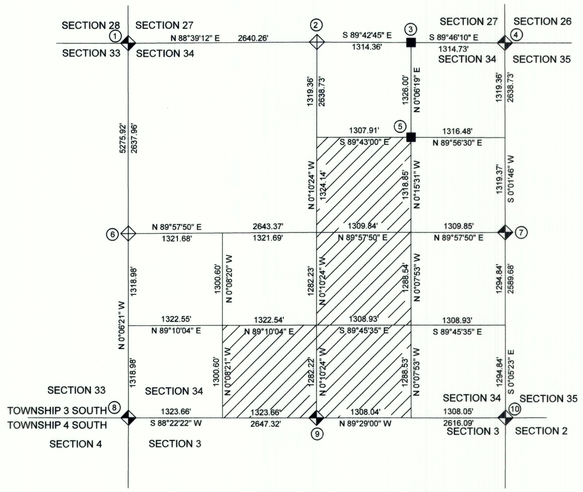
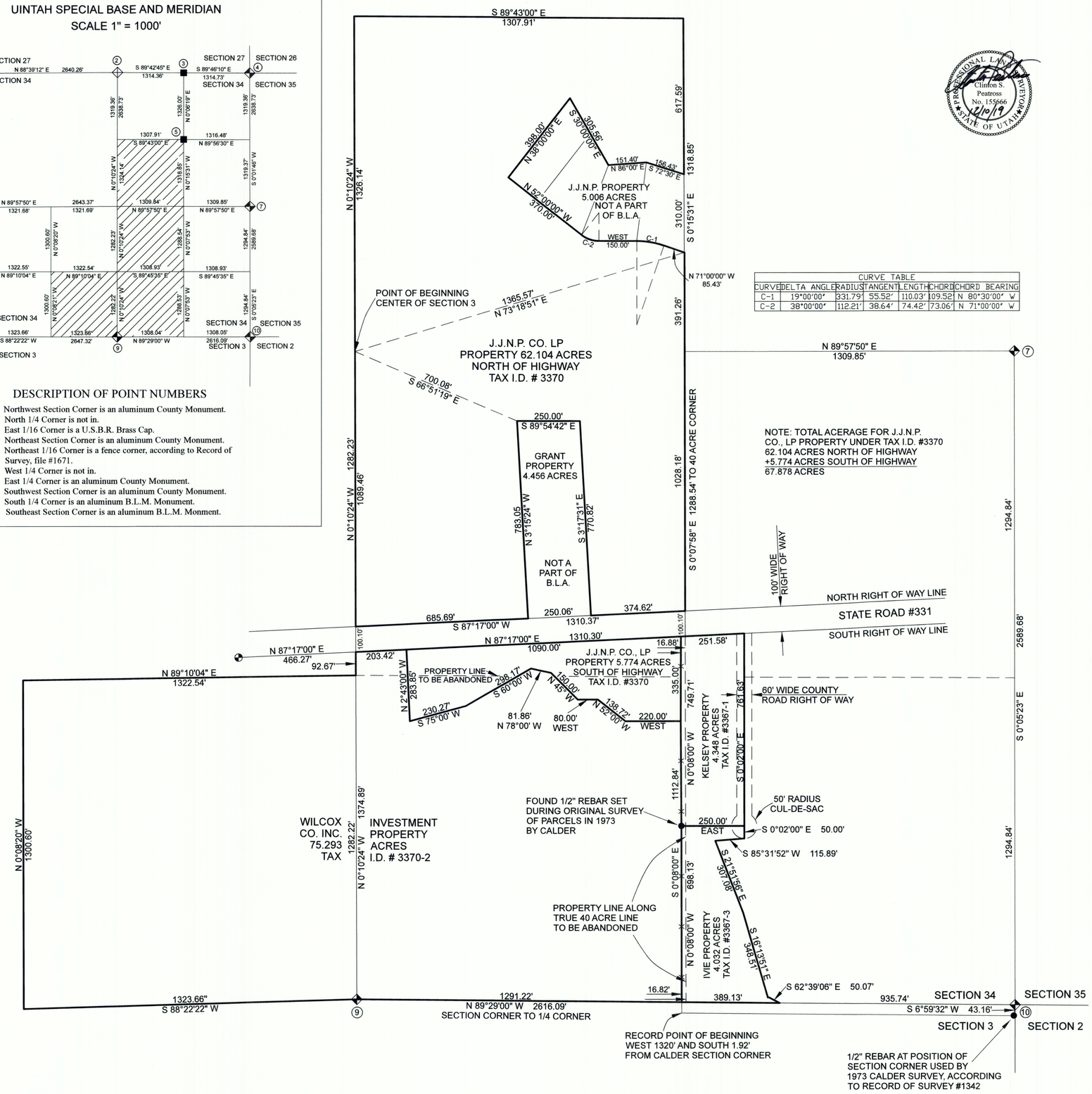
SECTION 34
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1" = 1000'



