GLEN KARREN

PROPERTY SURVEY
Located in Parts of
Sections 19 & 30, T3S, R4W, U.S.B.&M.
Duchesne County, Utah

300' 0' 300'
SCALE
N

SURVEYOR'S NARRATIVE

TRI-STATE LAND SURVEYING WAS ASKED BY GLEN KARREN TO SURVEY THE PARCELS SHOWN ON THIS PLAT. THE PURPOSE OF THE SURVEY IS TO LOCATE THE PROPERTY CORNERS AS SHOWN ON THIS PLAT.

THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT ON THE VRS CONTROL NETWORK. AS CONTROL FOR THE SURVEY, WE USED THE SECTION CORNERS OF SECTIONS 19 & 30, T3S, R4W, U.S.B.&M. ALSO, WE USED A SURVEY PLAT PREPARED BY JERRY D. ALLRED & ASSOCIATES TITLED, "PROPERTY SURVEY FOR DUCHESNE CITY CORP. ARMSTRONG CONSULTANTS, INC." BASIS OF BEARINGS FOR THE SURVEY IS THE SAID PROPERTY SURVEY FOR DUCHESNE CITY CORP. ARMSTRONG CONSULTANTS, INC. PLAT WHICH CAN BE FOUND AT THE OFFICES OF JERRY D. ALLRED & ASSOCIATES, DATED 8-20-2003 & REVISED 12-12-2005, COMPANY PERSONAL FILE # 72-123-091.

ORIGINAL DESCRIPTIONS

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN:
SURVEY PARCEL A: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN, THENCE SOUTH 89°28'48" WEST 129.62 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO AN EXISTING FENCE; THENCE NORTH 31°45'41" WEST 1546.65 FEET ALONG SAID FENCE AND EXTENSION THEREOF TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°25'09" EAST 943.26 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°01'23" EAST 1323.42 FEET TO THE POINT OF BEGINNING.

SURVEY PARCEL B: BEGINNING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN, THENCE SOUTH 00°19'34" EAST 1161.85 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°45'17" WEST 1306.87 FEET TO AN EXISTING FENCE; THENCE NORTH 71°50'47" WEST 1027.28 FEET ALONG SAID FENCE; THENCE NORTH 31°45'41" WEST 954.59 FEET ALONG SAID FENCE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 89°28'48" EAST 129.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°29'42" EAST 2649.36 FEET TO THE POINT OF BEGINNING.

SURVEY PARCEL C: BEGINNING AT THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE UINTAH SPECIAL BASE AND MERIDIAN, THENCE SOUTH 89°17'08" WEST 786.71 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE EXTENSION OF AN EXISTING FENCE; THENCE NORTH 03°15'33" WEST 741.39 FEET ALONG SAID FENCE AND EXTENSION THEREOF; THENCE SOUTH 89°45'17" EAST 824.66 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°19'34" EAST 726.86 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

(LOTS FROM THE BLUE BENCH RANCHES, UNOFFICIAL & UNRECORDED SUBDIVISION)

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 19: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°00'25" WEST 2168.05 FEET ALONG THE WEST LINE OF SAID SECTION TO THE EXTENSION OF THE SOUTH LINE OF PARCEL 19-18, BLUE BENCH RANCHES; THENCE NORTH 89°59'31" EAST 880.98 FEET ALONG SAID SOUTH LINE AND EXTENSION THEREOF TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°01'54" EAST 357.64 FEET, TO THE NORTH LINE OF SAID PARCEL 19-18; THENCE NORTH 89°58'23" WEST 827.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 00°07'10" EAST 358.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 89°59'31" WEST 826.26 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO THE TRUE POINT OF BEGINNING.

