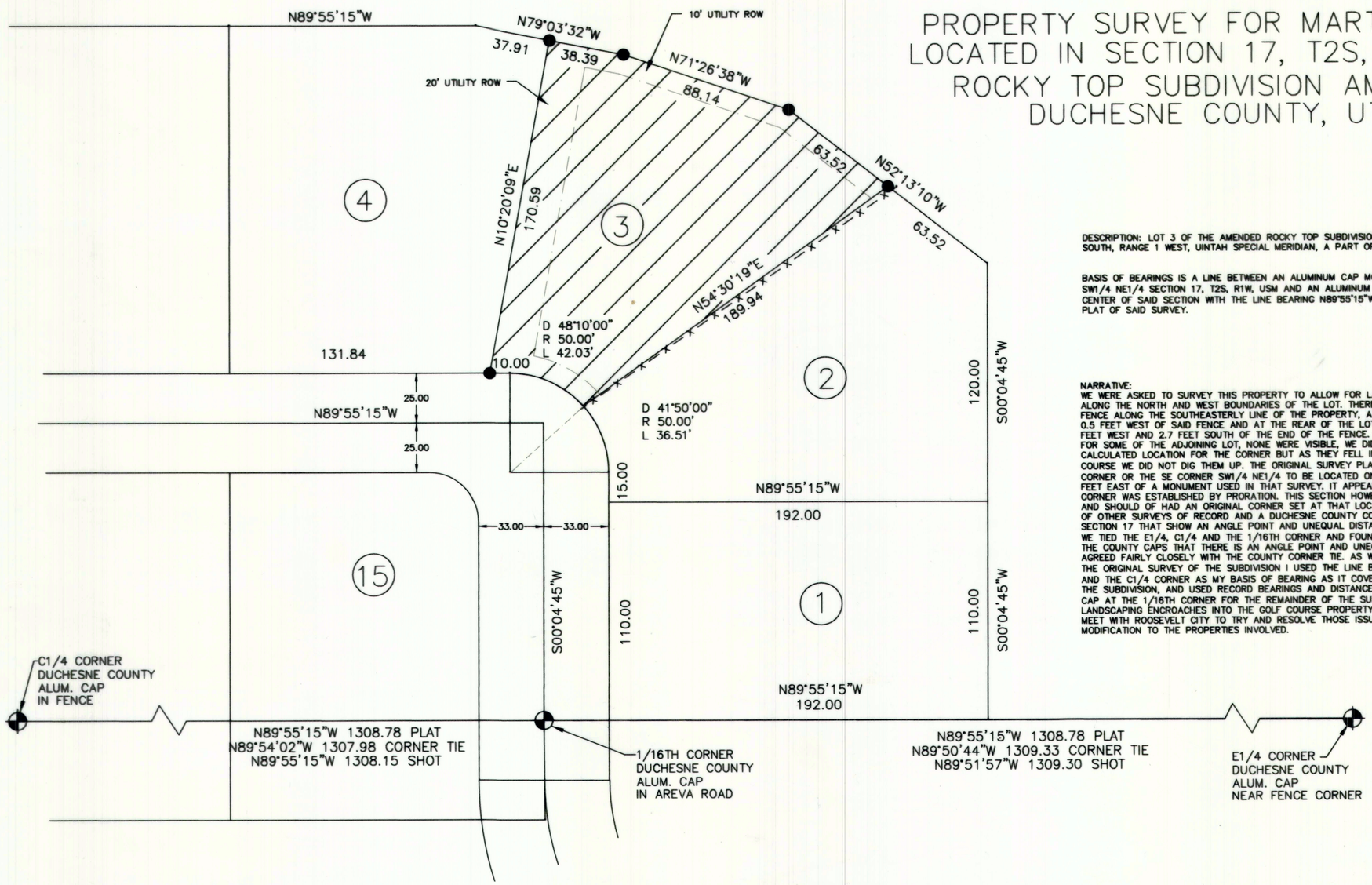
PROPERTY SURVEY FOR MARTIN OLSON LOCATED IN SECTION 17, T2S, R1W, USM ROCKY TOP SUBDIVISION AMENDED DUCHESNE COUNTY, UTAH



DESCRIPTION: LOT 3 OF THE AMENDED ROCKY TOP SUBDIVISION, IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN, A PART OF ROOSEVELT CITY, UTAH

BASIS OF BEARINGS IS A LINE BETWEEN AN ALUMINUM CAP MONUMENT AT THE SE CORNER SW1/4 NE1/4 SECTION 17, T2S, R1W, USM AND AN ALUMINUM CAP MONUMENT AT THE CENTER OF SAID SECTION WITH THE LINE BEARING N89°55'15"W TO AGREE WITH THE OFFICIAL PLAT OF SAID SURVEY.

