



RECORD OF SURVEY FOR A MINOR SUBDIVISION LOT SPLIT FOR  
**CHET STEVENS**  
 SE 1/4 SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
 UTAH SPECIAL BASE AND MERIDIAN  
 ROOSEVELT CITY, UTAH

**ORIGINAL DESCRIPTION**

Entry # 482262  
 Beginning on the South line of Section 17, Township 2 South, Range 1 West, Utah Special Base and Meridian, at a point North 89°28'35" West 238.00 feet from the Southeast Corner of said Section 17, and running thence North 89°28'35" West along said South line 200.00 feet; thence North 218.00 feet; thence South 89°28'35" East 200.00 feet; thence South 218.00 feet to the point of beginning.  
 EXCEPT: A parcel of land in fee for the reconstruction and widening of an existing Roosevelt City 200 North Street, and Duchesne County Route 1584 known as Project No. 1584, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 17, Township 2 South, Range 1 West, USBM. The boundaries of said parcel of land are described as follows: Beginning at the Southeast Corner of said entire tract, at a point 438.00 feet North 89°28'35" West (Deed North 89°23'35" West) along the Section line from the Southeast Corner of said Section 17, and running thence North 89°28'35" West 8.69 feet, more or less; thence North 0°08'29" East 33.34 feet to a point 33.11 feet perpendicular distant Northerly from the center line of said project, opposite approximate Engineers Station 9740721; thence South 89°29'28" East 8.60 feet; thence South 33.35 feet, more or less, to the point of beginning.  
 EXCEPT: A parcel of land in fee for the reconstruction and widening of an existing Roosevelt City 200 North Street, and Duchesne County Route 1584 known as Project No. 1584, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 17, Township 2 South, Range 1 West, USBM. The boundaries of said parcel of land are described as follows: Beginning at the Southeast Corner of said entire tract, at a point 238.00 feet North 89°28'35" West (Deed North 89°23'35" West) along the Section line from the Southeast Corner of said Section 17, and running thence North 89°28'35" West 200.00 feet, more or less, along the Southerly boundary line to the Westerly boundary line of said entire tract; thence North 33.35 feet to a point 33.08 feet perpendicular distant Northerly from the center line of said project, opposite approximate Engineers Station 9741578; thence South 89°29'28" East 200.00 feet, more or less, to the Easterly boundary line of said entire tract; thence South 33.40 feet, along said Easterly boundary line to the point of beginning.

**SURVEYOR'S CERTIFICATE**

I, Jerry D. Allred, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 148951 as prescribed by the laws of the State of Utah. I further certify that this plat and its computations were prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.

JERRY D. ALLRED, PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 148951 (UTAH)

**SURVEYED DESCRIPTION OF PARCEL A**

Commencing at the Southeast Corner of Section 17, Township 2 South, Range 1 West of the Utah Special Base and Meridian; thence North 89°28'35" West 337.00 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section; thence North 00°22'35" West 33.38 feet parallel with the East line of said aliquot part to the TRUE POINT OF BEGINNING; thence North 89°51'41" West 108.00 feet along the North right-of-way line of 200 North Street to the East line of GRAYHAWK RIDGE SUBDIVISION; thence North 00°22'35" West 184.62 feet along said subdivision line to the Southeast Corner of Lot 20, said subdivision; thence South 89°29'28" East 184.62 feet along said subdivision line; thence South 00°22'35" East 184.62 feet parallel with said East line of said aliquot part to the TRUE POINT OF BEGINNING, containing 0.458 acres.

**SURVEYED DESCRIPTION OF PARCEL B**

Commencing at the Southeast Corner of Section 17, Township 2 South, Range 1 West of the Utah Special Base and Meridian; thence North 89°28'35" West 238.00 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section; thence North 00°22'35" West 33.40 feet parallel with the East line of said aliquot part to the TRUE POINT OF BEGINNING; thence North 89°51'41" West 99.00 feet along the North right-of-way line of 200 North Street; thence North 00°22'35" West 184.62 feet parallel with said East line; thence South 89°29'28" East 99.00 feet parallel with said South line; thence South 00°22'35" East 184.60 feet to the TRUE POINT OF BEGINNING, containing 0.420 acres.

