Minor Subdivision Survey for Jeremy and Teresa Wilde

Located in the Southwest Quarter of Section 34, T. 3 S., R. 2 W., U.S.B. & M.

Duchesne County, Utah

2022

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.

N

LEGEND

- SURVEYED BOUNDARY LINE
- PREVIOUS SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- DEED LINE
- EXISTING FENCE
- 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 QUARTER SECTION CORNER AS NOTED

SURVEY NOTES / NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A 2 LOT MINOR SUBDIVISION FROM PARCEL 00-0034-8692 AND TO CREATE AN ACCESS EASEMENT FROM 9000 SOUTH TO THE SOUTH LINE OF PARCEL 'B' OF THE MINOR SUBDIVISION.

2. BASIS OF BEARING USED WAS S89°05'35"W BETWEEN THE SOUTH QUARTER CORNER AND THE WEST 1/16 CORNER ON THE SOUTH LINE OF SECTION 34, T. 3 S., R. 2 W., U.S.B. & M.

3. THE WEST QUARTER CORNER, THE SOUTHWEST CORNER, THE SOUTH QUARTER CORNER, THE CENTER QUARTER CORNER, AND THE CENTER - WEST 1/16 CORNER OF SECTION 34, T. 3 S., R. 2 W., U.S.B. & M., SHOWN HEREON AS FOUND PREVIOUSLY OR NOT FOUND WERE RE-ESTABLISHED USING THE SURVEY PLAT PREPARED BY JONES & DEMILLE ENGINEERING FOR DUCHESNE COUNTY SPECIAL SERVICE DISTRICT #2 IN OCTOBER OF 2014. SAID SURVEY PLAT CAN BE FOUND IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR AS FILE NO. 3090. IT APPEARS THAT RECENT GAS LINE INSTALLATION ALONG 9000 SOUTH STREET HAS REMOVED THE MONUMENTS.

4. THE PREVIOUS SURVEYED LINE WAS TAKING FROM THE SURVEY PLAT PREPARED BY JERRY D. ALLRED FOR FREEDOM REALITY IN APRIL OF 1999. SAID SURVEY PLAT CAN BE FOUND IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR AS FILE NO. 825.

DEED DESCRIPTION FOR PARCEL 00-0034-8692

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 384688, BOOK A-471 PAGE 210.

TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN
SECTION 34:
BEGINNING ON THE SOUTH LINE OF SAID SECTION 34, AT A POINT 525.00 FEET SOUTH 89°57'11" EAST, (SOUTH 89°59'28" EAST, OF RECORD), FROM THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 461.83 FEET; THENCE SOUTH 89°57'11" EAST 800.38 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00°39'30" WEST 461.86 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 89°57'11" WEST 795.08 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING.
SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS OF WAY.
EXCEPTING THEREFROM ALL OIL, GAS, AND MINERAL RIGHTS.
TOGETHER WITH 8 SHARES OF INDIAN IRRIGATION WATER.

MINOR SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T. 3 S., R. 2 W., U.S.B. & M., THENCE S89°05'57"W ALONG THE SOUTH LINE OF SAID SECTION 34, 791.30 FEET; THENCE N00°56'53"W 461.83 FEET; THENCE N89°05'57"E 811.94 FEET TO THE 40 ACRE LINE; THENCE S01°36'39"W ALONG SAID 40 ACRE LINE, 462.27 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.499 ACRES, MORE OR LESS.

SUBJECT TO THOSE PARTS OF THE ABOVE DESCRIBED BEING IN THE 9000 SOUTH STREET ROAD RIGHT OF WAY.

PARCEL 'A' BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T. 3 S., R. 2 W., U.S.B. & M., THENCE S89°05'57"W ALONG THE SOUTH LINE OF SAID SECTION 34, 791.30 FEET; THENCE N00°56'53"W 461.83 FEET; THENCE N89°05'57"E 453.47 FEET; THENCE S00°50'15"E 210.00 FEET; THENCE N89°05'57"E 207.50 FEET; THENCE N00°50'15"W 210.00 FEET; THENCE N89°05'57"E 150.97 FEET TO THE 40 ACRE LINE; THENCE S01°36'39"W ALONG SAID 40 ACRE LINE, 462.27 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.499 ACRES, MORE OR LESS.

