DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER 4165

DRAWING NUMBER

PARCEL I.D. : 00-0034-9821

EXHIBIT "A"

ACCESS ROAD EASEMENT "A" DESCRIPTION

A STRIP OF LAND 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN BOOK A715, PAGE 574 OF SAID SECTION 4, IN DEED TO JOHN R. AND STACEY A. BATEMAN, OFFICIAL RECORDS, DUCHESNE COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 4 WHENCE THE NORTHEAST CORNER OF SAID SECTION 4 BEARS N00°32'18"W 1297.12 FEET:

THENCE N88°21'46"W 509.17 FEET TO A POINT ALONG THE NORTHERLY LINE OF THE TRANSMISSION LINE EASEMENT IN LOT 1 OF SAID SECTION 4, SAID POINT BEING THE **POINT OF BEGINNING;**

THENCE ALONG THE CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES: S88°39'15"W 567.43 FEET;

THENCE S89°00'10"W 225.99 FEET TO A POINT ALONG THE WEST LINE OF LOT 1 OF SAID SECTION 4, WHICH BEARS S89°52'50"W 1302.19 FEET FROM THE NORTH SIXTEENTH CORNER OF SAID SECTION 4, SAID POINT BEING THE **POINT OF TERMINATION.**

THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE EDGE OF THE TRANSMISSION LINE EASEMENT AND THE GRANTOR'S PROPERTY LINES.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 0.546 ACRES MORE OR LESS.

POINT OF BEGINNING "A" BEARS N88°21'46"W 509.17 FEET FROM THE NORTH SIXTEENTH CORNER OF SECTION 4, T3S, R1W, U.S.B.&M.

POINT OF TERMINATION "A" BEARS S89°52'50"W 1302.19 FEET FROM THE NORTH SIXTEENTH CORNER OF SECTION 4, T3S, R1W, U.S.B.&M.

TYPICAL EASEMENT DETAIL
NO SCALE

CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR
REGISTRATION NO. 6631032
STATE OF UTAH

UTAH LICENSED LAND SURVEYOR 6631032 STATE OF UTAH 01-03-19

SHEET 1 OF 3

UINTAH ENGINEERING & LAND SURVEYING

UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON JOHN R. AND STACEY A. BATEMAN LANDS SECTION 4, T3S, R1W, U.S.B.&M. DUCHESNE COUNTY, UTAH

SURVEYED BY	J.F.	01-03-18	SCALE
DRAWN BY	C.L.	03-14-18	N/A
FILE:	63288-A1		

ACCESS ROAD EASEMENT

PARCEL I.D. : 00-0034-9821

EXHIBIT "A"

ACCESS ROAD EASEMENT "B" DESCRIPTION

A STRIP OF LAND 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN BOOK A715, PAGE 574 OF SAID SECTION 4, IN DEED TO JOHN R. AND STACEY A. BATEMAN, OFFICIAL RECORDS, DUCHESNE COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 4 WHENCE THE NORTHEAST CORNER OF SAID SECTION 4 BEARS N00°32'18"W 1297.12 FEET:

THENCE N89°03'27"W 663.61 FEET TO A POINT ALONG THE CENTERLINE OF ACCESS ROAD EASEMENT "A" IN LOT 1 OF SAID SECTION 4, SAID POINT BEING THE **POINT OF BEGINNING;**

THENCE S00°22'59"E 24.51 FEET TO A POINT ALONG THE SOUTH LINE OF LOT 1 OF SAID SECTION 4, WHICH BEARS S88°49'34"W 663.49 FEET FROM THE NORTH SIXTEENTH CORNER OF SAID SECTION 4, SAID POINT BEING THE **POINT OF TERMINATION.**

THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE CENTERLINE OF ACCESS ROAD EASEMENT "A" AND THE GRANTOR'S PROPERTY LINES.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 0.017 ACRES MORE OR LESS.

POINT OF BEGINNING "B" BEARS N89°03'27"W 663.61 FEET FROM THE NORTH SIXTEENTH CORNER OF SECTION 4, T3S, R1W, U.S.B.&M.

POINT OF TERMINATION "B" BEARS S88°49'34"W 663.49 FEET FROM THE NORTH SIXTEENTH CORNER OF SECTION 4, T3S, R1W, U.S.B.&M.

TYPICAL EASEMENT DETAIL
NO SCALE

CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR
REGISTRATION NO. 6631032
STATE OF UTAH

UTAH LICENSED LAND SURVEYOR 6631032 STATE OF UTAH 01-03-19

SHEET 2 OF 3

UINTAH ENGINEERING & LAND SURVEYING

UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

TRANSWEST EXPRESS LLC

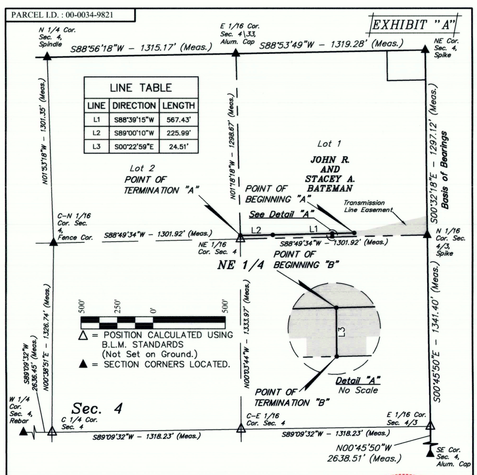
ACCESS ROAD EASEMENT ON JOHN R. AND STACEY A. BATEMAN LANDS SECTION 4, T3S, R1W, U.S.B.&M. DUCHESNE COUNTY, UTAH

SURVEYED BY	J.F.	01-03-18	SCALE
DRAWN BY	C.L.	03-14-18	N/A
FILE:	63288-A2		

ACCESS ROAD EASEMENT

PARCEL I.D. : 00-0034-9821

EXHIBIT "A"



CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR
REGISTRATION NO. 6631032
STATE OF UTAH

UTAH LICENSED LAND SURVEYOR 6631032 STATE OF UTAH 01-03-18

ACREAGE / LENGTH TABLE				
	PROPERTY OWNER	FEET	ACRES	RODS
ACCESS ROAD "A"	JOHN R. AND STACEY A. BATEMAN	793.42	0.546	48.09
ACCESS ROAD "B"	JOHN R. AND STACEY A. BATEMAN	24.51	0.017	1.49
	TOTAL	817.93	0.563	49.58

NOTES:
Basis of Bearings: All bearings are Grid Bearings of the Utah State Plane Coordinate System, Central Zone, North American Datum 1983 Based on GPS Observation of the Monuments Shown Hereon. All Measured Distances Shown are Ground Distances US Survey Feet.

SHEET 3 OF 3

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ACCESS ROAD EASEMENT ON JOHN R. AND STACEY A. BATEMAN LANDS SECTION 4, T3S, R1W, U.S.B.&M. DUCHESNE COUNTY, UTAH

SURVEYED BY	J.F.	01-03-18	SCALE
DRAWN BY	C.L.	03-14-18	1" = 500'
FILE:	63288-A3		

ACCESS ROAD EASEMENT

County Surveyor's File # 4165