DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
4070

DRAWING NUMBER

PARCEL I.D. : 00-0035-0516

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 3 WEST, UINTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN BOOK A635, PAGE 363, IN DEED TO VANNETTE M. ROSS, TRUSTEE OF THE VANNETTE ROSS LIVING TRUST, OFFICIAL RECORDS, DUCHESNE COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 4 WHENCE THE NORTHWEST CORNER OF SAID SECTION 4 BEARS N01°15'12"W 1352.28 FEET:

THENCE N64°23'20"E 783.97 FEET TO A POINT ALONG SAID TRACT OF LAND DESCRIBED AND RECORDED IN BOOK A635, PAGE 363 OF SAID SECTION 4, SAID POINT BEING THE **POINT OF BEGINNING;**

THENCE ALONG THE CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES: N42°20'34"W 70.42 FEET;

THENCE N50°09'17"W 319.70 FEET;
THENCE N54°32'57"W 71.41 FEET TO A POINT ALONG A LINE OF SAID TRACT OF LAND DESCRIBED AND RECORDED IN BOOK A635, PAGE 363 OF SAID SECTION 4, WHICH BEARS N29°11'04"E 729.83 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 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 0.318 ACRES MORE OR LESS.

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

Brandon J. Bodhaine
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6631032
STATE OF UTAH

REV.- 01: 06-21-18 M.H. (UPDATE VESTING)

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 VANNETTE M. ROSS, TRUSTEE OF THE VANNETTE ROSS LIVING TRUST LANDS SECTION 4, T3S, R3W, U.S.B.&M. DUCHESNE COUNTY, UTAH

SURVEYED BY	M.P.	04-06-18	SCALE
DRAWN BY	C.L.	04-11-18	N/A
FILE:	63572-A1		

ACCESS ROAD EASEMENT

PARCEL I.D. : 00-0035-0516

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 3 WEST, UINTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN BOOK A635, PAGE 363, IN DEED TO VANNETTE M. ROSS, TRUSTEE OF THE VANNETTE ROSS LIVING TRUST, OFFICIAL RECORDS, DUCHESNE COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 4 WHENCE THE NORTHWEST CORNER OF SAID SECTION 4 BEARS N01°15'12"W 1352.28 FEET:

THENCE N10°39'41"E 645.07 FEET TO A POINT ALONG A LINE OF SAID TRACT OF LAND DESCRIBED AND RECORDED IN BOOK A635, PAGE 363 OF SAID SECTION 4, SAID POINT BEING THE **POINT OF BEGINNING;**

THENCE ALONG THE CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES: S66°19'21"W 34.10 FEET;

THENCE S55°23'02"W 55.70 FEET;
THENCE S77°42'53"W 56.18 FEET TO A POINT ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, WHICH BEARS N01°15'12"W 576.78 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 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 0.101 ACRES MORE OR LESS.

POINT OF BEGINNING "B" BEARS N10°39'41"E 645.07 FEET FROM THE NORTH SIXTEENTH CORNER OF SECTION 4, T3S, R3W, 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

Brandon J. Bodhaine
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6631032
STATE OF UTAH

REV.- 01: 06-21-18 M.H. (UPDATE VESTING)

SHEET 2 OF 3

UINTAH ENGINEERING & LAND SURVEYING
UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

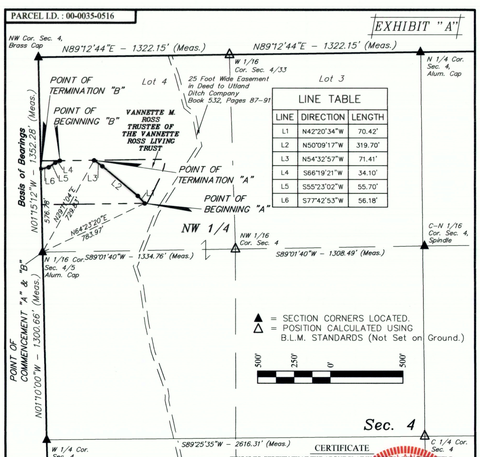
TRANSWEST EXPRESS LLC
ACCESS ROAD EASEMENT ON VANNETTE M. ROSS, TRUSTEE OF THE VANNETTE ROSS LIVING TRUST LANDS SECTION 4, T3S, R3W, U.S.B.&M. DUCHESNE COUNTY, UTAH

SURVEYED BY	M.P.	04-06-18	SCALE
DRAWN BY	C.L.	04-11-18	N/A
FILE:	63572-A2		

ACCESS ROAD EASEMENT

PARCEL I.D. : 00-0035-0516

EXHIBIT "A"



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N42°20'34"W	70.42'
L2	N50°09'17"W	319.70'
L3	N54°32'57"W	71.41'
L4	S66°19'21"W	34.10'
L5	S55°23'02"W	55.70'
L6	S77°42'53"W	56.18'

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

Brandon J. Bodhaine
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6631032
STATE OF UTAH

ACREAGE / LENGTH TABLE				
	PROPERTY OWNER	FEET	ACRES	RODS
ACCESS ROAD "A"	VANNETTE M. ROSS, TRUSTEE OF THE VANNETTE ROSS LIVING TRUST	461.53	0.318	27.97
ACCESS ROAD "B"	VANNETTE M. ROSS, TRUSTEE OF THE VANNETTE ROSS LIVING TRUST	145.98	0.101	8.85
	TOTAL	607.51	0.419	36.82

REV.- 01: 06-21-18 M.H. (UPDATE VESTING)

SHEET 3 OF 3

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 U.S. Survey Feet.

N

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 VANNETTE M. ROSS, TRUSTEE OF THE VANNETTE ROSS LIVING TRUST LANDS SECTION 4, T3S, R3W, U.S.B.&M. DUCHESNE COUNTY, UTAH

SURVEYED BY	M.P.	04-06-18	SCALE
DRAWN BY	C.L.	04-11-18	1" = 500'
FILE:	63572-A3		

ACCESS ROAD EASEMENT

County Surveyor's File# 4070