

RECORD OF SURVEY AND MINOR SUBDIVISION FOR DOMINION ENERGY UTAH

LOCATED IN LOT 3, AND SE 1/4 NW 1/4, AND SW 1/4 NE 1/4 SECTION 34
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

RECORD DESCRIPTION - PARENT PARCEL

BEGINNING AT A POINT THAT IS SOUTH 10° 15' EAST 1378 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 688 FEET; THENCE WEST 470 FEET; THENCE SOUTH 2108 FEET; THENCE NORTH 85° 00' WEST 370 FEET; THENCE NORTH 75° 45' WEST 754 FEET; THENCE NORTH 2533 FEET TO A POINT SOUTH 88° 50' WEST 1568 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 88° 50' EAST 1568 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD U.S. 40 AND SAID POINT BEING SOUTH 11° 52' 21" WEST A DISTANCE OF 1392.94 FEET FROM THE NORTH 1/4 CORNER OF THE SAID SECTION; THENCE SOUTH 0° 32' 19" EAST A DISTANCE 122.00 FEET ALONG A FENCELINE; THENCE NORTH 86° 39' 44" WEST A DISTANCE OF 103.00 FEET ALONG A FENCELINE; THENCE NORTH 1° 39' 43" WEST A DISTANCE OF 113.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88° 20' 17" EAST A DISTANCE OF 105.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 1 BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING PART OF THAT ENTIRE TRACT DESCRIBED IN ENTRY 301026 IN THE OFFICE OF THE DUCHESE COUNTY RECORDER, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, T.3S. R.4W. U.S.B.&M., THENCE SOUTH 88° 24' 48" WEST 1327.97 FEET ALONG THE SECTION LINE AND SOUTH 1351.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD U.S. 40, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00° 14' 52" EAST 30.00 FEET ALONG THE EAST BOUNDARY OF THE ROGER MARETT SUBDIVISION;
THENCE NORTH 88° 35' 10" EAST 60.00 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD U.S. 40;
THENCE NORTH 00° 14' 52" WEST 30.00 FEET ALONG A LINE PARALLEL WITH AND 60.00 FEET EAST OF SAID EAST BOUNDARY OF THE ROGER MARETT SUBDIVISION TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD U.S. 40;
THENCE SOUTH 88° 35' 10" WEST 60.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
CONTAINS 1,800 SQUARE FEET OR 0.041 ACRES.

REMAINDER BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING PART OF THAT ENTIRE TRACT DESCRIBED IN ENTRY 301026 IN THE OFFICE OF THE DUCHESE COUNTY RECORDER, BEING A PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34, T.3S. R.4W. U.S.B.&M., THENCE SOUTH 10° 03' 23" EAST 1370.00 FEET (RECORD SOUTH 10° 15' EAST 1378 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD U.S. 40, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00° 14' 50" EAST 688.00 FEET (RECORD SOUTH 688 FEET);
THENCE SOUTH 89° 45' 10" WEST 470.00 FEET (RECORD WEST 470 FEET);
THENCE SOUTH 00° 14' 50" WEST 2108.00 FEET (RECORD SOUTH 2108 FEET);
THENCE NORTH 85° 14' 50" WEST 370.00 FEET (RECORD NORTH 85° 00' WEST 370 FEET);
THENCE NORTH 75° 59' 50" WEST 752.92 FEET (RECORD NORTH 75° 45' WEST 754 FEET) TO A POINT ON THE WEST LINE OF LOT 3 OF SAID SECTION 34;
THENCE NORTH 00° 13' 00" WEST 1284.96 ALONG SAID LINE TO THE NORTHWEST CORNER OF LOT 3 OF SAID SECTION 34;
THENCE NORTH 00° 14' 52" WEST 1231.53 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;
THENCE NORTH 88° 35' 10" EAST 60.00 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD U.S. 40;
THENCE NORTH 00° 14' 52" WEST 30.00 FEET ALONG A LINE PARALLEL WITH AND 60.00 FEET EAST OF SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD U.S. 40;
THENCE NORTH 88° 35' 10" EAST 1508.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD U.S. 40 TO THE POINT OF BEGINNING.
CONTAINS 74,768 ACRES.

