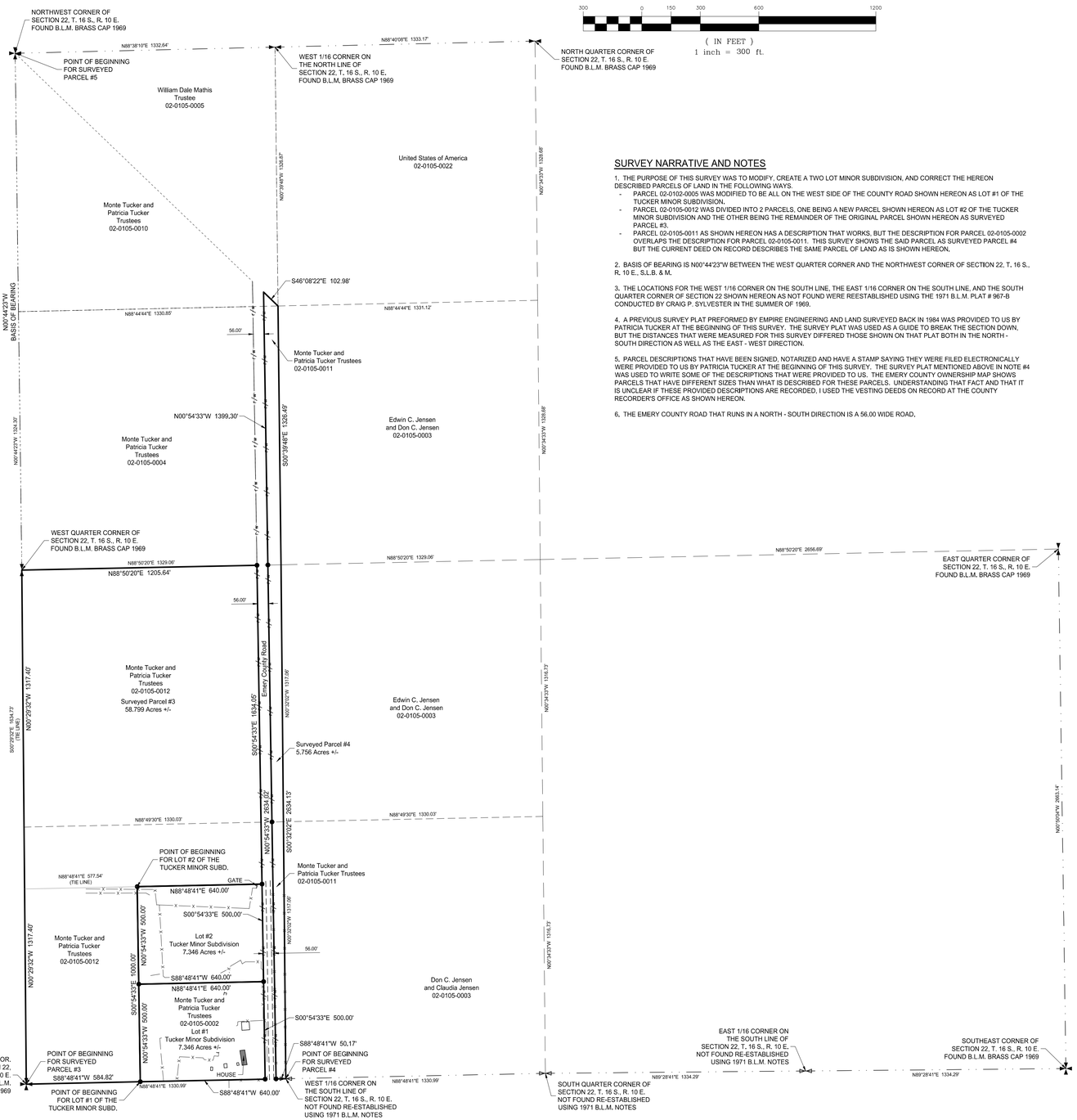
Tucker Minor Subdivision

Located in Section 22, T. 16 S., R. 10 E., S.L.B. & M.
Emery County, Utah
2020



SURVEY NARRATIVE AND NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO MODIFY, CREATE A TWO LOT MINOR SUBDIVISION, AND CORRECT THE HEREON DESCRIBED PARCELS OF LAND IN THE FOLLOWING WAYS.
   - PARCEL 02-0102-0005 WAS MODIFIED TO BE ALL ON THE WEST SIDE OF THE COUNTY ROAD SHOWN HEREON AS LOT #1 OF THE TUCKER MINOR SUBDIVISION.
   - PARCEL 02-0105-0012 WAS DIVIDED INTO 2 PARCELS, ONE BEING A NEW PARCEL SHOWN HEREON AS LOT #2 OF THE TUCKER MINOR SUBDIVISION AND THE OTHER BEING THE REMAINDER OF THE ORIGINAL PARCEL SHOWN HEREON AS SURVEYED PARCEL #3.
   - PARCEL 02-0105-0011 AS SHOWN HEREON HAS A DESCRIPTION THAT WORKS, BUT THE DESCRIPTION FOR PARCEL 02-0105-0002 OVERLAPS THE DESCRIPTION FOR PARCEL 02-0105-0011. THIS SURVEY SHOWS THE SAID PARCEL AS SURVEYED PARCEL #4 BUT THE CURRENT DEED ON RECORD DESCRIBES THE SAME PARCEL OF LAND AS IS SHOWN HEREON.
2. BASIS OF BEARING IS N00°44'23"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 22, T. 16 S., R. 10 E., S.L.B. & M.
3. THE LOCATIONS FOR THE WEST 1/16 CORNER ON THE SOUTH LINE, THE EAST 1/16 CORNER ON THE SOUTH LINE, AND THE SOUTH QUARTER CORNER OF SECTION 22 SHOWN HEREON AS NOT FOUND WERE REESTABLISHED USING THE 1971 B.L.M. PLAT # 967-B CONDUCTED BY CRAIG P. SYLVESTER IN THE SUMMER OF 1969.
4. A PREVIOUS SURVEY PLAT PREFORMED BY EMPIRE ENGINEERING AND LAND SURVEYED BACK IN 1984 WAS PROVIDED TO US BY PATRICIA TUCKER AT THE BEGINNING OF THIS SURVEY. THE SURVEY PLAT WAS USED AS A GUIDE TO BREAK THE SECTION DOWN, BUT THE DISTANCES THAT WERE MEASURED FOR THIS SURVEY DIFFERED THOSE SHOWN ON THAT PLAT BOTH IN THE NORTH - SOUTH DIRECTION AS WELL AS THE EAST - WEST DIRECTION.
