

Boundary Line Adjustment Survey for Devan Winterton

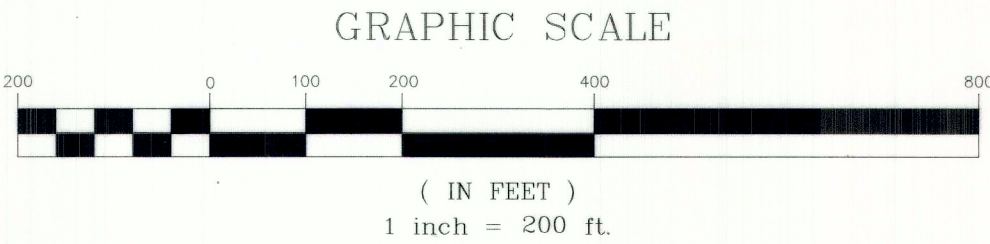
Located in Section 36, T. 2 S., R. 3 W., U.S.B. & M.

Duchesne County, Utah

2024

LEGEND

- SURVEYED BOUNDARY LINE
- PREVIOUS SURVEY BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- PROPOSED EASEMENT LINE
- SET REBAR WITH PLASTIC CAP
- STAMPED JONES & DEMILLE ENG.
- UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT
- AS NOTED
- FOUND SECTION CORNER
- AS NOTED
- FOUND QUARTER SECTION CORNER
- AS NOTED
- NOT FOUND 1/16 SECTION CORNER
- AS NOTED



NOTES / NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF TAX PARCELS 00-0006-4620 AND 00-0034-8391 AS SHOWN HEREON AND TO CREATE EASEMENTS ACROSS THE PARCEL OF 00-0034-8391.
- BASIS OF BEARING USED WAS N89°15'34"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M.
- THE 1/16 CORNERS SHOWN HEREON AS NOT FOUND WERE RE-ESTABLISHED USING THE EXISTING FENCE LINES AND INTERSECTION POINTS AS THE BEST EVIDENCE OF THE 40 ACRE LINE CALLED OUT IN MULTIPLE DEEDS.
- THE DEVAN WINTERTON SURVEY PERFORMED BY TIMBERLINE IN MAY OF 2005 CAN BE FOUND AT THE DUCHESNE COUNTY SURVEYORS OFFICE AS FILE NO. 1607.

DEED DESCRIPTIONS

PARCEL 00-0034-8391

AS FOUND ON A WARRANTY DEED IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 378948, BOOK A-450 PAGES 106-107

BEGINNING AT A POINT LOCATED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, WHICH BEARS NORTH 00°00'31" EAST 325.68 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST 200.38 FEET; THENCE SOUTH 276.04 FEET; THENCE SOUTH 89°53'47"E ALONG THE NORTH RIGHT OF WAY LINE OF UTAH STATE HIGHWAY 87, 189.11 FEET; THENCE NORTH 437.00 FEET; THENCE EAST 389.51 FEET TO THE SAID EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°00'31" WEST ALONG THE SAID EAST LINE OF THE SOUTHEAST QUARTER, 160.62 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN TO BEAR NORTH 00°13'00" WEST.

TOGETHER WITH A 30 FOOT WIDE WATER WELL PIPE LINE RIGHT OF WAY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, WHICH BEARS NORTH 00°00'31" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 486.30 FEET AND WEST 223.46 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 15°54'21" WEST 36.09 FEET; THENCE NORTH 29°24'03" WEST 154.76 FEET; THENCE NORTH 23°18'43" WEST 49.82 FEET; THENCE NORTH 08°30'19" WEST 32.63 FEET; THENCE NORTH 20°15'13" EAST 49.68 FEET; THENCE NORTH 24°31'44" EAST 24.28 FEET TO A POINT IN THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER WHICH BEARS SOUTH 09°27'30" WEST 186.42 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION. BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN TO BEAR NORTH 00°13'00" WEST.

PARCEL 00-0006-4620

AS FOUND AN AFFIDAVIT OF SUCCESSOR TRUSTEE IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 559921 PAGES 1 - 4.