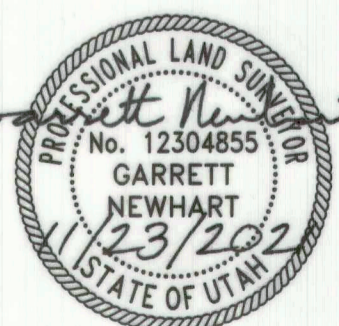
EXCEPTING THEREFROM: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD U.S. 40 AND SAID POINT BEING SOUTH 11° 52' 21" WEST A DISTANCE OF 1392.94 FEET FROM THE NORTH 1/4 CORNER OF THE SAID SECTION; THENCE SOUTH 0° 32' 19" EAST A DISTANCE 122.00 FEET ALONG A FENCELINE; THENCE NORTH 86° 39' 44" WEST A DISTANCE OF 103.00 FEET ALONG A FENCELINE; THENCE NORTH 1° 39' 43" WEST A DISTANCE OF 113.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88° 20' 17" EAST A DISTANCE OF 105.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
CONTAINS 74,768 ACRES.

SURVEYOR'S NARRATIVE

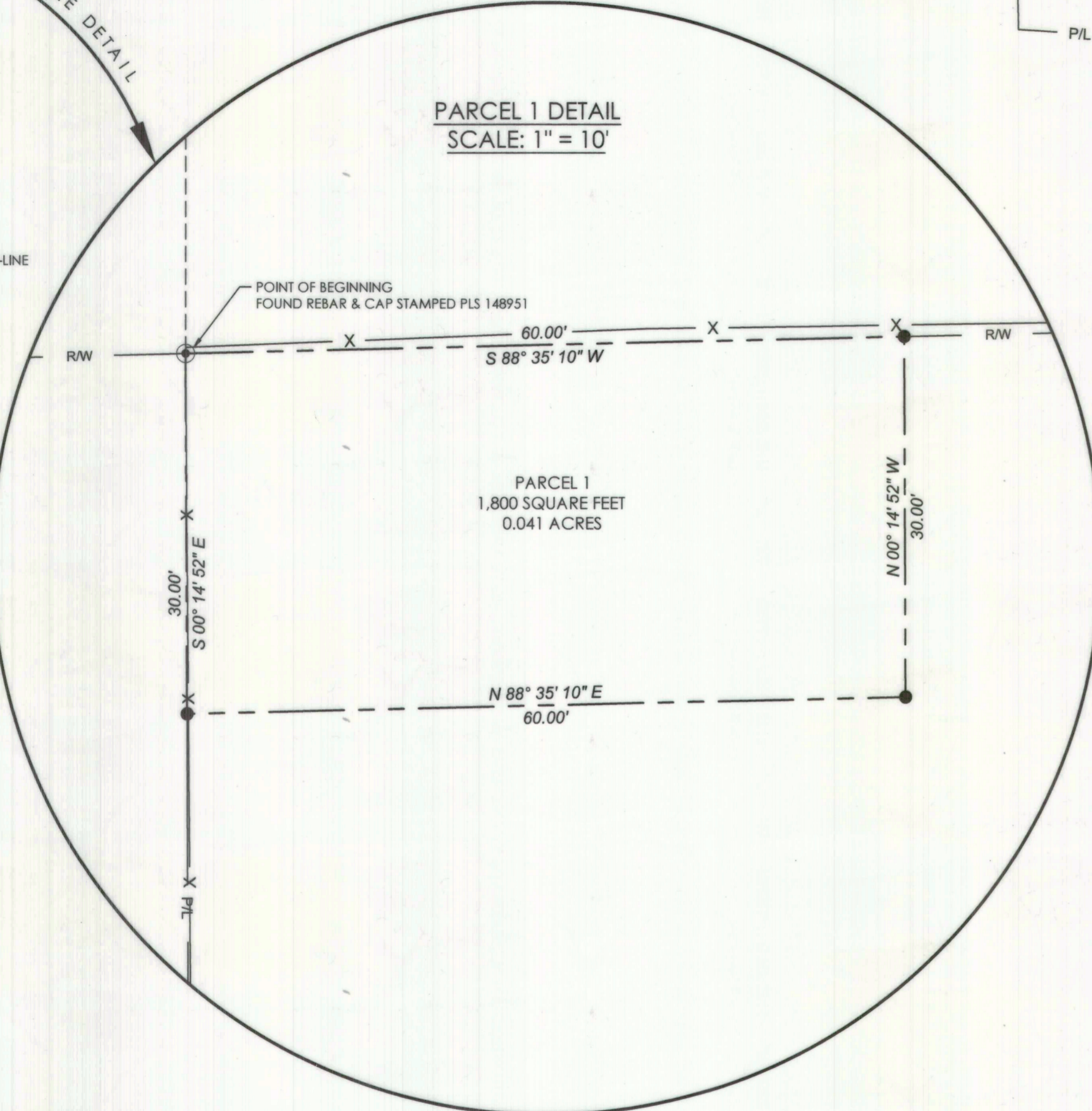
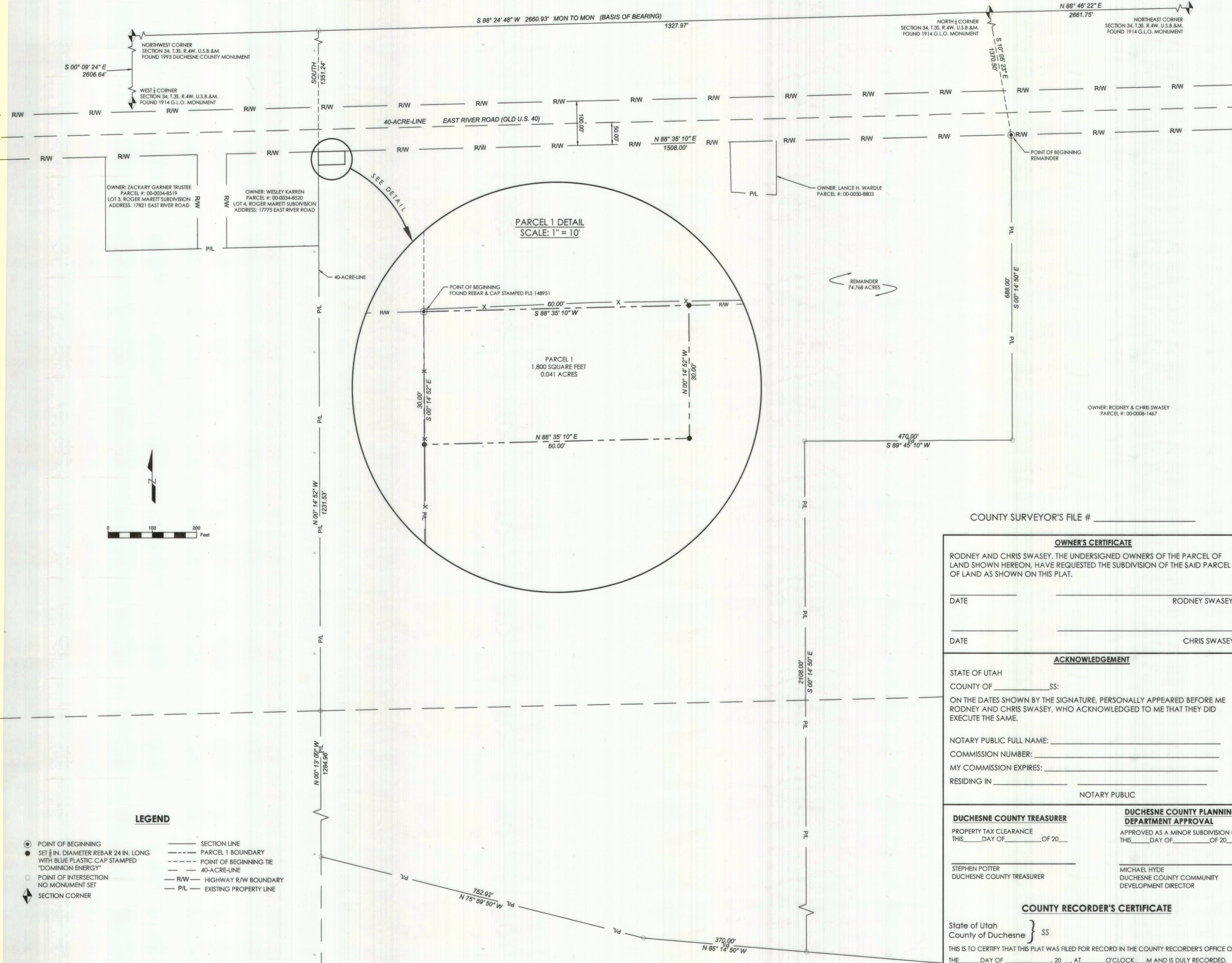
PURPOSE OF SURVEY: TO ESTABLISH THE BOUNDARIES OF PARCEL 1 AS SHOWN ON THIS PLAT TO FACILITATE THE TRANSFER OF OWNERSHIP TO DOMINION ENERGY
BASIS OF BEARING: SOUTH 88° 24' 48" WEST 2660.93 FEET BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 34, T.3S. R.4W. U.S.B.&M.
