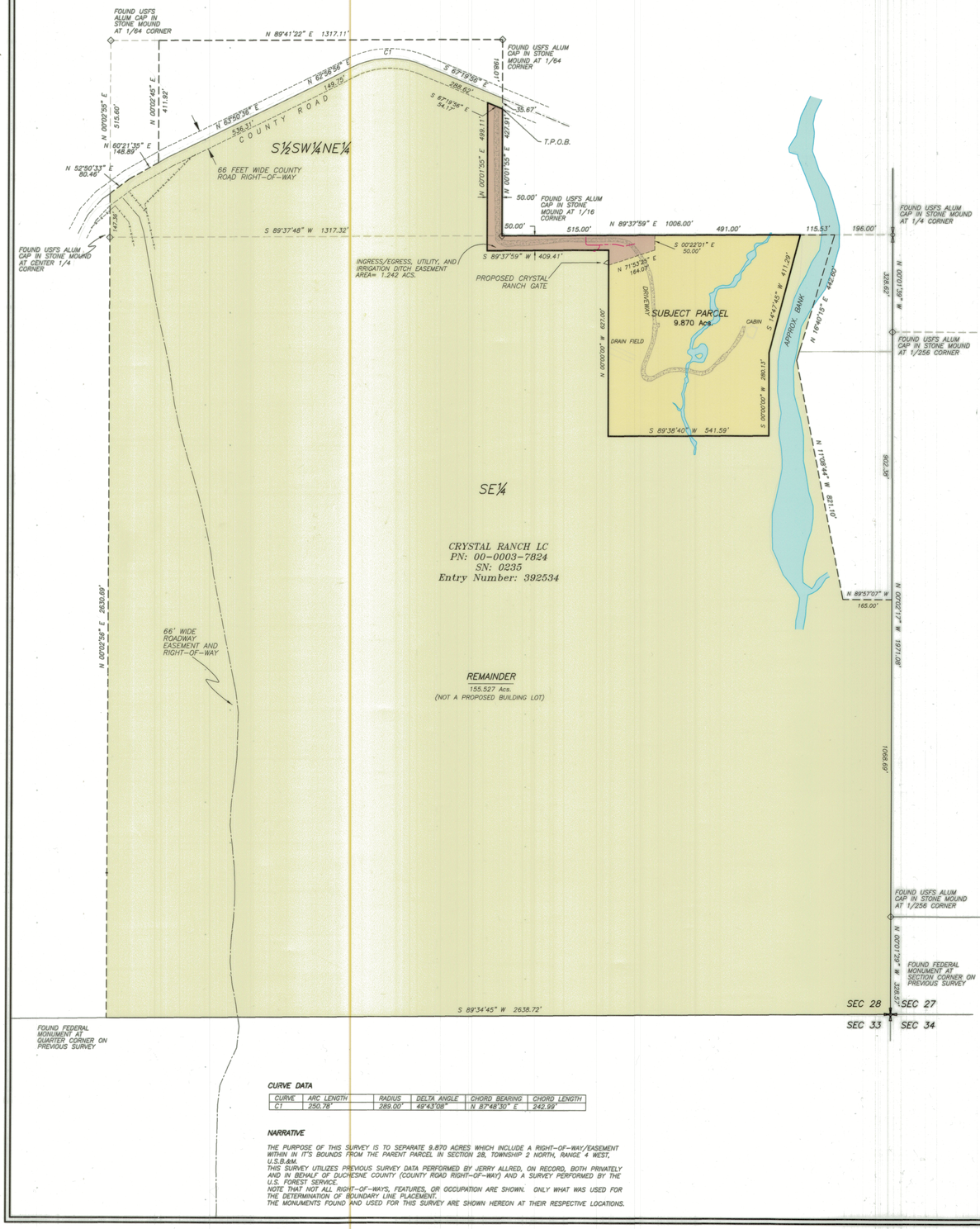
MINOR SUBDIVISION AND RECORD OF SURVEY FOR
CRYSTAL RANCH

SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	250.78'	289.00'	49°43'08"	N 87°48'30" E	242.99'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SEPARATE 9.870 ACRES WHICH INCLUDE A RIGHT-OF-WAY/EASEMENT WITHIN IN IT'S BOUNDS FROM THE PARENT PARCEL IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 WEST, U.S.B.&M.
THIS SURVEY UTILIZES PREVIOUS SURVEY DATA PERFORMED BY JERRY ALLRED, ON RECORD, BOTH PRIVATELY AND IN BEHALF OF DUCHESNE COUNTY (COUNTY ROAD RIGHT-OF-WAY) AND A SURVEY PERFORMED BY THE U.S. FOREST SERVICE.
NOTE THAT NOT ALL RIGHT-OF-WAYS, FEATURES, OR OCCUPATION ARE SHOWN. ONLY WHAT WAS USED FOR THE DETERMINATION OF BOUNDARY LINE PLACEMENT.
THE MONUMENTS FOUND AND USED FOR THIS SURVEY ARE SHOWN HEREON AT THEIR RESPECTIVE LOCATIONS.