COMMENCING ON THE EAST LINE OF THE SECTION 36, TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, AT A POINT WHICH IS NORTH 00°04'11" WEST (RECORD - NORTH) 325.68 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36, AND RUNNING THENCE WEST 200.00 FEET; THENCE SOUTH 276.04 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF UTAH STATE HIGHWAY NO. 87; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE 1122.50 FEET, TO THE 40 ACRE LINE; THENCE NORTHERLY, ALONG SAID 40 ACRE LINE, 1059.29 FEET, MORE OR LESS; THENCE SOUTH 74°30'00" EAST 1372.91 FEET TO THE SECTION LINE; THENCE SOUTH 00°04'11" EAST 414.32 FEET TO THE POINT OF BEGINNING.

EXCEPT:

BEGINNING NORTH 00°00'31" EAST 325.68 FEET (CITED IN LYNN WINTERTON DEED A271, PAGE 207 OF DUCHESNE BOUNTY RECORDER OFFICE AS BEING NORTH 04°04'11" WEST) FROM THE SOUTHEAST CORNER; THENCE WEST 200.38 FEET (CITED IN SAID WINTERTON DEED AND IN VAN TASSELL LAND & LIVESTOCK DEED BOOK A223, PAGE 331 OF THE DUCHESNE COUNTY RECORDERS OFFICE AS BEING 200 FEET); THENCE SOUTH 276.04 FEET; THENCE SOUTH 89°53'47" WEST ALONG THE NORTH RIGHT OF WAY LINE OF UTAH STATE HIGHWAY 87, 189.11 FEET; THENCE NORTH 437 FEET; THENCE EAST 389.51 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°00'31" WEST 160.62 FEET TO BEGINNING.

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 HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



Troy W. Gadd 6/21/24
TROY W. GADD, L.S. #5561169 DATE

SOUTH QUARTER CORNER OF SECTION 36, T. 2 S., R. 3 W. FOUND RAILROAD SPIKE IN ROAD

BASIS OF BEARING N89°15'34"E 1321.48'

EAST 1/16 CORNER ON THE SOUTH LINE OF SECTION 36, T. 2 S., R. 3 W. INTERSECTION OF FENCE LINE FROM THE NORTH AND THE SOUTH SECTION LINE

State Highway 87

POINT OF BEGINNING FOR THE SURVEYED DESCRIPTION OF PARCEL 00-0034-8391 AND THE REMAINDER DESCRIPTION OF PARCEL 00-0006-4620

SOUTHEAST CORNER OF SECTION 36, T. 2 S., R. 3 W. FOUND RAILROAD SPIKE IN ROAD

REF. MARKER TO THE SOUTHEAST CORNER OF SECTION 36, T. 2 S., R. 3 W. FOUND B.L.M. ALUMINUM CAP 63.30 FEET SOUTHWEST TO CORNER

9000 West Street

REMAINDER DESCRIPTION FOR PARCEL 00-0006-4620

BEGINNING AT A POINT LOCATED S89°15'34"W ALONG THE SOUTH LINE OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M., 390.12 FEET AND NORTH 49.39 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 87 NEAR A FENCE INTERSECTION; THENCE N02°00'06"W ALONG AN EXISTING FENCE LINE, 273.09 FEET; THENCE N16°24'50"W ALONG SAID FENCE LINE, 414.85 FEET TO A FENCE CORNER; THENCE N04°31'45"W 59.00 FEET; THENCE N06°24'45"E 83.83 FEET TO THE SOUTH LINE OF PARCEL 00-0006-4612; THENCE N74°16'19"W ALONG SAID SOUTH LINE, 860.50 FEET TO THE 40 ACRE LINE; THENCE S00°50'24"E ALONG SAID 40 ACRE LINE, 1059.93 FEET TO SAID RIGHT OF WAY LINE; THENCE N89°10'05"E ALONG SAID RIGHT OF WAY LINE, 934.90 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING USED WAS N89°15'34"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M. CONTAINING 18.847 ACRES, MORE OR LESS.

