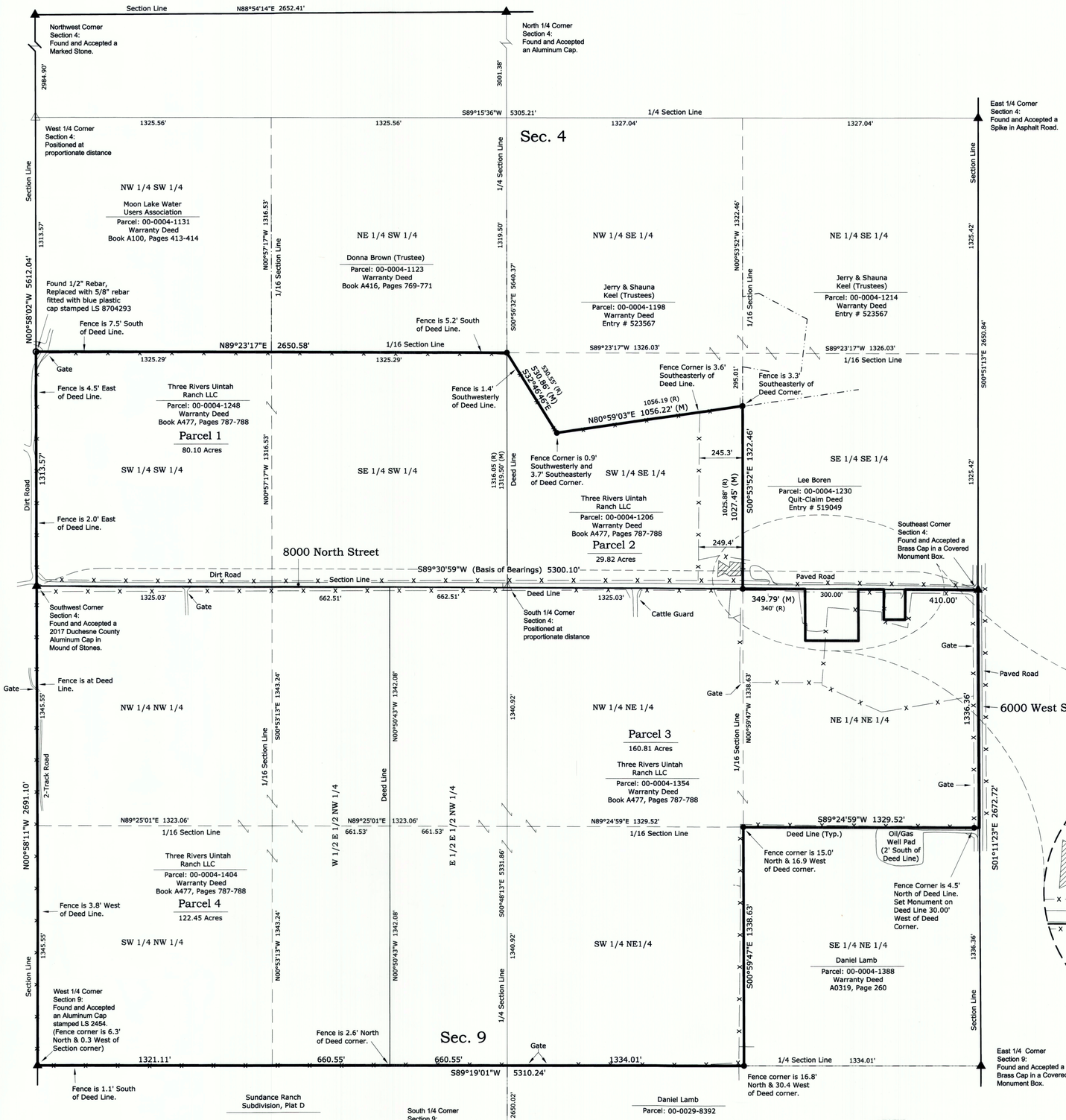
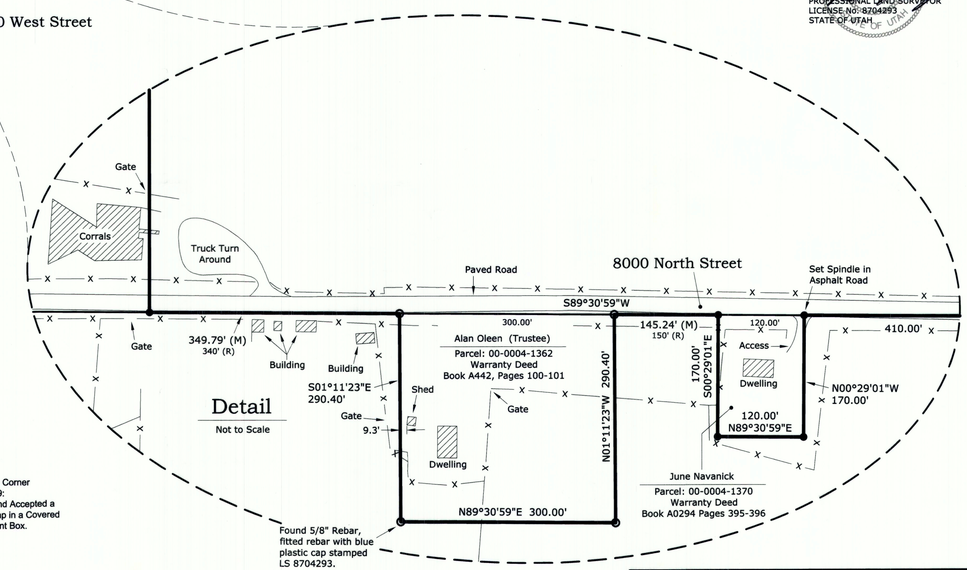
THREE RIVERS UINTAH RANCH, LLC