NARRATIVE:
WE WERE ASKED TO SURVEY THIS PROPERTY TO ALLOW FOR LANDSCAPING AND FENCING ALONG THE NORTH AND WEST BOUNDARIES OF THE LOT. THERE IS A FAIRLY NEW VINYL FENCE ALONG THE SOUTHEASTERLY LINE OF THE PROPERTY, AT THE ROAD WE ARE ABOUT 0.5 FEET WEST OF SAID FENCE AND AT THE REAR OF THE LOT WE ARE APPROXIMATELY 3 FEET WEST AND 2.7 FEET SOUTH OF THE END OF THE FENCE. WE SEARCHED FOR CORNERS FOR SOME OF THE ADJOINING LOT, NONE WERE VISIBLE, WE DID DETECT METAL NEAR THE CALCULATED LOCATION FOR THE CORNER BUT AS THEY FELL IN THE GREENS OF THE GOLF COURSE WE DID NOT DIG THEM UP. THE ORIGINAL SURVEY PLAT SHOWED THE 1/16TH CORNER OR THE SE CORNER SW1/4 NE1/4 TO BE LOCATED ON A STRAIGHT LINE AND 0.88 FEET EAST OF A MONUMENT USED IN THAT SURVEY. IT APPEARS THAT THE CALCULATED CORNER WAS ESTABLISHED BY PRORATION. THIS SECTION HOWEVER IS A THREE MILE SECTION AND SHOULD OF HAD AN ORIGINAL CORNER SET AT THAT LOCATION. WE FOUND A COUPLE OF OTHER SURVEYS OF RECORD AND A DUCHESNE COUNTY CORNER TIE SHEET, P-8 FOR SECTION 17 THAT SHOW AN ANGLE POINT AND UNEQUAL DISTANCES TO ADJOINING CORNERS. WE TIED THE E1/4, C1/4 AND THE 1/16TH CORNER AND FOUND THAT WE AGREE BASED ON THE COUNTY CAPS THAT THERE IS AN ANGLE POINT AND UNEQUAL DISTANCES THERE. WE AGREED FAIRLY CLOSELY WITH THE COUNTY CORNER TIE. AS WE WERE TRYING TO RETRACE THE ORIGINAL SURVEY OF THE SUBDIVISION I USED THE LINE BETWEEN THE 1/16TH CORNER AND THE C1/4 CORNER AS MY BASIS OF BEARING AS IT COVERS THE LARGEST AMOUNT OF THE SUBDIVISION, AND USED RECORD BEARINGS AND DISTANCES BASED FROM THE COUNTY CAP AT THE 1/16TH CORNER FOR THE REMAINDER OF THE SURVEY. PART OF MR. OLSON'S LANDSCAPING ENCROACHES INTO THE GOLF COURSE PROPERTY AND MR. OLSON IS GOING TO MEET WITH ROOSEVELT CITY TO TRY AND RESOLVE THOSE ISSUES, WHICH MAY RESULT IN A MODIFICATION TO THE PROPERTIES INVOLVED.

LEGEND:

SECTION CORNERS USED

PROPERTY CORNERS SET
5/8" REBAR WITH PLASTIC CAP

— x — x — x — FENCE LINE

N

SCALE 1" = 40'

20' 40' 20'

SURVEYORS STATEMENT:
I CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I FURTHER STATE THAT I HAVE CONDUCTED A FIELD SURVEY OF THIS PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ARNELDON T. DAVIS
UTAH PLS 161259

REGISTERED LAND SURVEYOR
PLS 161259
ARNELDON T. DAVIS
STATE OF UTAH

ROCKY MOUNTAIN SURVEYORS, INC.
2745 NORTH 2500 WEST
VERNAL, UTAH 84078
(435)789-6152

CLIENT: MARTIN OLSON
FIELD DATE: 4-30-2015
CREW: ND, ED
DRAWN: ND

County Surveyor's File # 4188

DRAWING NUMBER 4188