DOCUMENTS REFERENCED:
1. ROGER MARETT SUBDIVISION, ENTRY 382337
2. PATENT TO JOHN W. PICKERING, ENTRY 22741
3. PATENT TO FANNIE MEDARIS, ENTRY 18907
4. WARRANTY DEED TO RODNEY AND CHRIS SWASEY, ENTRY 301026
5. PROPERTY SURVEY FOR ROGER MARETT PERFORMED BY JERRY D. ALLRED, FILE # 1858
THE SECTION BREAKDOWN IN DOCUMENT #5 WAS HONORED FOR THIS SURVEY BECAUSE IT MATCHES THE FOUND MONUMENTS AND EXISTING OCCUPATION LINES. THE RECORD DESCRIPTION FOR THE PARENT PARCEL (DOCUMENT #4) DOES NOT INCLUDE BOUNDS TO SUBDIVISION LINES NOR DOES IT CLOSE, HOWEVER THE CHAIN OF TITLE REFERENCED ABOVE DEMONSTRATES THAT THE WESTERLY BOUNDARY IS THE 40-ACRE-LINE AND THE NORTHERLY BOUNDARY IS THE SOUTHERLY LINE OF OLD U.S. 40. THE MINOR SUBDIVISION BOUNDARIES WERE ESTABLISHED BY HOLDING THE NORTHWEST CORNER (MARKED BY A REBAR AND CAP STAMPED PLS 148951) IN A FIXED POSITION AND ROTATING THE NORTHERLY LINE TO THE SOUTHERLY LINE OF OLD HIGHWAY 40. THE 40-ACRE-LINE WAS HELD AS THE WESTERLY BOUNDARY.

