

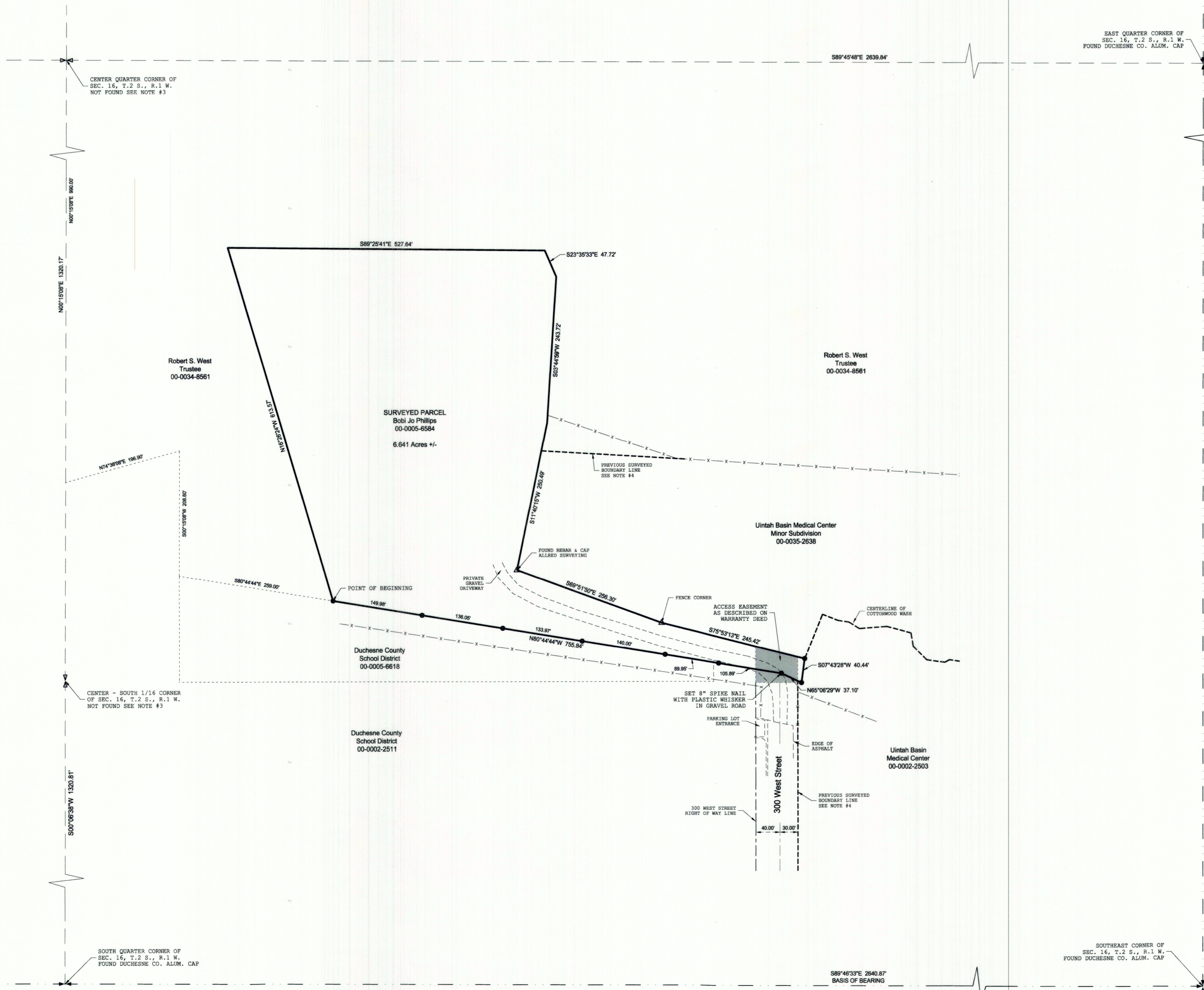
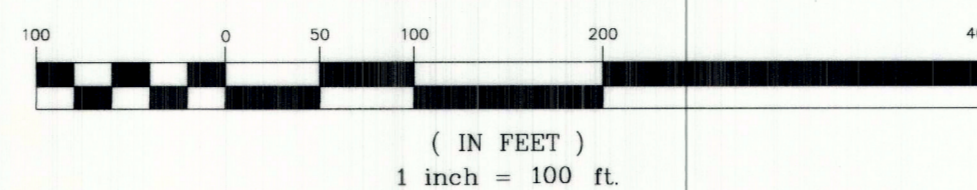
Bobi Jo Phillips Record of Survey

