



# FOUR CORNERS SURVEYING

TO CODER

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 21 EAST, SALT LAKE MERIDIAN, SAN JUAN COUNTY, STATE OF UTAH, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 6585 SET AT A SOUTHEAST CORNER OF THE COTTONWOOD ADDITION SUBDIVISION, THE TRUE POINT OF BEGINNING, SAID POINT LYING SOUTH 04 DEGREES 20 MINUTES 58 SECONDS EAST (S 04°20'58" E), A DISTANCE OF 840.00 FEET FROM A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 6585 SET AT A CORNER OF COTTONWOOD ADDITION SUBDIVISION, SAID POINT ALSO LYING SOUTH 02 DEGREES 08 MINUTES 05 SECONDS EAST (S 02°08'05" E), A DISTANCE OF 3394.28 FEET FROM A BLM MONUMENT AT THE NORTHWEST CORNER OF SECTION 25, SAID POINT ALSO LYING SOUTH 36 DEGREES 34 MINUTES 47 SECONDS WEST (S 36°34'47" W), A DISTANCE OF 4224.88 FEET FROM A BLM MONUMENT SET AT THE NORTH QUARTER CORNER OF SECTION 25, SAID POINT ALSO LYING SOUTH 73 DEGREES 33 MINUTES 46 SECONDS WEST (S 73°33'46" W), A DISTANCE OF 2622.85 FEET FROM A BLM MONUMENT SET AT THE CENTER QUARTER CORNER OF SECTION 25, SAID POINT ALSO LYING NORTH 57 DEGREES 45 MINUTES 07 SECONDS WEST (N 57°45'07" W), A DISTANCE OF 1408.82 FEET FROM A BLM MONUMENT SET AT THE INTERSECTION OF THE MEANDER LINE AND THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25; THENCE ALONG COURSE "A" OF THIS DESCRIPTION NORTH 85 DEGREES 39 MINUTES 02 SECONDS EAST (N 85°39'02" E), A DISTANCE OF 523.05 FEET TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 6585; THENCE NORTH 04 DEGREES 20 MINUTES 58 SECONDS WEST (N 04°20'58" W), A DISTANCE OF 271.00 FEET TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 6585 SET IN THE SOUTH BOUNDARY OF PROPERTY OWNED BY FAYE BELLE GAINES; THENCE WESTERLY ALONG SAID SOUTH BOUNDARY SOUTH 85 DEGREES 39 MINUTES 02 SECONDS WEST (S 85°39'02" W), A DISTANCE OF 523.05 FEET TO A EAST BOUNDARY OF COTTONWOOD ADDITION SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST BOUNDARY SOUTH 04 DEGREES 20 MINUTES 58 SECONDS EAST (S 04°20'58" E), A DISTANCE OF 271.00 FEET TO THE POINT OF BEGINNING; AND CONTAINING 3.254 ACRES, MORE OR LESS.

RESERVING FROM WITH THE RIGHT TO GRANT TO OTHERS, AND GRANTING TO THE HEREINABOVE DESCRIBED PARCEL AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG, AND ACROSS A 30 FOOT WIDE STRIP, THE CENTERLINE OF SAID 30 FOOT STRIP BEING COURSE "A" (THE SOUTHERLY LINE) AS HEREINABOVE DESCRIBED.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 BETWEEN THE FOUND BLM MONUMENTS AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 25 HAS A BEARING OF: NORTH 89°59'00" EAST - 2644.22'

