

MINOR SUBDIVISION

FOR

SCOTT WICKEL

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 27, TOWNSHIP 3 SOUTH,
RANGE 4 WEST,
UINTAH SPECIAL MERIDIAN

ORIGINAL PROPERTY DESCRIPTION:

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL MERIDIAN, SECTION 27: South one-half Southwest quarter of said Section 27, said point being North 88°31'00" East 1330.46 feet from the Southwest corner of said Section 27, more specifically identified as a Warranty Deed recorded on December 17, 1999 in Book A325, Page 582 of the Duchesne County Recorder's Office.

NEW PARCEL DESCRIPTION:

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL MERIDIAN, SECTION 27: Beginning at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 27, said point being North 88°31'00" East 1330.46 feet from the Southwest corner of said Section 27, thence South 88°31'00" West 365.50 feet along said Section line to an iron rod; thence North 00°05'55" East 655.92 feet to an iron rod situated on the North line of the South half of the Southwest quarter of the Southwest quarter of said Section 27; thence North 88°41'33" East 365.50 feet to the Northeast corner of the South half of the Southwest quarter of the Southwest quarter of said Section 27, thence South 00°06'04" West 654.79 feet along the East line of said quarter-quarter to the Point of Beginning. Contain 5.50 acres more or less. The Basis of Bearings being North 88°31'00" East along the South line of the Southwest quarter of said Section 27.

REMAINING PARCEL DESCRIPTION:

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL MERIDIAN, SECTION 27: Beginning at the Southwest corner of Section 27; thence North 00°04'29" East 658.87 feet along the West Section line to the Northwest corner of the South half of the Southwest quarter of the Southwest quarter of said Section 27; thence North 88°41'33" East 965.16 feet along the North line of said South half of the Southwest quarter of the Southwest quarter to an iron rod; thence South 00°05'55" West 655.92 feet to an iron rod on the South line of said Section 27; thence South 88°31'00" West 954.96 feet along said Section line to the Point of Beginning. Contains 14.56 acres more or less. The Basis of Bearings being North 88°31'00" East along the South line of the Southwest quarter of said Section 27.

ACCESS EASEMENTS:

A right-of-way and easement as more fully described in the document recorded June 29, 1998 in Book A-297, Page 189. Said right-of-way being described as follows: A 30 foot wide right-of-way over part of SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL MERIDIAN, the centerline for said right-of-way being further described as follows, with the basis of bearing being North 88°31' East along the North line of the Northwest Quarter of said Section, said point being South 0°12' East a distance of 660.00 feet from the North Quarter Corner of said Section; thence North 67°09'27" West a distance of 484.27 feet; thence North 86°00'42" West a distance of 522.66 feet; thence North 32°39'41" West a distance of 428.87 feet; thence South 88°59'42" West a distance of 756.13 feet to the termination of right-of-way.

TOGETHER WITH a right-of-way and easement as more fully described in the document recorded June 29, 1998 in Book A-297, Pages 189-190. Said right-of-way being described as follows: A 20 foot wide right-of-way (on several places heading West after the right-of-way leaves the field and starts up the hill the right-of-way may be more than 20 feet wide; meaning an extra 5 five feet give or take from the centerline) over part of Section 34, Township 3 South, Range 4 West, Uintah Special Base and Meridian, the centerline of said right-of-way being further described as follows, with the basis of bearing being North 88°31' East along the North line of the Northwest Quarter of said Section: Beginning a point which is on the West line of the North one-half of the Northeast Quarter of said Section, said point being South 0°12' East 660.00 feet from the North Quarter Corner of said Section; thence South 88°28'00" East a distance of 297.30 feet; thence South 81°43'00" East a distance of 271.11 feet; thence North 61°15'00" East a distance of 155.40 feet; thence South 85°03'00" East a distance of 463.00 to the termination of right-of-way.

SURVEYOR'S NARRATIVE:

I was contacted by Scott Wickel to perform this survey to partition off the East 5.50 acres of his property. The controlling corners were identified as noted within the drawing on this plat. The original survey for this Township was performed by D. G. Major for the General Land Office (GLO) in 1882 using the 3-mile method. A subsequent survey by the GLO was performed in 1914 to restore to their original positions all missing corners of the original survey. The boundaries of the sections are therefore unchanged, and the lands shown hereon will continue to be disposed of by the plat of the original survey approved May 23, 1883. Therefore evidence of the original 1/16 section corners were searched for and used.

PLANNING DEPARTMENT APPROVAL:

Approved this ___ day of _____, 20___
by the Duchesne County Planning Department.

Director

COUNTY TREASURER'S APPROVAL:

I certify that at the time of my signing this plat, the properties as shown hereon have been cleared of all back taxes.

Approved this ___ day of _____, 20___
by the Duchesne County Treasurer.

Duchesne County Treasurer

COUNTY RECORDER'S CERTIFICATE:

State of Utah)
County of Duchesne) SS.
This is to certify that this plat was filed for record in the Duchesne County Recorder's Office on the ___ day of _____, 20___, at ___ o'clock ___ in Book ___, Page ___, and is duly recorded.

