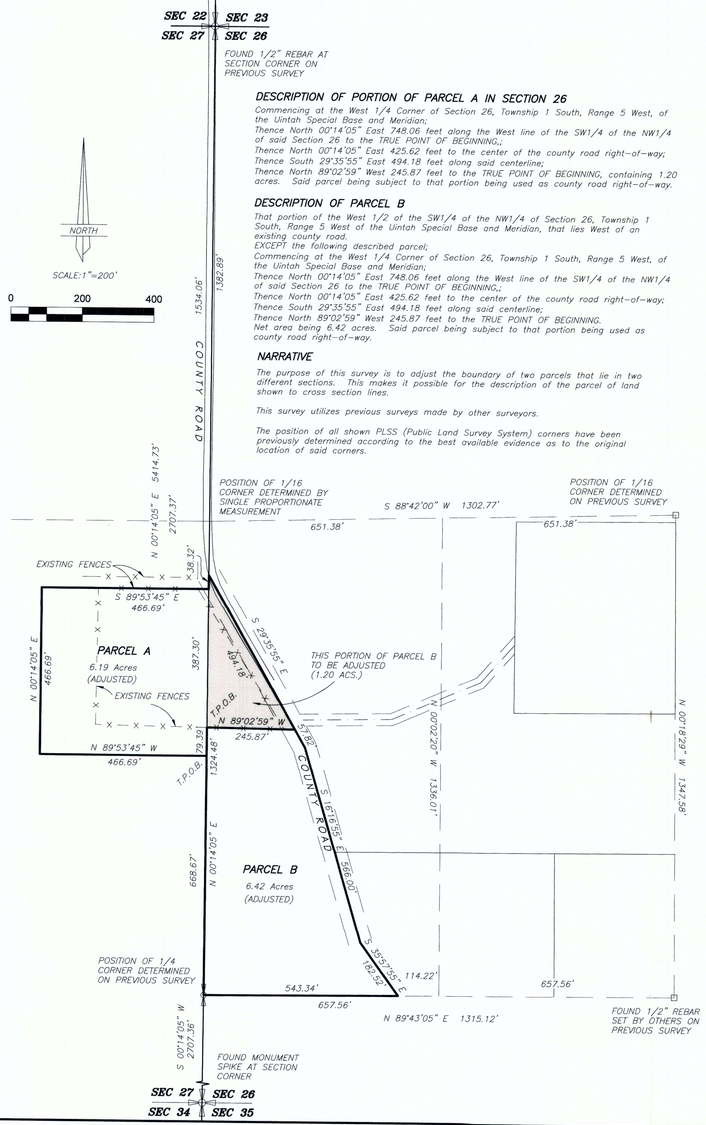
BOUNDARY LINE ADJUSTMENT SURVEY FOR

MATT CHRISTENSEN

SECTIONS 26 & 27, T1S, R5W, U.S.B.&M.

DUCHESNE COUNTY, UTAH



DESCRIPTION OF PORTION OF PARCEL A IN SECTION 26

Commencing at the West 1/4 Corner of Section 26, Township 1 South, Range 5 West, of the Uintah Special Base and Meridian;
Thence North 00°14'05" East 748.06 feet along the West line of the SW1/4 of the NW1/4 of said Section 26 to the TRUE POINT OF BEGINNING,;
Thence North 00°14'05" East 425.62 feet to the center of the county road right-of-way;
Thence South 29°35'55" East 494.18 feet along said centerline;
Thence North 89°02'59" West 245.87 feet to the TRUE POINT OF BEGINNING, containing 1.20 acres. Said parcel being subject to that portion being used as county road right-of-way.

DESCRIPTION OF PARCEL B

That portion of the West 1/2 of the SW1/4 of the NW1/4 of Section 26, Township 1 South, Range 5 West of the Uintah Special Base and Meridian, that lies West of an existing county road.
EXCEPT the following described parcel;
Commencing at the West 1/4 Corner of Section 26, Township 1 South, Range 5 West, of the Uintah Special Base and Meridian;
Thence North 00°14'05" East 748.06 feet along the West line of the SW1/4 of the NW1/4 of said Section 26 to the TRUE POINT OF BEGINNING,;
Thence North 00°14'05" East 425.62 feet to the center of the county road right-of-way;
Thence South 29°35'55" East 494.18 feet along said centerline;
Thence North 89°02'59" West 245.87 feet to the TRUE POINT OF BEGINNING.
Net area being 6.42 acres. Said parcel being subject to that portion being used as county road right-of-way.