SURVEY DESCRIPTION FOR PARCEL 00-0034-8391

BEGINNING AT A POINT LOCATED S89°15'34"W ALONG THE SOUTH LINE OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M., 390.12 FEET AND NORTH 49.39 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 87 NEAR A FENCE INTERSECTION; THENCE N02°00'06"W ALONG AN EXISTING FENCE LINE, 273.09 FEET; THENCE N16°24'50"W ALONG SAID FENCE LINE, 414.85 FEET TO A FENCE CORNER; THENCE N04°31'45"W 59.00 FEET; THENCE N06°24'45"E 83.83 FEET TO THE SOUTH LINE OF PARCEL 00-0006-4612; THENCE S74°16'19"E ALONG SAID SOUTH LINE, 821.71 FEET TO THE EAST LINE OF SAID SECTION 36; THENCE S00°47'52"E ALONG THE EAST LINE OF SAID SECTION, 390.30 FEET; THENCE S89°16'23"W 200.00 FEET; THENCE S00°43'41"E 276.04 FEET TO SAID RIGHT OF WAY LINE; THENCE S89°10'05"W ALONG SAID RIGHT OF WAY LINE, 189.09 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING USED WAS N89°15'34"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M. CONTAINING 6.127 ACRES, MORE OR LESS.

ACCESS ROAD EASEMENT DESCRIPTION

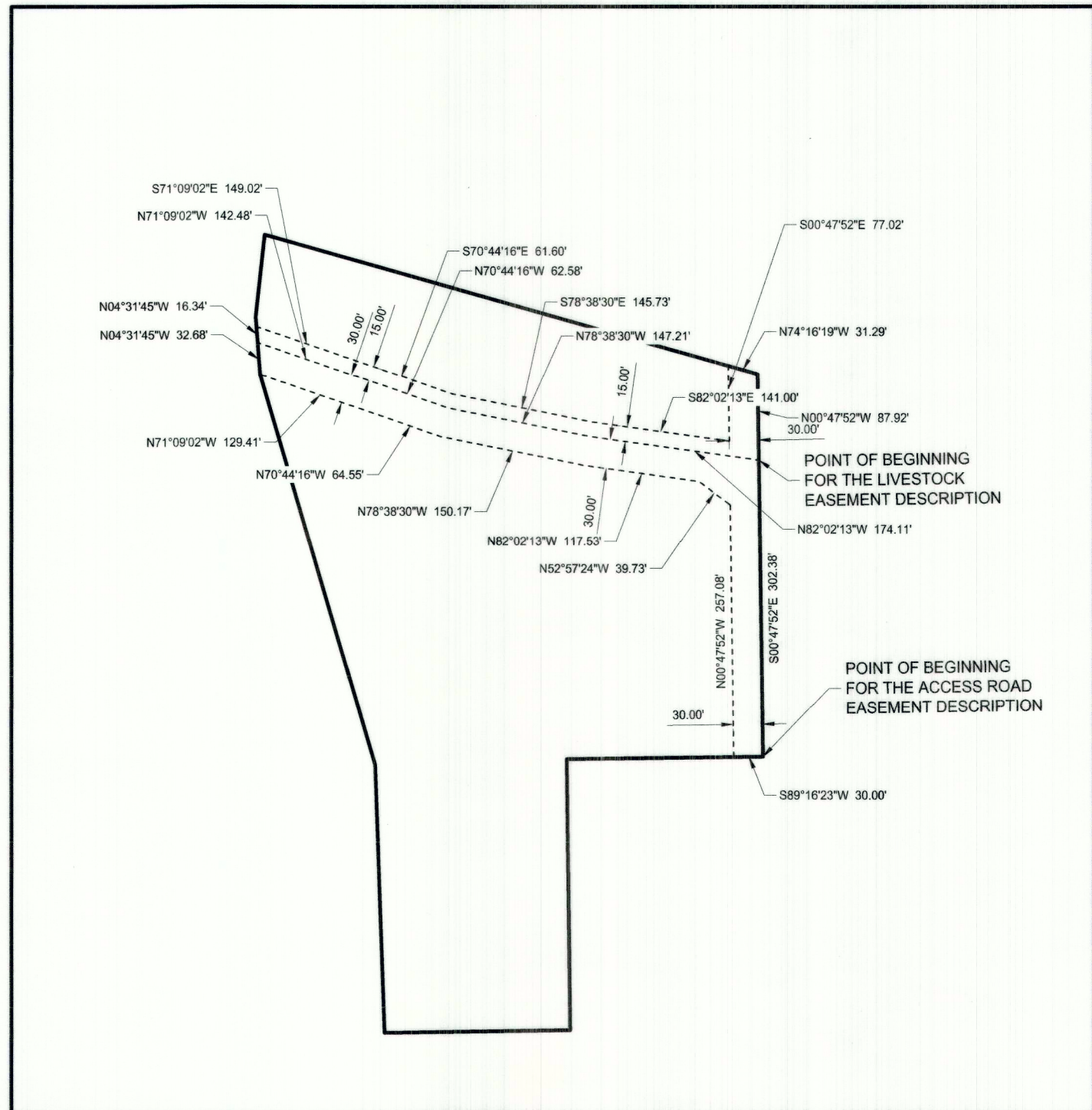
BEGINNING AT A POINT LOCATED N00°47'52"W ALONG THE EAST LINE OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M., 325.68 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE S89°16'23"W 30.00 FEET; THENCE N00°47'52"W 257.08 FEET; THENCE N52°57'24"W 39.73 FEET; THENCE N82°02'13"W 117.53 FEET; THENCE N78°38'30"W 150.17 FEET; THENCE N70°44'16"W 64.55 FEET; THENCE N71°09'02"W 129.41 FEET; THENCE N04°31'45"W 32.68 FEET; THENCE S71°09'02"E 142.48 FEET; THENCE S70°44'16"E 62.58 FEET; THENCE S78°38'30"E 147.21 FEET; THENCE S82°02'13"E 174.11 FEET TO THE EAST LINE OF SAID SECTION 36; THENCE S00°47'52"E ALONG THE EAST LINE OF SAID SECTION 36, 302.38 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING USED WAS N89°15'34"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M.