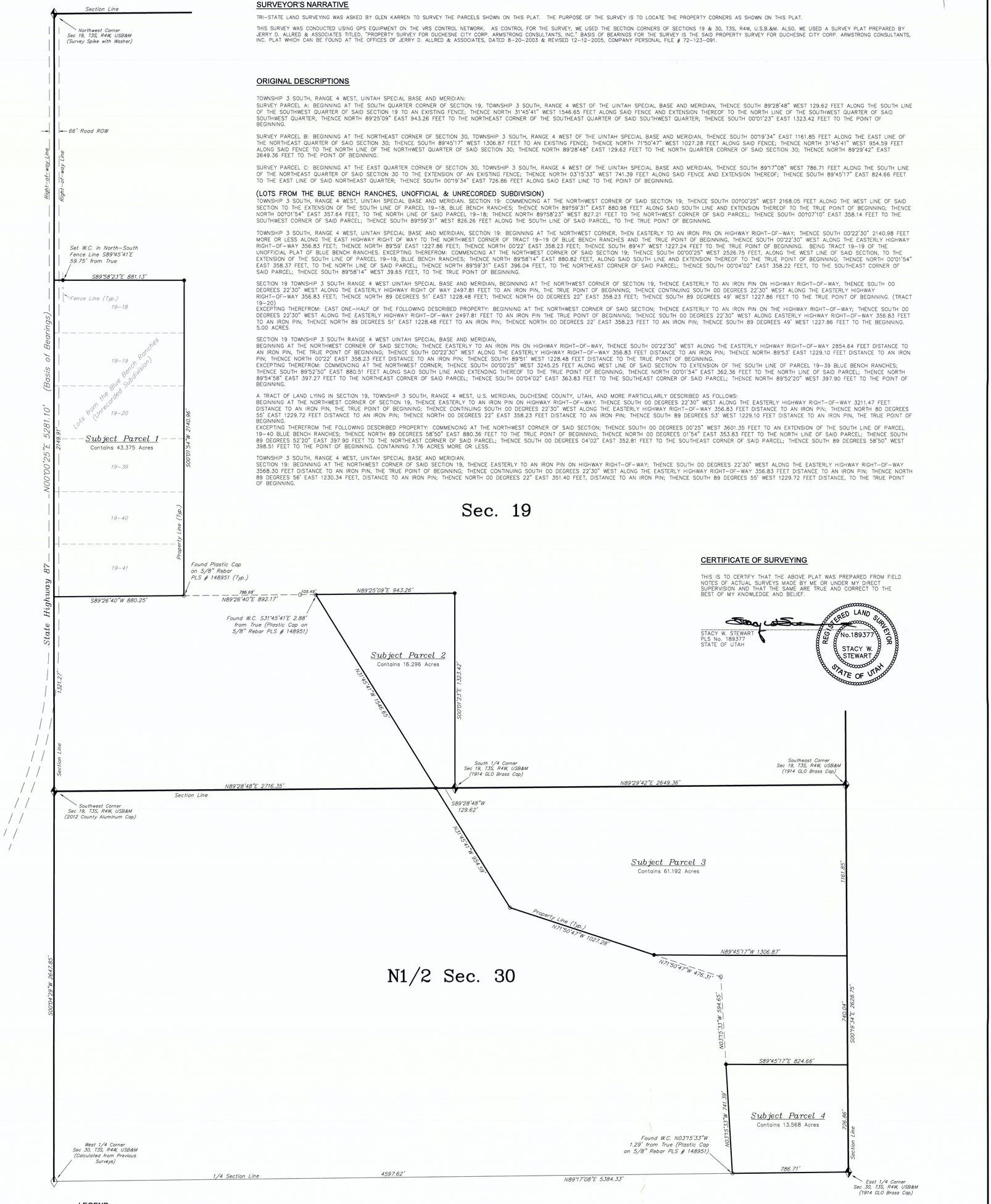
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 19: BEGINNING AT THE NORTHWEST CORNER, THEN EASTERLY TO AN IRON PIN ON HIGHWAY RIGHT-OF-WAY; THENCE SOUTH 00°22'30" 2140.98 FEET MORE OR LESS ALONG THE EAST HIGHWAY RIGHT OF WAY TO THE NORTHWEST CORNER OF TRACT 19-19 OF BLUE BENCH RANCHES AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 00°22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 356.83 FEET; THENCE NORTH 89°59' EAST 1227.86 FEET; THENCE NORTH 00°22' EAST 358.23 FEET; THENCE SOUTH 89°47' WEST 1227.24 FEET TO THE TRUE POINT OF BEGINNING. BEING TRACT 19-19 OF THE UNOFFICIAL PLAT OF BLUE BENCH RANCHES. EXCEPTING THEREFROM: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°00'25" WEST 2526.75 FEET, ALONG THE WEST LINE OF SAID SECTION, TO THE EXTENSION OF THE SOUTH LINE OF PARCEL 19-19, BLUE BENCH RANCHES; THENCE NORTH 89°58'14" EAST 880.82 FEET, ALONG SAID SOUTH LINE AND EXTENSION THEREOF TO THE TRUE POINT OF BEGINNING, THENCE NORTH 00°01'54" EAST 358.37 FEET, TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89°59'31" EAST 396.04 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°04'02" EAST 358.22 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°58'14" WEST 39.65 FEET, TO THE TRUE POINT OF BEGINNING.