DESCRIPTION OF POINT NUMBERS

1. Northwest Section Corner is an aluminum County Monument.
2. North 1/4 Corner is not in.
3. East 1/16 Corner is a U.S.B.R. Brass Cap.
4. Northeast Section Corner is an aluminum County Monument.
5. Northeast 1/16 Corner is a fence corner, according to Record of Survey, file #1671.
6. West 1/4 Corner is not in.
7. East 1/4 Corner is an aluminum County Monument.
8. Southwest Section Corner is an aluminum County Monument.
9. South 1/4 Corner is an aluminum B.L.M. Monument.
10. Southeast Section Corner is an aluminum B.L.M. Monment.



CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C-1	19°00'00"	331.79'	55.52'	110.03'	109.52	N 80°30'00" W
C-2	38°00'00"	112.21'	38.64'	74.42'	73.06'	N 71°00'00" W

NOTE: TOTAL ACERAGE FOR J.J.N.P. CO., LP PROPERTY UNDER TAX I.D. #3370
62.104 ACRES NORTH OF HIGHWAY
+5.774 ACRES SOUTH OF HIGHWAY
67.878 ACRES

PROFESSIONAL LAND SURVEYOR
Clinton S. Peatross
No. 155666
12/10/19
STATE OF UTAH

RECORD OF SURVEY AND
BOUNDARY LINE ADJUSTMENTS
BETWEEN THE PROPERTIES OF

J.J.N.P. CO.
WILCOX INVESTMENT
RICHARD IVIE
CRAIG KELSEY

LOCATED IN SECTION 34
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SCALE 1" - 200'
0' 200' 400'
= RIGHT OF WAY MONUMENT
= FENCE LINE

COUNTY SURVEYORS FILE # 4368 1 of 2

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: 4/3/2019
SHEET : 1 OF 2	JOB NAME: J.J.N.P CO. JOB# 1301

ORIGINAL DESCRIPTION OF WILCOX INVESTMENT CO. INC PROPERTY

ACCORDING TO THAT QUIT CLAIM DEED RECORDED 6 APRIL 1995
AS FOUND BY ENTRY #305410 IN BOOK 248 AT PAGE 737

The Southwest 1/4, Southeast 1/4, Southeast 1/4, Southwest 1/4 of Section 34, Township 3 South, Range 5 West

NEW DESCRIPTION FOR WILCOX INVESTMENT CO. INC PROPERTY

TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 34: Beginning at the South Quarter Corner of said Section 34; thence South 88°22'22" West 1323.66 feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter; thence North 0°08'20" West 1300.60 feet to the Northwest Corner of said SE1/4 of said SW1/4; thence North 89°10'04" East 1322.54 feet to the Northeast Corner of said SE1/4 of said SW1/4; thence North 0°10'24" West 92.67 feet along the north-south 1/4 section line to a point on the South right of way line of Utah State Road #331; thence North 87°17'00" East 203.42 feet along said right of way line; thence leaving said right of way and running South 2°43'00" East 283.85 feet; thence North 75°00'00" East 230.27 feet; thence North 60°00'00" East 298.17 feet; thence South 78°00'00" East 81.86 feet; thence South 45°00'00" East 150.00 feet; thence East 80.00 feet; thence South 52°00'00" East 138.72 feet; thence East 220.00 feet to a north-south running fence line; thence South 0°08'00" East 1112.84 feet along said fence line and projection thereof to the South section line; thence North 89°29'00" West 1291.22 feet to the point of beginning, containing 75.293 acres.

ORIGINAL DESCRIPTION OF J.J.N.P. CO. LP PROPERTY

ACCORDING TO THAT BOUNDARY LINE ADJUSTMENT PLAT
RECORDED 4 MARCH, 2019 AS FOUND BY ENTRY #52382
SEE DESCRIPTION ON PLAT OF J.J.N.P. PROPERTY