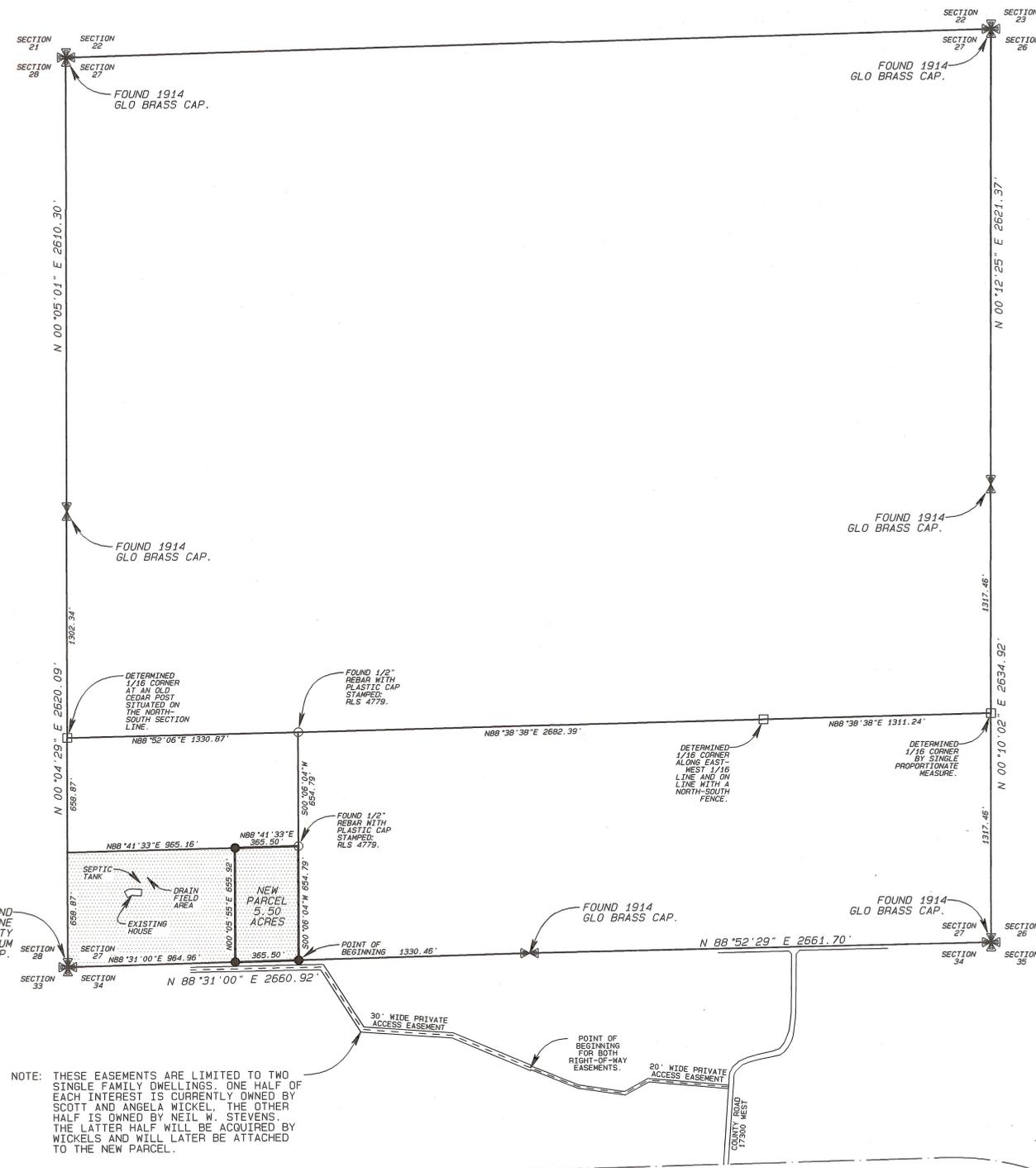
Entry No. _____ Fee _____ Duchesne County Recorder

SURVEYOR'S NARRATIVE:

I, Daniel W. Peatross, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 259966, as prescribed by the laws of the State of Utah. I further certify that I have made a survey of the tract of land as shown on this plat, and that the same is correct and true to the best of my knowledge and belief.

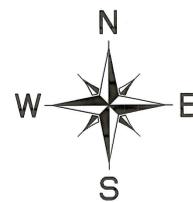


Daniel W. Peatross, Professional Land Surveyor
Utah License Number 259966



NOTE: THESE EASEMENTS ARE LIMITED TO TWO SINGLE FAMILY DWELLINGS. ONE HALF OF EACH INTEREST IS CURRENTLY OWNED BY SCOTT AND ANGELA WICKEL. THE OTHER HALF IS OWNED BY NEIL W. STEVENS. THE LATTER HALF WILL BE ACQUIRED BY WICKELS AND WILL LATER BE ATTACHED TO THE NEW PARCEL.

- ⊠ = SECTION & QUARTER CORNERS LOCATED AS NOTED.
- = SIXTEENTH CORNERS LOCATED AS NOTED.
- = SET 5/8" REBAR WITH ALUMINUM CAP.
- = MONUMENTS SET BY OTHERS AS NOTED.
- ▨ = SOURCE PARCEL AREA.



SCALE 1"=400'
0 400 800

DRAWING NUMBER 2040

County Surveyor File # 2040
REGISTERED SURVEYORS CORP.
61 EAST 300 NORTH, P.O. BOX 564, DUCHEсне, UTAH 84021
(435) 738-2718 rsc@ubtanet.com

DATE RESEARCHED: JUNE 17, 2008	RESEARCHED BY: D. PEATROSS	PROJECT No.: 08010
DATE SURVEYED: JULY 8-9, 2008	SURVEYED BY: D. PEATROSS	SHEET: 1 OF 1
DATE DRAFTED: JULY 11, 2008	DRAFTED BY: D. PEATROSS	DATE PLOTTED: JULY 18, 2008