SECTION 19 TOWNSHIP 3 SOUTH RANGE 4 WEST UINTAH SPECIAL BASE AND MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, THENCE EASTERLY TO AN IRON PIN ON HIGHWAY RIGHT-OF-WAY, THENCE SOUTH 00 DEGREES 22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT OF WAY 2497.81 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 356.83 FEET; THENCE NORTH 89 DEGREES 51' EAST 1228.48 FEET; THENCE NORTH 00 DEGREES 22' EAST 358.23 FEET; THENCE SOUTH 89 DEGREES 49' WEST 1227.86 FEET TO THE TRUE POINT OF BEGINNING. (TRACT 19-20)
EXCEPTING THEREFROM: EAST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY TO AN IRON PIN ON THE HIGHWAY RIGHT-OF-WAY; THENCE SOUTH 00 DEGREES 22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 2497.81 FEET TO AN IRON PIN THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 22'30" WEST ALONG EASTERLY HIGHWAY RIGHT-OF-WAY 356.83 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 51' EAST 1228.48 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 22' EAST 358.23 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 49' WEST 1227.86 FEET TO THE BEGINNING. 5.00 ACRES

SECTION 19 TOWNSHIP 3 SOUTH RANGE 4 WEST UINTAH SPECIAL BASE AND MERIDIAN,
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY TO AN IRON PIN ON HIGHWAY RIGHT-OF-WAY, THENCE SOUTH 00°22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 2854.64 FEET DISTANCE TO AN IRON PIN, THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 356.83 FEET DISTANCE TO AN IRON PIN; THENCE NORTH 89°53' EAST 1229.10 FEET DISTANCE TO AN IRON PIN; THENCE NORTH 00°22' EAST 358.23 FEET DISTANCE TO AN IRON PIN; THENCE SOUTH 89°51' WEST 1228.48 FEET DISTANCE TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM: COMMENCING AT THE NORTHWEST CORNER; THENCE SOUTH 00°00'25" WEST 3245.25 FEET ALONG WEST LINE OF SAID SECTION TO EXTENSION OF THE SOUTH LINE OF PARCEL 19-39 BLUE BENCH RANCHES; THENCE SOUTH 89°52'50" EAST 880.51 FEET ALONG SAID SOUTH LINE AND EXTENDING THEREOF TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°01'54" EAST 362.36 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89°54'58" EAST 397.27 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°04'02" EAST 363.83 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°52'20" WEST 397.90 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, U.S. MERIDIAN, DUCHESNE COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, THENCE EASTERLY TO AN IRON PIN ON HIGHWAY RIGHT-OF-WAY; THENCE SOUTH 00 DEGREES 22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 3211.47 FEET DISTANCE TO AN IRON PIN, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 356.83 FEET DISTANCE TO AN IRON PIN; THENCE NORTH 80 DEGREES 55' EAST 1229.72 FEET DISTANCE TO AN IRON PIN; THENCE NORTH 00 DEGREES 22' EAST 358.23 FEET DISTANCE TO AN IRON PIN; THENCE SOUTH 89 DEGREES 53' WEST 1229.10 FEET DISTANCE TO AN IRON PIN, THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES 00'25" WEST 3601.35 FEET TO AN EXTENSION OF THE SOUTH LINE OF PARCEL 19-40 BLUE BENCH RANCHES; THENCE NORTH 89 DEGREES 58'50" EAST 880.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01'54" EAST 353.83 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 89 DEGREES 52'20" EAST 397.90 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00 DEGREES 04'02" EAST 352.81 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89 DEGREES 58'50" WEST 398.51 FEET TO THE POINT OF BEGINNING. CONTAINING 7.76 ACRES MORE OR LESS.

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN.
SECTION 19: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE EASTERLY TO AN IRON PIN ON HIGHWAY RIGHT-OF-WAY; THENCE SOUTH 00 DEGREES 22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 3568.30 FEET DISTANCE TO AN IRON PIN, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 22'30" WEST ALONG THE EASTERLY HIGHWAY RIGHT-OF-WAY 356.83 FEET DISTANCE TO AN IRON PIN; THENCE NORTH 89 DEGREES 56' EAST 1230.34 FEET, DISTANCE TO AN IRON PIN; THENCE NORTH 00 DEGREES 22" EAST 351.40 FEET, DISTANCE TO AN IRON PIN; THENCE SOUTH 89 DEGREES 55' WEST 1229.72 FEET DISTANCE, TO THE TRUE POINT OF BEGINNING.



Sec. 19

CERTIFICATE OF SURVEYING

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

STACY W. STEWART
PLS No. 189377
STATE OF UTAH

REGISTERED LAND SURVEYOR No.189377 STACY W. STEWART STATE OF UTAH

LEGEND

- = SECTION CORNERS FOUND
- = SECTION CORNERS CALCULATED
- = PROPERTY CORNERS SET (Plastic Cap on 5/8" Rebar)
- = PROPERTY CORNERS FOUND
- = FENCE LINE

SURVEYED BY: SRV MC SH	Tri State Land Surveying, Inc.
DRAWN BY: SRV	P: (435) 781-2501 F: (435) 781-2518
DATE: 2-20-15	180 NORTH VERNAL AVE. VERNAL, UTAH 84078
SCALE: 1" = 300'	
DWG # 15-0080	

FILE: X:\Drawings\PROPERTY SURVEYS\KARREN, GLENN SEC 19\dwg\PLAT.dwg

County Surveyor File 3/96