ORIGINAL DESCRIPTION AS PER:

Entry # 392534
TOWNSHIP 2 NORTH, RANGE 4 WEST, UINTAH SPECIAL MERIDIAN
Section 28: The Southwest Quarter of the Southeast Quarter; The South Half of the Southwest Quarter of the Northeast Quarter; The North Half of the Southeast Quarter; The Southeast Quarter of the Southeast Quarter.
EXCEPT: Beginning at the East Quarter corner of Section 28, Township 2 North, Range 4 West, Uintah Special Base and Meridian, thence South 0°35' West 1231 feet along the East Section Line of Section 28, Township 2 North, Range 4 West; thence North 89°20' West 165.0 feet; thence North 10°33' West 821.1 feet; thence North 17°17' East 444.0 feet; thence South 89°25' East 196.0 feet to the point of beginning.
EXCEPT: Commencing at the South Quarter Corner of Section 28, Township 2 North, Range 4 West of the Uintah Special Base and Meridian; thence North 00°03'30" East 900.00 feet along the West line of the Southeast Quarter of said Section to the True Point of Beginning; thence North 00°03'30" East 900.00 feet along said West line; thence North 90°00'00" East 1936.00 feet; thence South 00°03'30" West 900.00 feet parallel with said West line; thence North 90°00'00" West 1936.00 feet to the True Point of Beginning. (Parcel 1)
EXCEPT: Beginning at the South Quarter Corner of Section 28, Township 2 North, Range 4 West of the Uintah Special Base and Meridian; thence North 00°03'30" East 00. 00 feet along the West line of the Southeast Quarter of said Section; thence North 90°00'00" East 1936.00 feet; thence South 00°03'30" West 900.00 feet parallel with said West line; thence North 90°00'00" West 1936.00 feet to the True Point of Beginning. (Parcel 2)

OWNER'S CERTIFICATE

We, DAVID J. LUDLOW, MANAGER, and MARK KEVIN LUDLOW, MEMBER OF CRYSTAL RANCH LC, 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	Date Acknowledged to Notary	Notary's Initials
DAVID J. LUDLOW, MANAGER OF CRYSTAL RANCH LC	3-14-25	SRR
MARK KEVIN LUDLOW MEMBER OF CRYSTAL RANCH LC	3-14-25	SRR

ACKNOWLEDGMENT

State of Utah } SS
County of Duchesne }

On the dates shown by each signature, personally appeared before me DAVID J. LUDLOW, MANAGER OF CRYSTAL RANCH LC, the signer of the above certificate who duly acknowledged to me that he did execute same.

My commission expires 2/21/27 Notary Public Scott Rasmussen

NOTARY PUBLIC
SCOTT RASMUSSEN
Commission No. 729519
Commission Expires
FEBRUARY 21, 2027
STATE OF UTAH

State of Utah } SS
County of Duchesne }

On the dates shown by each signature, personally appeared before me MARK KEVIN LUDLOW, MEMBER OF CRYSTAL RANCH LC the signer of the above certificate who duly acknowledged to me that he did execute same.

My commission expires 2/21/27 Notary Public Scott Rasmussen

NOTARY PUBLIC
SCOTT RASMUSSEN
Commission No. 729519
Commission Expires
FEBRUARY 21, 2027
STATE OF UTAH

LEGEND

- 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
- SET 5/8"X24" REBAR WITH PLASTIC CAP STAMPED "ALLRED SURVEY"
- FOUND MONUMENT SET BY PREVIOUS SURVEYS
- MAG SPIKE AND WASHER
- 8" SPIKES WITH "WHISKERS" SET ON LINE
- SECTION LINE
- QUARTER SEC LINE
- RIGHT-OF-WAY LINE/EASEMENT
- POWER LINE
- POWER POLE
- EXISTING GRAVEL ROAD
- EXISTING FENCE
- FENCE CORNER

NORTH
SCALE:1"=200'
0' 200' 400'

SUBJECT PARCEL

Commencing at the Northeast Corner of the S1/2 of the SW1/4 of the NE1/4 of Section 28, Township 2 North, Range 4 West, Uintah Special Base and Meridian;
Thence South 00°01'55" West 233.67 feet along the East line of said aliquot part to the TRUE POINT OF BEGINNING;
Thence South 00°01'55" West 427.91 feet along said East line to the Southeast Corner of said aliquot part;
Thence North 89°37'59" East 1006.00 feet along the North line of the SE1/4;
Thence South 14°47'45" West 411.29 feet;
Thence South 00°00'00" West 280.13 feet;
Thence South 89°38'40" West 541.59 feet;
Thence North 00°00'00" West 627.00 feet;
Thence South 89°37'59" West 409.41 feet parallel with said North line;
Thence North 00°01'55" East 499.11 feet parallel with said East line to the South line of the County Road right-of-way;
Thence South 67°19'56" East 54.17 feet along said right-of-way to the TRUE POINT OF BEGINNING, containing 9.870 acres.
SUBJECT TO AN INGRESS/EGRESS, UTILITY, AND IRRIGATION DITCH EASEMENT described as follows;
Commencing at said Northeast Corner of the S1/2 of the SW1/4 of the NE1/4 of said Section 28;
Thence South 00°01'55" West 233.67 feet along the East line of said aliquot part to the TRUE POINT OF BEGINNING;
Thence South 00°01'55" West 427.91 feet along said East line to the Southeast Corner of said aliquot part;
Thence North 89°37'59" East 515.00 feet along the North line of the SE1/4;
Thence South 00°22'01" East 50.00 feet;
Thence South 71°53'25" West 164.07 feet;
Thence North 00°00'00" West 50.00 feet;
Thence South 89°37'59" West 409.41 feet feet parallel with said North line;
Thence North 00°01'55" East 498.11 feet parallel with said East line to the South line of the County Road right-of-way;
Thence South 67°19'56" East 54.17 feet along said right-of-way to the TRUE POINT OF BEGINNING, containing 1.242 acres.