5. PARCEL DESCRIPTIONS THAT HAVE BEEN SIGNED, NOTARIZED AND HAVE A STAMP SAYING THEY WERE FILED ELECTRONICALLY WERE PROVIDED TO US BY PATRICIA TUCKER AT THE BEGINNING OF THIS SURVEY. THE SURVEY PLAT MENTIONED ABOVE IN NOTE #4 WAS USED TO WRITE SOME OF THE DESCRIPTIONS THAT WERE PROVIDED TO US. THE EMERY COUNTY OWNERSHIP MAP SHOWS PARCELS THAT HAVE DIFFERENT SIZES THAN WHAT IS DESCRIBED FOR THESE PARCELS. UNDERSTANDING THAT FACT AND THAT IT IS UNCLEAR IF THESE PROVIDED DESCRIPTIONS ARE RECORDED, I USED THE VESTING DEEDS ON RECORD AT THE COUNTY RECORDER'S OFFICE AS SHOWN HEREON.
6. THE EMERY COUNTY ROAD THAT RUNS IN A NORTH - SOUTH DIRECTION IS A 56.00 WIDE ROAD.

LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- COUNTY ROAD RIGHT OF WAY LINE
- DEED LINE
- EXISTING FENCE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- NOT FOUND QUARTER SECTION CORNER AS NOTED

DEED DESCRIPTION FOR PARCELS

PARCEL 02-0105-0002

AS FOUND ON A QUIT CLAIM DEED ENTRY NUMBER 407309, PAGE 1 OF 1 IN THE OFFICE OF THE EMERY COUNTY RECORDER'S OFFICE.

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT LIES DUE EAST 660.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE DUE EAST 660.00 FEET; THENCE DUE NORTH 660.00 FEET; THENCE DUE WEST 660.00 FEET; THENCE DUE SOUTH 660.00 FEET TO THE POINT OF BEGINNING.
LESS COUNTY ROAD RIGHT OF WAY.

PARCEL 02-0105-0011

AS FOUND ON A QUIT CLAIM DEED ENTRY NUMBER 407308, PAGE 1 OF 1 IN THE OFFICE OF THE EMERY COUNTY RECORDER'S OFFICE.

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; SAID BEGINNING POINT IS ALSO LOCATED S00°12'36"E 1326.48 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S00°12'36"E 1326.48 FEET; THENCE S00°04'42"E 2634.50 FEET TO THE SOUTH LINE OF SAID SECTION 22; THENCE S89°16'55"W 50.37 FEET ALONG THE SECTION LINE; THENCE N00°27'20"W 4033.97 FEET ALONG THE EAST RIGHT OF WAY BOUNDARY OF A COUNTY ROAD; THENCE S45°40'44"E 103.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.78 ACRES MORE OR LESS.

