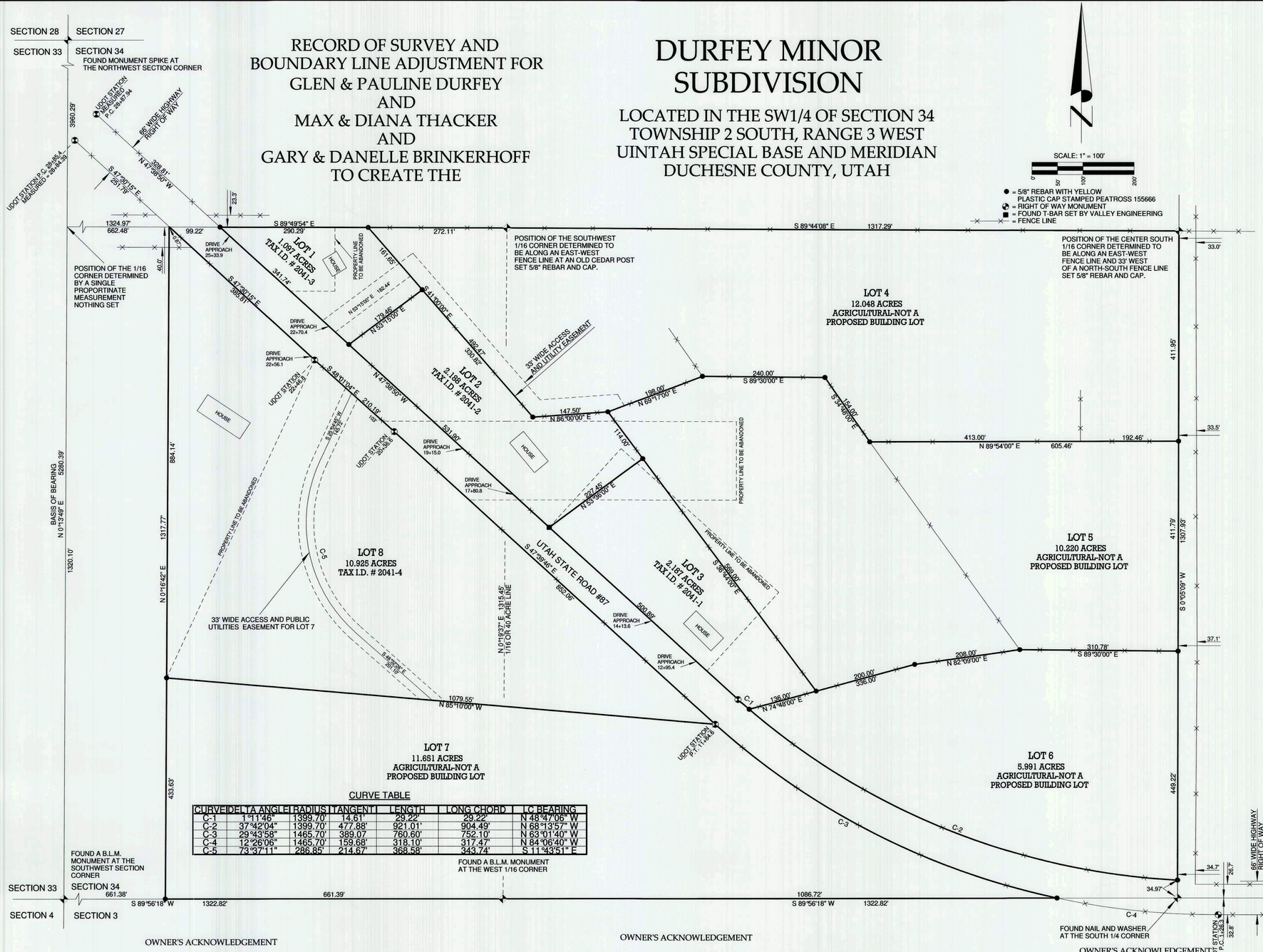
RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT FOR GLEN & PAULINE DURFEY AND MAX & DIANA THACKER AND GARY & DANELLE BRINKERHOFF TO CREATE THE

DURFEY MINOR SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 34 TOWNSHIP 2 SOUTH, RANGE 3 WEST UINTAH SPECIAL BASE AND MERIDIAN DUCHESNE COUNTY, UTAH



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	LONG CHORD	LC BEARING
C-1	1°11'46"	1399.70'	14.61'	29.22'	29.22'	N 48°47'06" W
C-2	37°42'04"	1399.70'	477.88'	921.01'	904.49'	N 68°13'57" W
C-3	29°43'58"	1465.70'	389.07	760.60'	752.10'	N 63°01'40" W
C-4	12°26'06"	1465.70'	159.68'	318.10'	317.47'	N 84°06'40" W
C-5	73°37'11"	286.85'	214.67'	368.58'	343.74'	S 11°43'51" E

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Glen and Pauline Durfey, Max and Diana Thacker, and to Gary and Danelle Brinkerhoff, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat to be known as the Durfey Minor Subdivision:

ORIGINAL PROPERTY DESCRIPTIONS

DURFEY PROPERTY
ACCORDING TO THAT CERTAIN QUITCLAIM DEED RECORDED 22 OCTOBER 2003
AS FOUND BY ENTRY #365364 IN BOOK A408 AT PAGES 466-467