RECORD OF SURVEY FOR PROPERTY BOUNDARY LOCATION

Located in Sections 4 & 9,
T1S, R2W, U.S.M.
Duchesne County, Utah





CURRENT DESCRIPTION

WARRANTY DEED
BOOK A477, PAGES 787-788

TOWNSHIP 1 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN

SECTION 4

PARCEL 1
SOUTH ONE-HALF SOUTHWEST QUARTER.

PARCEL 2
ALSO, BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SOUTHEAST QUARTER, THENCE NORTH 0°03'44" EAST 1316.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SOUTHEAST QUARTER; THENCE SOUTH 31°49'09" EAST 530.55 FEET; THENCE NORTH 81°53'39" EAST 1056.19 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER SOUTHEAST QUARTER; THENCE SOUTH 0°06'12" WEST 1025.88 FEET; THENCE NORTH 89°29'36" WEST 1325 FEET TO BEGINNING.

SECTION 9

PARCEL 3
WEST ONE-HALF NORTHEAST QUARTER AND EAST ONE-HALF EAST ONE-HALF NORTHWEST QUARTER.
ALSO, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER NORTHEAST QUARTER THENCE EAST 340 FEET; THENCE SOUTH 0°17'38" WEST 290.40 FEET; THENCE SOUTH 89°35'23" EAST 300 FEET; THENCE NORTH 0°17'38" WEST 290.40 FEET; THENCE EAST 150 FEET; THENCE SOUTH 170 FEET; THENCE EAST 120 FEET; THENCE NORTH 170 FEET; THENCE EAST 410 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 1320 FEET; THENCE NORTH 1320 FEET TO BEGINNING.

PARCEL 4
WEST ONE-HALF NORTHWEST QUARTER AND WEST ONE-HALF EAST ONE-HALF NORTHWEST QUARTER.

SURVEYOR'S NARRATIVE

WE WERE ASKED BY BOB NILSEN TO LOCATE THE BOUNDARIES OF THREE RIVERS UINTAH RANCH, LLC PROPERTIES AS SHOWN HERON.