PARCEL 02-0105-0012

AS FOUND ON A QUIT CLAIM DEED ENTRY NUMBER 407314, PAGE 1 OF 2 IN THE OFFICE OF THE EMERY COUNTY RECORDER'S OFFICE.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N89°16'55"E 1224.82 FEET TO THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE N00°27'20"W 2634.40 FEET ALONG THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S89°17'57"W 1205.63 FEET TO THE WEST ONE QUARTER CORNER OF SAID SECTION 22; THENCE S00°02'19"E 2634.92 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTIONS

LOT #1 DESCRIPTION

LOT #1 OF THE TUCKER MINOR SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N88°48'41"E ALONG THE SOUTH LINE OF SECTION 22, T. 16 S., R. 10 E., S.L.B. & M., 584.82 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N00°54'33"W 500.00 FEET; THENCE N88°48'41"E 640.00 FEET TO THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S00°54'33"E ALONG SAID WEST RIGHT OF WAY LINE, 500.00 FEET TO THE SOUTH LINE OF SAID SECTION 22; THENCE S88°48'41"W ALONG THE SOUTH LINE OF SAID SECTION 22, 640.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS N00°44'23"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 22.

CONTAINING 7.346 ACRES, MORE OR LESS.

LOT #2 DESCRIPTION

LOT #2 OF THE TUCKER MINOR SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S00°29'32"E ALONG THE WEST LINE OF SECTION 22, T. 16 S., R. 10 E., S.L.B. & M., 1634.73 FEET AND N88°48'41"E 577.54 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE N88°48'41"E 640.00 FEET TO THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S00°54'33"E ALONG SAID WEST RIGHT OF WAY LINE, 500.00 FEET; THENCE S88°48'41"W 640.00 FEET; THENCE N00°54'33"W 500.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS N00°44'23"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 22.

CONTAINING 7.346 ACRES, MORE OR LESS.

SURVEYED PARCEL #3 - REMAINDER DESCRIPTION OF PARCEL 02-0105-0012

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 22, T. 16 S., R. 10 E., S.L.B. & M., THENCE N00°29'32"W ALONG THE WEST LINE OF SAID SECTION 22, 2634.80 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE N88°50'20"E ALONG THE QUARTER SECTION LINE, 1205.64 FEET TO THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S00°54'33"E ALONG SAID WEST RIGHT OF WAY LINE, 1634.05 FEET; THENCE S88°48'41"W 640.00 FEET; THENCE S00°54'33"E 1000.00 FEET TO THE SOUTH LINE OF SAID SECTION 22; THENCE S88°48'41"W ALONG THE SOUTH LINE OF SAID SECTION 22, 584.82 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS N00°44'23"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 22.

CONTAINING 58.799 ACRES, MORE OR LESS.

SURVEYED PARCEL #4 - PARCEL 02-0105-0011

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, T. 16 S., R.10 E., S.L.B. & M.; THENCE S88°48'41"W ALONG THE SOUTH LINE OF SAID SECTION 22, 50.17 FEET TO THE EAST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE N00°54'33"W ALONG SAID EAST RIGHT OF WAY LINE, 4033.32 FEET, MORE OR LESS TO THE SOUTH LINE OF PARCEL 02-0105-0005; THENCE S46°08'22"E ALONG THE SOUTH LINE OF PARCEL 02-0105-0005, 102.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE S00°39'48"E ALONG THE 40 ACRE LINE, 1326.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S00°32'02"E ALONG THE 40 ACRE LINE, 2634.13 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS N00°44'23"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 22.

CONTAINING 5.756 ACRES, MORE OR LESS.

EMERY COUNTY RECORDER

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.

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

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED PARCELS OF LAND, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED TO BE IN COMPLIANCE WITH THE EMERY COUNTY SUBDIVISION ORDINANCE FOR THE PURPOSES OF LAND CONVEYANCE AND TRANSFER OF OWNERSHIP.

MONTE TUCKER - AS TRUSTEE PATRICIA TUCKER - AS TRUSTEE

OF THE MONTE AND PATRICIA TUCKER REVOCABLE FAMILY TRUST DATED MAY 1, 2014

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF EMERY } S.S.

ON THE _____ DAY OF _____, A.D. 2020 , PERSONALLY APPEARED BEFORE ME, MONTE TUCKER AND PATRICIA TUCKER, AS TRUSTEES OF THE MONTE AND PATRICIA TUCKER REVOCABLE FAMILY TRUST, DATED MAY 1, 2014, THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC

EMERY COUNTY PLANNING AND ZONING ADMINISTRATOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE EMERY COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, A.D. 2020 , AT WHICH TIME THIS MINOR SUBDIVISION WAS ACCEPTED AND APPROVED.

PLANNING AND ZONING ADMINISTRATOR DATE

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF EMERY } S.S.

ON THE _____ DAY OF _____, A.D. 2020 , PERSONALLY APPEARED BEFORE ME, THE SIGNER OF THE FOREGOING APPROVAL, WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC

PREPARED BY:
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SURVEYED BY: G.B.N.	DRAWN BY: T.W.G.	UPDATED: 5/27/2020 PLOTTED: 5/27/2020

Tucker Minor Subdivision

Emery County, Utah
Scale: 1" = 300'