SURVEYOR'S CERTIFICATE

I, GARRETT NEWHART, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12304855 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.
SURVEY DATE: APRIL 29, 2021
SCALE: 1" = 100'



Dominion Energy
DOMINION ENERGY UTAH
1140 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84104



- LEGEND**
- POINT OF BEGINNING
 - SET 1/2 IN. DIAMETER REBAR 24 IN. LONG WITH BLUE PLASTIC CAP STAMPED "DOMINION ENERGY"
 - POINT OF INTERSECTION NO MONUMENT SET
 - ▲ SECTION CORNER
 - SECTION LINE
 - PARCEL 1 BOUNDARY
 - - - - POINT OF BEGINNING TIE
 - 40-ACRE-LINE
 - R/W HIGHWAY R/W BOUNDARY
 - P/L EXISTING PROPERTY LINE

OWNER'S CERTIFICATE

RODNEY AND CHRIS SWASEY, THE UNDERSIGNED OWNERS OF THE PARCEL OF LAND SHOWN HEREON, HAVE REQUESTED THE SUBDIVISION OF THE SAID PARCEL OF LAND AS SHOWN ON THIS PLAT.

DATE _____ RODNEY SWASEY

DATE _____ CHRIS SWASEY

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ SS:

ON THE DATES SHOWN BY THE SIGNATURE, PERSONALLY APPEARED BEFORE ME RODNEY AND CHRIS SWASEY, WHO ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____
NOTARY PUBLIC

DUCHESE COUNTY TREASURER
PROPERTY TAX CLEARANCE THIS _____ DAY OF _____ OF 20__

STEPHEN POTTER
DUCHESE COUNTY TREASURER

DUCHESE COUNTY PLANNING DEPARTMENT APPROVAL
APPROVED AS A MINOR SUBDIVISION ON THIS _____ DAY OF _____ OF 20__

MICHAEL HYDE
DUCHESE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S CERTIFICATE

State of Utah }
County of Duchesne } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20__, AT _____ O'CLOCK _____ M AND IS DULY RECORDED.

FILING NO. _____
COUNTY RECORDER

COUNTY SURVEYOR'S FILE # _____