LIVESTOCK EASEMENT DESCRIPTION

BEGINNING AT A POINT LOCATED N00°47'52"W ALONG THE EAST LINE OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M., 628.06 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N82°02'13"W 174.11 FEET; THENCE N78°38'30"W 147.21 FEET; THENCE N70°44'16"W 62.58 FEET; THENCE N71°09'02"W 142.48 FEET; THENCE N04°31'45"W 16.34 FEET; THENCE S71°09'02"E 145.02 FEET; THENCE S70°44'16"E 61.60 FEET; THENCE S78°38'30"E 145.73 FEET; THENCE S82°02'13"E 141.00 FEET; THENCE N00°47'52"W 77.02 FEET TO THE SOUTH LINE OF PARCEL 00-0006-4612; THENCE S74°16'19"E ALONG SAID SOUTH LINE, 31.29 FEET TO THE EAST LINE OF SAID SECTION 36; THENCE S00°47'52"E ALONG THE EAST LINE OF SAID SECTION 36, 87.92 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING USED WAS N89°15'34"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 36, T. 2 S., R. 3 W., U.S.B. & M.



ENLARGED VIEW OF EASEMENTS

SCALE 1" = 150'

COUNTY SURVEYOR'S FILE # 5724

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED LOT LINES OF THE PARCELS TO BE ADJUSTED AS SHOWN HEREON.

LYNN R. WINTERTON
TRUSTEE OF THE LYNN R. WINTERTON FAMILY
TRUST DATED SEPTEMBER 30, 1992

DEVAN J. WINTERTON

SUSAN D. WINTERTON

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 2024, PERSONALLY APPEARED BEFORE ME, LYNN R. WINTERTON, AS TRUSTEE OF THE LYNN R. WINTERTON FAMILY TRUST DATED SEPTEMBER 30, 1992, OWNER OF THE LAND DESCRIBED HEREON IN THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 2024, PERSONALLY APPEARED BEFORE ME, DEVAN J. WINTERTON AND SUSAN D. WINTERTON, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, OWNERS OF THE LAND DESCRIBED HEREON IN THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A BOUNDARY LINE ADJUSTMENT SURVEY ON THIS _____ DAY OF _____ OF 2024.

MICHAEL A. HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 2024.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, A.D. 2024, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

COUNTY RECORDER

FILE NUMBER

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesandmille.com

PROJECT NUMBER: 1907-154 FILE NAME: c:\users\troy\desktop\1907-154 survey.dwg

SURVEYED BY: TWG DRAWN BY: TWG UPDATED: 5/24/2024 PLOTTED: 5/24/2024

Boundary Line Adjustment Survey
for Devan Winterton

Duchesne County, Utah

Scale: 1" = 200'