**OWNER'S CERTIFICATE**

We, CHET D. STEVENS and A. MICHELLE STEVENS, the undersigned, owners of the parcels of land shown hereon, having caused the same to be subdivided into the parcels as shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures: Chet D. Stevens, A. Michelle Stevens  
 Date Acknowledged: 11/16/2022  
 Notary's Initials: DW

**ACKNOWLEDGMENT**

State of Utah }  
 County of Duchesne } SS

On the dates shown by each signature, personally appeared before me CHET D. STEVENS and A. MICHELLE STEVENS, the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires July 29, 2025

DANNIE WHEELER  
 Notary Public

DUCHESNE COUNTY TREASURER  
 PROPERTY TAX CLEARANCE  
 THIS 18th DAY OF November, 2022  
 Mindy Clegg, Deputy Treasurer  
 STEPHEN PETER  
 DUCHESNE COUNTY TREASURER

**CITY PLANNING COMMISSION APPROVAL**

APPROVED THIS 5th DAY OF October, 2022, BY THE ROOSEVELT CITY PLANNING COMMISSION.

Heaven B. Timmer  
 CHAIRPERSON

**CITY COUNCIL APPROVAL AND ACCEPTANCE**

APPROVED AND ACCEPTED THIS 18th DAY OF October, 2022, BY THE ROOSEVELT CITY COUNCIL.

Shauna Anderson  
 ATTEST, CLERK

Mayor

**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 18th DAY OF November, 2022, AT 8:44 O'CLOCK A.M. AND IS DULY RECORDED.

FILE NO. 562748

Dustin M. Deery, Deputy Recorder  
 COUNTY RECORDER

COUNTY SURVEYOR FILE NO.  
 JERRY D. ALLRED & ASSOCIATES, INC.  
 SURVEYING CONSULTANTS  
 1235 NORTH 700 EAST—P.O. BOX 975  
 DUCHESNE, UTAH 84021  
 (435) 738-5352

15 NOV 2022 22-100-109

**LEGEND, NOTES, AND NARRATIVE**

This survey was performed using global positioning system (G.P.S.) equipment and procedures using the Utah G.P.S. Virtual Reference Station Control Network maintained and operated by the Utah Geospatial Resource Center. The basis of bearings is geodetic north derived from G.P.S. observations at the section corner common to Sections 15, 16, 21, and 22, T2S, R1W, Utah Special Base and Meridian.

- LEGEND, NOTES, AND NARRATIVE**
- FOUND OR SET SECTION CORNER AS NOTED ON PLAT
  - ◻ FOUND OR SET QUARTER CORNER AS NOTED ON PLAT
  - ◇ FOUND OR SET 1/16 CORNER AS NOTED ON PLAT
  - FOUND MONUMENT SET BY OTHERS
  - SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "ALLRED SURVEY"
  - ▼ 8" SPIKES WITH "WHISKERS" SET ON LINE
  - FENCE CORNER
  - x- EXISTING FENCE
  - MAG SPIKE AND WASHER

EXISTING FENCE ON GRAYHAWK RIDGE SUBDIVISION LINE AND BEING USED AS BOUNDARY FENCE ACCEPTED BY THIS SURVEY AS THE COMMON BOUNDARY BETWEEN STEVENS AND GRAYHAWK RIDGE SUBDIVISION

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHET STEVENS FOR THE PURPOSE OF DIVIDING HIS PROPERTY INTO THE TWO PARCELS SHOWN ON THIS PLAT. A SEARCH WAS MADE FOR THE MONUMENTS MARKING THE PUBLIC LAND SURVEY SYSTEM CORNERS AND THE RESULTS ARE NOTED ON THE PLAT AND THEY WERE USED TO CONTROL THE SURVEY. THE BOUNDARY LINES ASSOCIATED WITH THE LOTS IN GRAYHAWK RIDGE SUBDIVISION WERE PLOTTED FROM THE DATA ON THE ORIGINAL SUBDIVISION PLAT AND ROTATED TO ALIGN WITH THE BASIS OF BEARINGS OF THIS SURVEY. THE PARCELS WERE THEN DIVIDED AS SHOWN HEREON.