NARRATIVE

The purpose of this survey is to adjust the boundary of two parcels that lie in two different sections. This makes it possible for the description of the parcel of land shown to cross section lines.

This survey utilizes previous surveys made by other surveyors.

The position of all shown PLSS (Public Land Survey System) corners have been previously determined according to the best available evidence as to the original location of said corners.

DESCRIPTION OF PARCEL A

Commencing at the West 1/4 Corner of Section 26, Township 1 South, Range 5 West, of the Uintah Special Base and Meridian;
Thence North 00°14'05" East 668.67 feet along the West line of the SW1/4 of the NW1/4 of said Section 26 to the TRUE POINT OF BEGINNING, said point being that same point of beginning in the Special Warranty Deed on pages 659 & 660 of Book A586 of deeds found in the Duchesne County Recorder's office;
Thence North 89°53'45" West (South 86°18'18" West by record) 466.69 feet;
Thence North 00°14'05" East (North 3°33'52" West by record) 466.69 feet to the extension of an existing fence line;
Thence South 89°53'45" East (North 86°18'18" East by record) 466.69 feet along said fence line and extension thereof to said West line of said aliquot part;
Thence North 00°14'05" East 38.32 feet along said West line to the center of the county road right-of-way;
Thence South 29°35'55" East 494.18 feet along said centerline;
Thence North 89°02'59" West 245.87 feet to said West line; Thence South 00°14'05" West 79.39 feet along said West line to the TRUE POINT OF BEGINNING, containing 6.19 acres. Said parcel being subject to that portion being used as county road right-of-way and all other existing easements and rights-of-way.

DESCRIPTION OF PORTION OF PARCEL A IN SECTION 27

Commencing at the East 1/4 Corner of Section 27, Township 1 South, Range 5 West, of the Uintah Special Base and Meridian;
Thence North 00°14'05" East 668.67' feet along the East line of the SE1/4 of the NE1/4 of said Section 27 to the TRUE POINT OF BEGINNING, said point being that same point of beginning in the Special Warranty Deed on pages 659 & 660 of Book A586 of deeds found in the Duchesne County Recorder's office;
Thence North 89°53'45" West (South 86°18'18" West by record) 466.69 feet;
Thence North 00°14'05" East (North 3°33'52" West by record) 466.69 feet to the extension of an existing fence line;
Thence South 89°53'45" East (North 86°18'18" East by record) 466.69 feet along said fence line and extension thereof to said West line of said aliquot part;
Thence South 00°14'05" West (South 3°33'52" East by record) 466.69 feet to the TRUE POINT OF BEGINNING, containing 4.99 acs.

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS_____DAY OF _____ OF 20___

_____
STEPHEN POTTER
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPT. APPROVAL

APPROVED AS A BOUNDARY LINE ADJUSTMENT ON

THIS_____DAY OF _____ OF 20___.

_____
MICHAEL HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

BASIS OF BEARINGS NOTE

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT

The Basis of Bearings for this survey is North 00°14'05" East between the West 1/4 Corner and the NW Section Corner of Section 26.

OWNER'S CERTIFICATE AND BOUNDARY LINE ADJUSTMENT AGREEMENT

We, the undersigned, owners of the parcels of land shown hereon, do hereby change, adjust, place and fix our mutual boundary lines to the positions indicated and described on this plat.

Landowner's Signatures	Print Name	Date Acknowledged to Notary	Notary's Initials

ACKNOWLEDGMENT

State of Utah
County of Duchesne } SS

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

My commission expires _____

_____
Notary Public

SURVEYOR'S CERTIFICATE

I, D. RYAN ALLRED, DUCHESNE COUNTY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 376084 AS PRESCRIBED BY THE STATE OF UTAH. I FURTHER 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
17 SEP 15
STATE OF UTAH

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

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_____ DAY OF _____, 20___, AT _____O'CLOCK ___M, AND IS DULY RECORDED.

FILING NO. _____

_____
COUNTY RECORDER

COUNTY SURVEYOR FILE NO. 3240

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

17 SEP 2015 15-100-034

DRAWING NUMBER

DRAWING NUMBER 3240