NEW DESCRIPTION FOR J.J.N.P. CO. LP PROPERTY

TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 34: Beginning at the Center of said Section 34; thence North 0°10'24" West 1326.14 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter; thence South 89°43'00" East 1307.91 feet to the Northeast Corner of said SW1/4 of said NE1/4; thence South 0°15'31 East 1318.85 feet to the Southeast Corner of said SW1/4 of said NE1/4; thence South 0°07'53" East 1028.18 feet to a point on the North right of way line of Utah State Road #331; thence South 87°17'00" West 1310.37 feet along said right of way line to a point on the north-south 1/4 section line; thence North 0°10'24" West 1089.46 feet to the point of beginning.
INCLUDING THE FOLLOWING: Beginning at a point on the South right of way line of Utah State Road #331, said point being South 0°10'24" West 1189.56 feet along the north-south 1/4 section line from the Center of said Section 3 and North 87°17'00" East 203.42 feet along said right of way line; thence continuing North 87°17'00" East 1090.00 feet along said right of way line to a north-south running fence line; thence South 0°08'00" East 335.00 feet along said fence line; thence leaving said fence line and running West 220.00 feet; thence North 52°00'00" West 138.72 feet; thence West 80.00 feet; thence North 45°00'00" West 150.00 feet; thence North 78°00'00" West 81.86 feet; thence South 60°00'00" West 298.17 feet; thence South 75°00'00" West 230.27 feet; thence North 2°43'00" West 283.85 feet to the point of beginning.

LESS AND EXCEPTING:
Beginning at a point being North 73°18'51" East 1365.57 feet from the Center of said Section 34, said point being on the East line of the Southwest Quarter of the Northeast Quarter of said Section; thence North 71°00'00" West 85.43 feet to the beginning of a 331.79 foot radius curve to the left; thence Northwesterly through a delta angle of 19°00'00" for an arc length distance of 110.03 feet (long chord bearing and distance = North 80°30'00" West 109.52 feet); thence West 150.00 feet to the beginning of a 112.21 foot radius curve to the right; thence Northwesterly through a delta angle of 38°00'00" for an arc length distance of 74.42 feet (long chord bearing and distance = North 71°00'00" West 73.06 feet); thence North 52°00'00" West 370.00 feet; thence North 38°00'00" East 398.00 feet to the middle of the Strawberry River; thence South 30°00'00" East 305.56 feet along said river; thence North 86°00'00" East 151.40 feet along said river; thence South 72°30'00" East 156.43 feet to a point on the East line of said SW1/4 of said NE1/4; thence South 0°15'31" East 310 feet to the point of beginning, containing 5.006 acres.

Also less and excepting the following described tract of land:
Beginning at a point being South 66°51'19" East 700.08 feet from the Center of said Section 34; thence South 89°54'42" East 250.00 feet; thence South 3°17'31" East 770.82 feet; to the North right of way line of Utah State Road #331; thence South 87°17'00" West 250.06 feet along said North right of way line; thence North 3°15'24" West 783.05 feet to the point of beginning, containing 4.456 acres. (Also known as Lot 1, Lake Cliffs Estates, an unrecorded plat.)

Total acerage remaining with J.J.N.P. Company property is 67.878 acres.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I 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.

_____
VIRGINIA PINDER, GENERAL PARTNER OF J.J.N.P. CO., LP and
PRESIDENT AND DIRECTOR OF WILCOX INVESTMENT CO., INC.

ACKNOWLEDGEMENT

County of
} s.s
State of

On this _____ day of _____, 20 ___, personally appeared before me, VIRGINIA PINDER, GENERAL PARTNER OF J.J.N.P CO., LP, and PRESIDENT AND DIRECTOR OF WILCOX INVESTMENT CO., INC. the signer of the above OWNER'S ACKNOWLEDGEMENT, and who acknowledged to me that she signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires:_____ _____
Notary Public

ORIGINAL DESCRIPTION OF THE IVIE PROPERTY

ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 16 SEPTEMBER 1991
AS FOUND BY ENTRY #283324 IN BOOK A204 AT PAGE 436

A parcel of land located in the Southeast Corner of Section 34, T3S, R5W, Uintah Special Base and Meridian, being further described as follows: Beginning at a point on the South line of said Section 34, said point being West 1320 feet and South 1.92 feet from the Southeast corner of said section; thence North 0°02' West 754.30 feet; thence East 250.00 feet to the radius point of a 100 foot diameter cul-de-sac easement; thence South 85°34'28" West 115.73 feet; thence South 21°51'56" East 306.85 feet; thence South 16°13'51" East 348.26 feet; thence South 62°39'06" East 120 feet, more or less, to the centerline of the Strawberry River; thence Southerly along said centerline to the South line of said Section 34; thence South 89°55'00" West 440 feet, more or less, to the point of beginning.