Beginning at a point 379 feet South of the Northwest corner of the Southeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 3 West; thence West 230 feet; thence South along the middle of the Highway at a 45 degree angle 218 feet; thence East 525.8 feet; thence North 154.15 feet; thence West 450 feet to the point of beginning. Tax I.D. # 2041-2
TOWNSHIP 2 SOUTH, RANGE 3 WEST, UINTAH SPECIAL MERIDIAN. Section 34: East half of the Southwest quarter of the Southwest quarter; Southeast quarter of the Southwest quarter; Excepting: Beginning on the East right of way line of State Highway 87, said point being West 959.44 ft and North 455.25 ft from the Southeast corner of the Southwest quarter; th North 47 degrees 37' West 418 ft; th North 42 degrees 23' East 209 ft; th South 47 degrees 37' East 418 ft; th South 42 degrees 23' West 209 ft to point of beginning. Also excepting: Beginning at a point 379 ft South of the Northwest corner of the Southeast Southwest; th West 230 ft South along the middle of the highway at a 45 degree angle 218 ft; th East 525.8 ft; th North 154.15 ft; th West 450 ft to point of beginning. Excepting therefrom the property previously conveyed to the State Road Commission of Utah. Tax I.D. # 2041 & 2041-3

THACKER PROPERTY
ACCORDING TO THAT CERTAIN QUIT-CLAIM DEED RECORDED 26 MARCH 2010
AS FOUND ENTRY #423072 IN BOOK A592 AT PAGE 46

A parcel of land located in the Southwest Quarter of Section 34, Township 2 South, Range 3 West of the Uintah Special Base and Meridian, being further described as follows: Beginning at a point on the East right-of-way line of State Highway 87, said point being at Engineer's Station 12+67.6 of Project No. S-13(2), said point also being West 959.44 feet and North 455.25 feet from the Southeast Corner of said Southwest Quarter as calculated from the Highway Plats of said Project; thence North 47°37' West (All bearings being based on said Highway Plat) along said East right-of-way line 418.00 feet; thence North 42°23' East 209.00 feet; thence South 47°37' East 418.00 feet; thence South 42°23' West 209.00 feet to the point of beginning. Tax I.D. # 2041-1

BRINKERHOFF PROPERTY
ACCORDING TO THAT CERTAIN QUIT-CLAIM DEED RECORDED 2 FEBRUARY 1999
AS FOUND BY ENTRY #332042 IN BOOK A308 AT PAGE 60

TOWNSHIP 2 SOUTH, RANGE 3 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 34: Beginning at a point being South 1°31'49" East a distance of 19.63 feet from the Northwest Corner of the East one-half of the Southwest Quarter of the Southwest Quarter of said Section, said point also being on South right-of-way line of Utah State Road 87; thence South 47°28'35" East a distance of 350.67 feet along said right-of-way line; thence South 23°43' West a distance of 700.92 feet to a point on the West line of said East one-half Southwest Quarter Southwest Quarter; thence North 1°31'49" East a distance of 879.05 feet to the point of beginning. Tax I.D. # 2041-4

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Boundary Line Adjustment Plat to be known as the Durfey Minor Subdivision.
BASIS OF BEARING: North 0°13'49" East from the Southwest Corner to the Northwest Corner of Section 34.
SURVEY FINDINGS: Section 34, Township 2 South, Range 3 West, Uintah Special Base and Meridian, was surveyed in 1882, using the "three mile method", during which the section corners, 1/4 corners, and 1/16th corners or 40 acre corners were set with stone monuments.
NOTE: This survey was performed at the request of Glen Durfey. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____day of_____20____.

Stephen Potter — Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this_____day of_____, 20____, by the Duchesne County Planning Director.

Michael A. Hyde — Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah
County of Duchesne } s.s.

Entry Number_____

Filed for recording at the request of _____ on this_____ day of _____, 20____. Time_____ Book_____ Page(s)_____

Fee: _____

Shelley Brennan — Duchesne County Recorder

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

GLEN R. DURFEY, TRUSTEE OF THE GLEN R.DURFEY AND PAULINE A. DURFEY FAMILY LIVING TRUST

PAULINE A. DURFEY, TRUSTEE OF THE GLEN R. DURFEY AND PAULINE A. DURFEY FAMILY LIVING TRUST

ACKNOWLEDGEMENT

State of
County of } s.s

On this _____day of _____, 20_____, personally appeared before me, GLEN R. DURFEY and PAULINE A. DURFEY, TRUSTEES OF THE GLEN R. DURFEY AND PAULINE A. DURFEY FAMILY LIVING TRUST, the signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. — Notary Public

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

MAX THACKER — DIANA THACKER

ACKNOWLEDGEMENT

State of
County of } s.s

On this _____day of _____, 20_____, personally appeared before me, MAX THACKER and DIANA THACKER, the signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. — Notary Public

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

GARY L. BRINKERHOFF — DANELLE BRINKERHOFF

ACKNOWLEDGEMENT

State of
County of } s.s

On this _____day of _____, 20_____, personally appeared before me, GARY L. BRINKERHOFF and DANELLE BRINKERHOFF, the signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. — Notary Public

PROFESSIONAL LAND SURVEYOR
Clinton S. Peatross
No. 155666
6/23/16
STATE OF UTAH

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032
CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 5/17/2016	DATE PLOTTED: Friday 5/27/16
SHEET: 1 OF 1	FILE NAME: GLEN DURFEY	JOB # 1245

County Surveyor's File# 3481