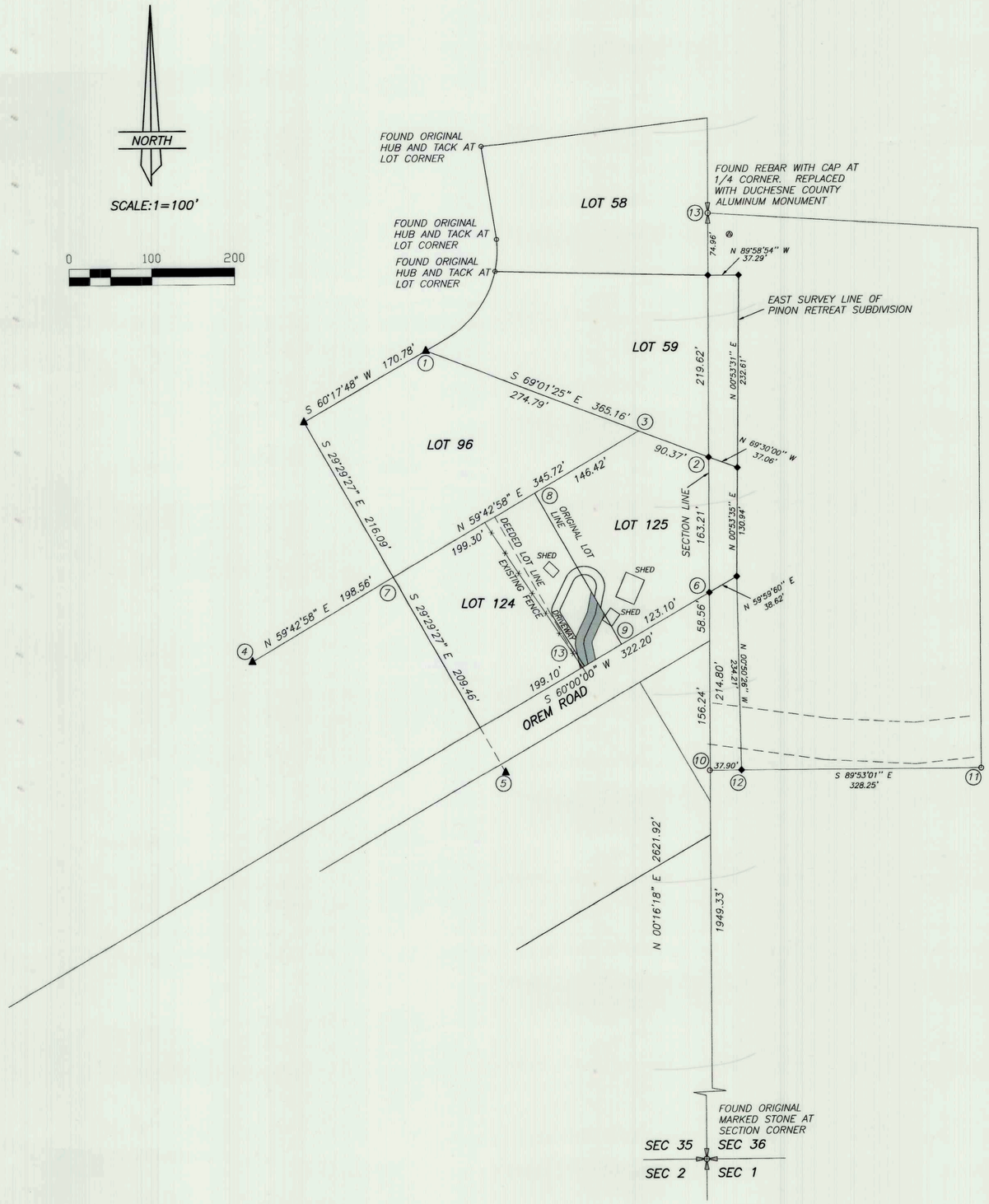
DRAWING NUMBER
3442
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6551

PROPERTY SURVEY FOR
DUCHESNE COUNTY
SECTION 35 AND 36, TOWNSHIP 3 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE & MERIDIAN



DESCRIPTION OF EASEMENT

A 20 feet wide roadway easement over Lot 124, PINON RETREAT SUBDIVSION, located in Section 35, Township 3 South, Range 7 West of the Uintah Special Base and Meridian, the centerline of said easement being further described as follows:
Beginning at the Southeast Corner of said Lot 124;
Thence South 60°00'00" West 47.33 feet along the South line of said Lot to the TRUE POINT OF BEGINNING;
Thence North 11°30'53" West 24.84 feet;
Thence North 06°44'38" East 6.27 feet;
Thence North 25°00'08" East 32.20 feet;
Thence North 11°23'32" East 14.97 feet to the East line of said Lot 124. Said easement being 78.28 feet in length, with the side lines being elongated or shortened to intersect said Lot line.

LEGEND AND NOTES

1. FOUND OLD WOODEN HUB AND "T" POST
2. FOUND 5/8" REBAR WITH CAP SET ON PREVIOUS SURVEY
3. PROPORTIONATE POSITION OF LOT CORNER
4. FOUND PIPE FENCE CORNER
5. FOUND RR TIE FENCE CORNER (USED FOR ALIGNMENT)
6. FOUND 5/8" REBAR WITH CAP SET ON PREVIOUS SURVEY
7. LOT CORNER DETERMINED TO BE AT INTERSECTION POINT BETWEEN FOUND MONUMENTS
8. PROPORTIONATE POSITION OF LOT CORNER
9. PROPORTIONATE POSITION OF LOT CORNER
10. FOUN 5/8" REBAR WITH ALUM CAP SET BY U.E.L.S. N 89°53'01" W 0.58 FEET FROM PROPERTY CORNER
11. FOUND REBAR SET BY PEATROSS AT S.E. CORNER OF LOT 195 CEDAR MOUNTAIN SUBDIVISION NO. 9, PHASE 4
12. SET 5/8"X24" REBAR ON PREVIOUS SURVEY ON EAST SURVEY LINE OF PINON RETREAT SUBDIVISION AS PER U.E.L.S. PLAT FILED AS COUNTY SURVEYOR'S FILE NO. 871
13. SHADED AREA REPRESENTS NEW ROADWAY EASEMENT

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT. THE BEARINGS ARE BASED ON WGS84 DATUM.

NARRATIVE

The purpose of this survey was to determine the location of a roadway easement across part of Lot 124 to provide access to Lot 125 as part of the process to bring both Lots 124 and 125 into compliance with the County Zoning Ordinance provisions. The monuments found and used for this survey are noted and described as shown on this plat.

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.

PROFESSIONAL LAND SURVEYOR
No. 148951
JERRY D. ALLRED
19 OCT '16
STATE OF UTAH

Jerry D. Allred, Duchesne County Surveyor
Professional Land Surveyor, Certificate No. 148951, (Utah)

19 OCT 2016 87-122-256

JERRY D. ALLRED AND ASSOCIATES
SURVEYING CONSULTANTS
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DUCHESNE, UTAH 84021
(435) 738-5352

County Surveyor's File # 3442