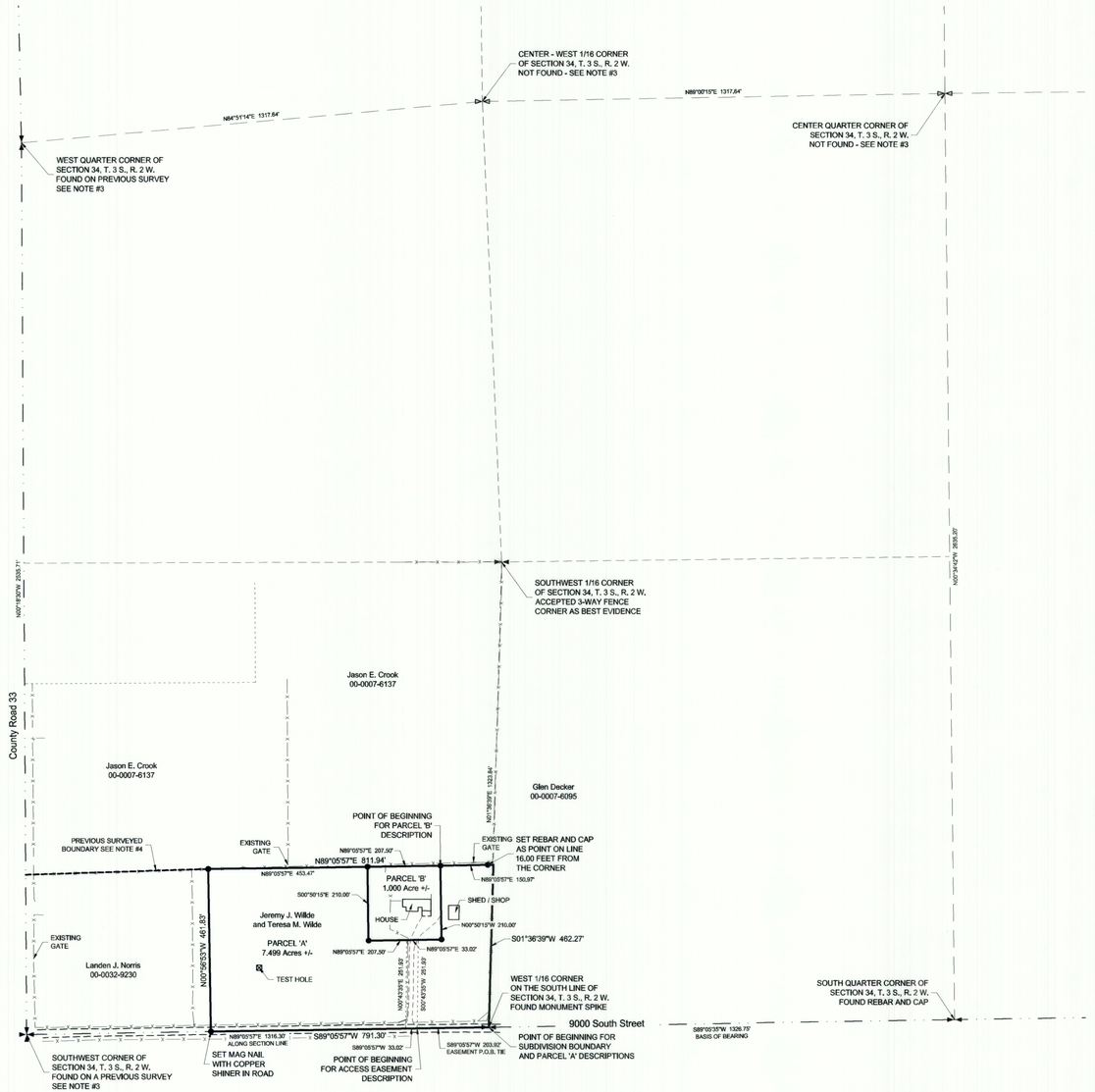
SUBJECT TO THOSE PARTS OF THE ABOVE DESCRIBED BEING IN THE 9000 SOUTH STREET ROAD RIGHT OF WAY.

PARCEL 'B' BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N01°36'39"E 462.27 FEET ALONG THE 40 ACRE LINE AND S89°05'57"W 150.97 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T. 3 S., R. 2 W., U.S.B. & M., THENCE S00°50'15"E 210.00 FEET; THENCE S89°05'57"W 207.50 FEET; THENCE N00°50'15"W 210.00 FEET; THENCE N89°05'57"E 207.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.000 ACRES, MORE OR LESS.

ACCESS EASEMENT DESCRIPTION

BEGINNING AT A POINT LOCATED ALONG THE SOUTH LINE OF SECTION 34, T. 3 S., R. 2 W., U.S.B. & M., S89°05'57"W 203.92 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE S89°05'57"W ALONG THE SOUTH LINE OF SAID SECTION 34, 33.02 FEET; THENCE N00°43'35"E 251.93 FEET TO THE SOUTH LINE OF PARCEL 'B'; THENCE N89°05'57"E ALONG THE SOUTH LINE OF SAID PARCEL 'B', 33.02 FEET; THENCE S00°43'35"W 251.93 FEET TO THE POINT OF BEGINNING.
EASEMENT CONTAINING 0.191 ACRE, MORE OR LESS.



COUNTY SURVEYOR'S FILE # 5234

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.

PROFESSIONAL LAND SURVEYOR — TROY W. GADD — No. 5561169 — STATE OF UTAH

Troy W. Gadd 8/10/22

TROY W. GADD, L.S. #5561169 DATE

OWNER'S CERTIFICATE

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

JEREMY J. WILDE

TERESA M. WILDE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DUCHESNE S.S.

ON THE _____ DAY OF _____, A.D. 20_____, PERSONALLY APPEARED BEFORE ME, JEREMY J. WILDE AND TERESA M. WILDE, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AS OWNERS OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED THIS MINOR SUBDIVISION SURVEY, ON THIS _____ DAY OF _____ OF 20____.

MICHAEL A. HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 20____.

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. 20_____, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

COUNTY RECORDER

ENTRY NUMBER

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2203-032 T022	FILE NAME:	h:\jd\proj\2203-032\...\2203-032 Wilde Survey.dwg
SURVEYED BY: T.W.G.	DRAWN BY: T.W.G.	UPDATED: 7/29/2022 PLOTTED: 7/29/2022

Minor Subdivision Survey for Jeremy and Teresa Wilde

Duchesne County, Utah
Scale: 1" = 200'