NEW DESCRIPTION FOR THE IVIE PROPERTY

TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 34: Beginning at a point of the South section line and being North 89°29'00" West 935.74 feet from the Southeast Corner of said Section 34; thence continuing North 89°29'00" West 389.13 feet to a point on the southerly projection of a fence line running northerly; thence North 0°08'00" West 698.13 feet along said fence line; thence East 250.00 feet to the radius point of a 100 foot diameter cul-de-sac easement; thence South 0°02'00" East 50.00 feet; thence South 85°31'52" West 115.89 feet; thence South 21°51'56" East 307.08 feet; thence South 16°13'51" East 348.51 feet; thence South 62°39'06" East 50.07 feet to the point of beginning, containing 4.032 acres.

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.

_____ _____
RICHARD D. IVIE TAMMY IVIE

ACKNOWLEDGEMENT

County of
} s.s
State of

On this _____ day of _____, 20 ___, personally appeared before me, RICHARD D. IVIE and TAMMY IVIE, Husband and Wife, as joint tenants, the signers of the above OWNER'S ACKNOWLEDGEMENT, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires:_____ _____
Notary Public

ORIGINAL DESCRIPTION OF KELSEY PROPERTY

ACCORDING TO THAT CERTAIN QUIT CLAIM DEED RECORDED 8 NOVEMBER 2016
AS FOUND BY ENTRY #498834 AT PAGES 1 AND 2

TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL MERIDIAN. SECTION 34: Beginning 752.40 feet North and 1320.44 feet West of the Southeast corner; thence North 0°02' West 800 feet to County Road, North 87°15' East along Road 250.29, South 0°02' East 812.01 feet, West 250.29 feet to beginning; EXCEPT 30 feet on East side of property for a Road/Way 4.63 acres.

NEW DESCRIPTION FOR THE KELSEY PROPERTY

TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 34: Commencing at the Southeast Corner of said Section 34; thence North 89°29'00" West 1324.87 feet along the South section line to a point in line with the southerly projection of a fence line running northerly, and North 0°08'00" West 698.13 feet along said fence line to the point of beginning; thence continuing North 0°08'00" West 749.71 feet along said fence line to a point on the South right of way line of Utah State Road #331; thence North 87°17'00" East 251.58 feet along said right of way line; thence South 0°02'00" East 761.63 feet to the radius point of a 100 foot diameter cul-de-sac; thence West 250.00 feet to the point of beginning, containing 4.348 acres. Subject to a 30 foot wide County Road easement along the East property line.

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.

_____ _____
CRAIG RAYMOND KELSEY, Individually, and as Trustee of the Craig Raymond Kelsey Property Trust CHRISTINA DAGNA KELSEY

_____ _____
MORGAN SHALAIGH FABRIZIO WHITNEY JADE BENSON

_____
CAMI PAIGE ROSE

ACKNOWLEDGEMENT

County of
} s.s
State of

On this _____ day of _____, 20 ___, personally appeared before me, CRAIG RAYMOND KELSEY, Individually, and as Trustee of the Craig Raymond Kelsey Trust, CHRISTINA DAGNA KELSEY, MORGAN SHALAIGH FABRIZIO, WHITNEY JADE BENSON, CAMI PAIGE ROSE, the signer's of the above OWNER'S ACKNOWLEDGEMENT, and 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
STATE OF UTAH
12/10/19

RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENTS BETWEEN THE PROPERTIES OF

J.J.N.P. CO.
WILCOX INVESTMENT
RICHARD IVIE
CRAIG KELSEY

LOCATED IN SECTION 34
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to the J.J.N.P. Co., LP, Wilcox Investment Co., Inc., Virginia Pinder, Richard and Tammy Ivie, and Craig Kelsey, 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 of the U.C.A., I have made a survey of the following described tracts of land, and that I have verified all measurements as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment plat:

NARRATIVE

PURPOSE OF SURVEY: Perform a survey to prepare new property descriptions for Boundary Line Adjustments, and then prepare a Record of Survey plat.
BASIS OF BEARING: North 0°01'46" East from the East 1/4 Corner to the Northeast Section Corner, according to a Record of Survey on file in the Duchesne County Surveyor's Office, file #1671.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Virginia Pinder, Richard Ivie, and Craig Kelsey. 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 on this _____day of_____, 20____.

_____
Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment Plat, on this _____ day of _____,

20_____, by the Duchesne County Planning Director.

_____
Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah
} s.s.
County of Duchesne

Entry Number_____

Filed for recording at the request of _____

on this_____day of _____, 20____. Time_____ Fee:_____

_____
Shelley Brennan Duchesne County Recorder

COUNTY SURVEYORS FILE # 4368 2of2

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: 4/3/2019
SHEET : 2 OF 2	JOB NAME: J.J.N.P CO. JOB# 1301