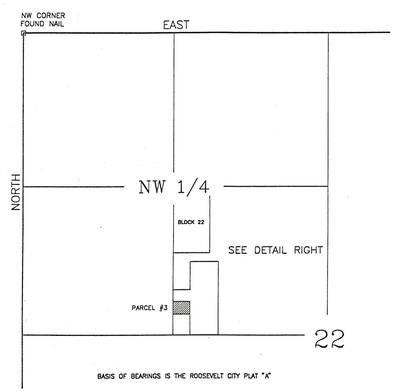
APPROVED: 3/94 Scale: M.L.W. 3/94 Sheet

NEOLA COMMUNITY PARK
PROPERTY SURVEY
DUCHESNE COUNTY, UTAH
PROJECT MANAGER

DUCHESNE
COUNTY
SHEET NO. 1

D:\DCHWY5\SURVEY\NEOLA

SECTION 22
T 2 S, R 1 W
U.S.B. & M.



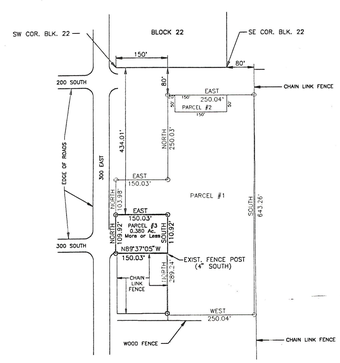
BASIS OF BEARINGS IS THE ROOSEVELT CITY PLAT "A"

SCALE
0 300 600 1200

☐ LOCATED SECTION CORNERS
○ CORNERS SET w/5/8" REBAR

COTTONWOOD APARTMENTS

ROOSEVELT
DUCHESNE COUNTY
UTAH
PARCEL #3
LOCATED AS SHOWN IN SECTION 22,
T 2 S, R 1 W, U.S.B. & M.



SCALE
0 100 200 400

NARRATIVE

I WAS NOTIFIED BY MR. GEORGE E. BENNETT, JR. (ARCHITECT) TO SURVEY AND SET CORNERS OF THIS PROPERTY.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY DIRECT SUPERVISION. THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MELVIN L. WALKER
REGISTERED LAND SURVEYOR
REGISTRATION No. 174894
STATE OF UTAH

LICENSED LAND SURVEYOR 174894 MELVIN WALKER STATE OF UTAH

PROPERTY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED 434.61 FEET SOUTH OF THE SW CORNER OF BLOCK 22, PLAT "A", ROOSEVELT CITY SURVEY; THENCE EAST 150.03 FEET; THENCE SOUTH 110.92 FEET; THENCE N 89° 37' 05" W, PARALLEL AND 4" NORTH OF AN EXISTING FENCE AND CONTINUING ON SAME BEARING TO WEST PROPERTY LINE – 150.03 FEET; THENCE NORTH 109.92 FEET TO THE POINT OF BEGINNING. TOTAL AREA CONTAINS .0380 ACRES MORE OR LESS.

FILE FOR RECORD

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4	3/27/96	ORIGINAL SUBMISSION FOR AUTHORIZATION		

REVISIONS

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The Engineering Group
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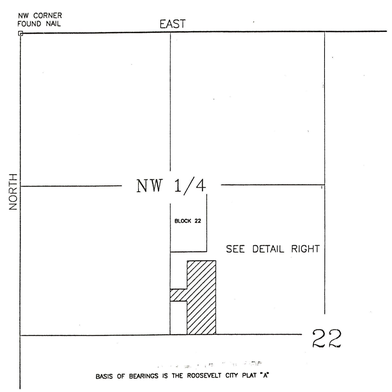
COTTONWOOD APARTMENTS
PROPERTY SURVEY
ROOSEVELT, DUCHESNE COUNTY, UTAH
PARCEL #3
PROJECT MANAGER

DUCHESNE
COUNTY
SHEET NO. 1

D:\DCHWY5\SURVEY\COTTON

SECTION 22
T 2 S, R 1 W
U.S.B. & M.



BASIS OF BEARINGS IS THE ROOSEVELT CITY PLAT "A"

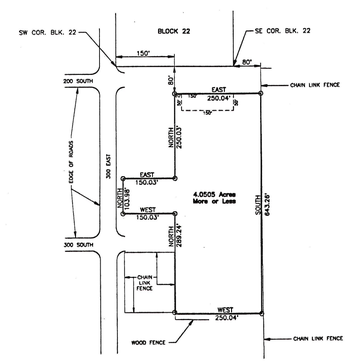
SCALE
0 300 600 1200

☐ LOCATED SECTION CORNERS
○ CORNERS SET w/5/8" REBAR

COTTONWOOD APARTMENTS

ROOSEVELT
DUCHESNE COUNTY
UTAH

LOCATED AS SHOWN IN SECTION 22,
T 2 S, R 1 W, U.S.B. & M.



SCALE
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NARRATIVE

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MELVIN L. WALKER
REGISTERED LAND SURVEYOR
REGISTRATION No. 174894
STATE OF UTAH

LICENSED LAND SURVEYOR 174894 MELVIN WALKER STATE OF UTAH

PROPERTY DESCRIPTION

DEED DESCRIPTION: Beginning at a point 80 feet South and 80 feet East of the Southeast Corner of Block 22, Plat "A", Roosevelt City Survey, and running thence South 643.17 feet; thence West 250.0 feet; thence North 289.2 feet; thence West 150 feet; thence North 103.97 feet; thence East 150 feet; thence North 250 feet; thence East 20 feet; thence South 50 feet; thence East 150 feet; thence north 50 feet; thence East 80 feet to the point of beginning. Located in Section 22, T 2 S, R 1 W, U.S.B. & M.

ALSO, Beginning at a point 80 feet South and 170 feet East of the Southwest Corner of Block 22, Plat "A", Roosevelt City Survey, thence South 50.0 feet; thence East 150 feet; thence North 50.0 feet; thence West 150 feet to the point of beginning. Located in Section 22, T 2 S, R 1 W, U.S.B. & M.

SURVEY DESCRIPTION: BEGINNING AT A POINT 80 FEET SOUTH AND 150 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 22, PLAT "A", ROOSEVELT CITY SURVEY, THENCE EAST 250.04 FEET; THENCE SOUTH 643.26 FEET; THENCE WEST 250.04 FEET; THENCE NORTH 289.24 FEET; THENCE WEST 150.03 FEET; THENCE NORTH 103.98 FEET; THENCE EAST 150.03 FEET; THENCE NORTH 250.03 FEET TO THE POINT OF BEGINNING. LOCATED IN SECTION 22, T 2 S, R 1 W, U.S.B. & M. TOTAL AREA CONTAINS 4.0505 ACRES MORE OR LESS.

FILE FOR RECORD

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4	3/27/96	ORIGINAL SUBMISSION FOR AUTHORIZATION		

REVISIONS

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The Engineering Group
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COTTONWOOD APARTMENTS
PROPERTY SURVEY
ROOSEVELT, DUCHESNE COUNTY, UTAH
PARCEL #3
PROJECT MANAGER

DUCHESNE
COUNTY
SHEET NO. 1

D:\DCHWY5\SURVEY\COTTON

Duchesne County Surveyor File # 378