DURING THE PERFORMANCE OF THE SURVEY WE LOCATED A 5/8" REBAR AT AN ANCIENT FENCE NEAR THE SOUTHWEST 1/16TH CORNER OF SECTION 4 (WHICH BEARS N44°34'28"E 1855.51' FROM THE SOUTHWEST CORNER OF SECTION 4). WE COULD NOT LOCATED ANY DATA AS TO THE ORIGIN OF THE REBAR AND DID NOT ACCEPT IT AS A CONTROLLING SURVEY MONUMENT.

THE POSITION OF THE NORTH LINE OF PARCEL: 00-0004-1206 WAS PREVIOUSLY DETERMINED DURING SURVEYS PREFORMED BY JERRY D. ALLRED AND ASSOCIATES (SURVEY PLAT 992 AND 3744 AS FILED WITH THE DUCHESNE COUNTY SURVEYOR'S OFFICE). I HAVE ACCEPTED THE POSITION OF THAT LINE AS SHOWN ON SAID SURVEY PLATS.

MEASURED DISTANCES PERTAINING TO THE OLEEN AND NAVANICK PROPERTIES ARE IN AGREEMENT WITH DEED FOR THOSE PARCELS AND WITH SURVEY #136 AND #2392 AS FILED WITH THE DUCHESNE COUNTY SURVEYOR'S OFFICE.

AS CONTROL FOR THE SURVEY WE USED THE SECTION CORNERS SHOWN HEREON.
REFERENCE MATERIAL FOR THIS SURVEY IS AS FOLLOWS:
- SURVEY PLATS #136, #1561, #1624, #2392 AND #3744 AS FILED WITH THE DUCHESNE COUNTY SURVEYOR'S OFFICE
- G.L.O. PLAT DATED 1904
- OTHER DOCUMENTS AS INDICATED HERON.

TRIMBLE SERIES GPS EQUIPMENT WAS USED IN PERFORMANCE OF THE SURVEY.

BASIS OF BEARINGS FOR THE SURVEY IS THE NORTH LINE OF SECTION 9 WHICH WAS TAKEN FROM SURVEY PLAT #2392 AS FILED WITH THE DUCHESNE COUNTY SURVEYOR'S OFFICE TO BEAR S89°30'59"W.

SURVEYOR'S CERTIFICATE

I BROCK J. SLAUGH, UINTAH COUNTY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE #8704293 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT AND ITS COMPUTATIONS AND FIELD SURVEYS NECESSARY FOR THE DATA COMPILED HEREON WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF FIELD SURVEY: 12/13/2019

12/20/2019

PROFESSIONAL LAND SURVEYOR
LICENSE NO: 8704293
STATE OF UTAH

NOTES:
UTILITIES, EASEMENTS, IMPROVEMENTS AND ENCROACHMENTS NOT SHOWN ON THIS PLAT MAY EXIST.

BOOK AND PAGE REFER TO ITEMS ON FILE WITH THE RECORDER'S OFFICE OF DUCHESNE COUNTY, UTAH.

LEGEND

- ○ = PROPERTY CORNER FOUND. Unless otherwise noted we found a 5/8" rebar fitted with an orange plastic cap stamped LS 148951
- (R) = RECORD
- ▲ = SECTION CORNER LOCATED
- △ = SECTION CORNER LOCATED (Not Monumented)
- (M) = MEASURED
- ● = PROPERTY CORNER SET. Unless otherwise noted we set a 5/8" rebar fitted with a blue plastic cap stamped LS 8704293
- -·-·- = NEIGHBORING DEED LINE
- —x— = FENCE

SURVEYED BY: J.P.W.	TIMBERLINE Engineering & Land Surveying
DRAWN BY: B.J.S.	209 North 300 West • Vernal, Utah
DATE: 12/18/2019	(435) 789-1365
SCALE: 1" = 300'	
FILE:	

County Surveyor's File# 4381