Located in the Southeast Quarter of Section 16, T. 2 S., R. 1 W., U.S.B. & M.
Roosevelt City, Duchesne County, Utah

LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- PREVIOUS SURVEYED BOUNDARY LINE
- ACCESS EASEMENT LINE
- SET REBAR WITH PLASTIC CAP
STAMPED BASELINE LAND SURVEYING
UNLESS OTHERWISE NOTED
- SET SPIKE NAIL WITH PLASTIC
WHISKER AS A POINT ON LINE
- FOUND SURVEY
MONUMENT AS NOTED
- FOUND SECTION CORNER
AS NOTED
- FOUND QUARTER SECTION
CORNER AS NOTED

GRAPHIC SCALE



SURVEY NOTES / NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE SOUTH AND EAST BOUNDARY LINE OF PARCEL 00-0005-6584 IN RELATION TO THE PRIVATE GRAVEL DRIVEWAY THAT GOES DOWN THE HILL TO THE RESIDENCE AND TO SET CERTAIN CORNERS AS SHOWN HERON.
- WE WERE CONTACTED BY CRAIG PHILLIPS WHO WANTED THIS SURVEY COMPLETED TO SEE IF A GATE COULD BE BUILT ON THE PRIVATE GRAVEL DRIVEWAY.
2. BASIS OF BEARING IS S89°46'33"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 16, T. 2 S., R. 1 W., U.S.B. & M.
3. THE CENTER QUARTER CORNER, AND THE CENTER - SOUTH 1/16 CORNER OF SAID SECTION 16, SHOWN HERON AS NOT FOUND, WERE RE-ESTABLISHED USING THE PROPERTY SURVEY FOR HAL MITCHELL PERFORMED BY JERRY D. ALLRED AND ASSOCIATES IN 2004. SAID SURVEY PLAT CAN BE FOUND IN THE OFFICE OF THE DUCHESE COUNTY SURVEYOR AS FILE NO. 1511.
- THESE CORNER ARE NOT LABELED ON THE ABOVE MENTIONED PLAT, BUT THE NOTES ON THE SURVEY DESCRIBE USING THE "3-MILE METHOD" WHICH MAKES SENSE WHY THERE IS A BREAK IN THE QUARTER SECTION LINE.
4. THE UTAH BASIN MEDICAL CENTER MINOR SUBDIVISION BOUNDARY LINES AND THE FOUND REBAR AND CAP NOTED AS ALLRED SURVEYING, WERE SET AS PART OF THE SURVEY OF SAID MINOR SUBDIVISION. SAID MINOR SUBDIVISION PLAT CAN BE FOUND IN THE OFFICE OF THE DUCHESE COUNTY SURVEYOR AS FILE NO. 4921.

DEED DESCRIPTION

PARCEL 00-00075-6584
AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESE COUNTY RECORDER AS ENTRY NUMBER 425397, IN BOOK A-598 ON PAGE 1.

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, T. 2 S., R. 1 W., OF THE UTAH SPECIAL BASE AND MERIDIAN, THENCE SOUTH 00°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 LINE AND ALSO BEING THE CENTERLINE OF COTTONWOOD CREEK TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 00°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 03°44'59" WEST 243.72, 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 07°43'28" WEST 40.44 FEET; THENCE NORTH 65°09'29" WEST 37.10 FEET; THENCE NORTH 80°44'44" WEST 755.84 FEET TO THE TRUE POINT OF BEGINNING.

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.

TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, T. 2 S., R. 1 W., OF THE UTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 00°09'33" WEST 1320.20 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE NORTH 89°45'46" WEST 1422.62 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF TO THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°45'46" WEST 70.00 FEET ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-WAY LINE OF SAID 300 WEST STREET; THENCE NORTH 00°02'11" EAST 60.31 FEET ALONG THE EXTENSION OF SAID WEST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE MITCHELL PROPERTY; THENCE SOUTH 75°53'13" EAST 72.17 FEET ALONG SAID EXTENSION OF SAID EAST RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING.
EXCEPTING THEREFROM ALL OIL, GAS, AND MINERAL RIGHTS.
SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY.

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HERON WAS MADE UNDER MY DIRECTION.
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



Troy W. Gadd
TROY W. GADD, L.S. #5561169
5/24/23
DATE

Bobi Jo Phillips Record of Survey

PROJECT NUMBER: 23-05-28 BLS
FILE NAME: Bobi Jo Phillips Survey.dwg
SURVEYED BY: T.W.G. FIELD WORK: 05/19/2023
DRAWN BY: T.W.G.



Baseline
Land Surveying

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COUNTY SURVEYOR'S FILE # 5496