REMAINDER

Beginning at the Center 1/4 Corner of Section 28, Township 2 North, Range 4 West, Uintah Special Base and Meridian;
Thence North 00°02'55" East 147.36 feet along the Center Section line to the centerline of a County Road;
Thence along said Centerline the following 5 courses;
North 52°50'33" East 80.46 feet;
North 60°21'35" East 148.89 feet;
North 63°50'36" East 536.31 feet;
North 62°56'56" East 149.75 feet;
Thence along a curve to the right with an arc length of 250.78', and a radius of 289.00', having a chord of North 87°48'30" East 242.99 feet;
South 67°19'56" East 288.82 feet to the East line of the S1/2 of the SW1/4 of the NE1/4 of said Section 28;
Thence South 00°01'55" West 35.67 feet along said East line of said S1/2;
Thence North 67°19'56" West 54.17 feet parallel with said county road centerline;
Thence South 00°01'55" West 499.11 feet parallel with the East line of said S1/2;
Thence North 89°37'59" East 409.41 feet parallel with the North line of the SE1/4 of said section;
Thence South 00°00'00" East 627.00 feet;
Thence North 89°38'40" East 541.59 feet;
Thence North 00°00'00" East 280.13 feet;
Thence North 14°47'45" East 411.29 feet to said North line of said SE1/4;
Thence North 89°37'59" East 115.53 feet along said North line of said SE1/4;
Thence South 16°40'15" West 442.60 feet;
Thence South 11°08'44" East 821.10 feet;
Thence South 89°57'07" East 165.00 feet to the East line of said SE1/4;
Thence South 00°02'17" East 1068.69 feet to the Northeast Corner of the S1/2 of the SE1/4 of the SE1/4 of the SE1/4 of said section;
Thence South 00°01'29" East 328.57 feet to the Southeast Corner of said section;
Thence South 89°34'45" West 2638.72 feet to the South 1/4 Corner of said section;
Thence North 00°02'56" East 2630.69 feet to the POINT OF BEGINNING, containing 155.527 acres.
TOGETHER WITH AN INGRESS/EGRESS, UTILITY, AND IRRIGATION DITCH EASEMENT described as follows;
Commencing at said Northeast Corner of the S1/2 of the SW1/4 of the NE1/4 of said Section 28;
Thence South 00°01'55" West 233.67 feet along the East line of said aliquot part to the TRUE POINT OF BEGINNING;
Thence South 00°01'55" West 427.91 feet along said East line to the Southeast Corner of said aliquot part;
Thence North 89°37'59" East 515.00 feet along the North line of the SE1/4;
Thence South 00°22'01" East 50.00 feet;
Thence South 71°53'25" West 164.07 feet;
Thence North 00°00'00" West 50.00 feet;
Thence South 89°37'59" West 409.41 feet feet parallel with said North line;
Thence North 00°01'55" East 499.11 feet parallel with said East line to the South line of the County Road right-of-way;
Thence South 67°19'56" East 54.17 feet along said right-of-way to the TRUE POINT OF BEGINNING, containing 1.242 acres.

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS 9th DAY OF April OF 2025
Minor Clegg, Deputy
STEVEN POTTER
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPT. APPROVAL

APPROVED AS A MINOR SUBDIVISION ON
THIS 26th DAY OF December OF 2024.
Michael D. Hyde
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I, D. RYAN ALLRED, DUCHESNE COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE FIELD NOTES AND ELECTRONIC DATA COLLECTOR FILES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY PERSONAL SUPERVISION 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 AND BELIEF.

PROFESSIONAL LAND SURVEYOR
No. 376084
D. RYAN ALLRED
5 AUG, '24
STATE OF UTAH

D. Ryan Allred, Professional Land Surveyor, Certificate No. 376084, (Utah)

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH } SS
COUNTY OF DUCHESNE }

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE 9th DAY OF April, 2025 AT 3:32 O'CLOCK P M, AND IS DULY RECORDED.

ENTRY NO. 585326
Laura Murphy - Deputy
COUNTY RECORDER

COUNTY SURVEYOR FILE NO. 5836

JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST—P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352

2 AUG 2024 23-100-090