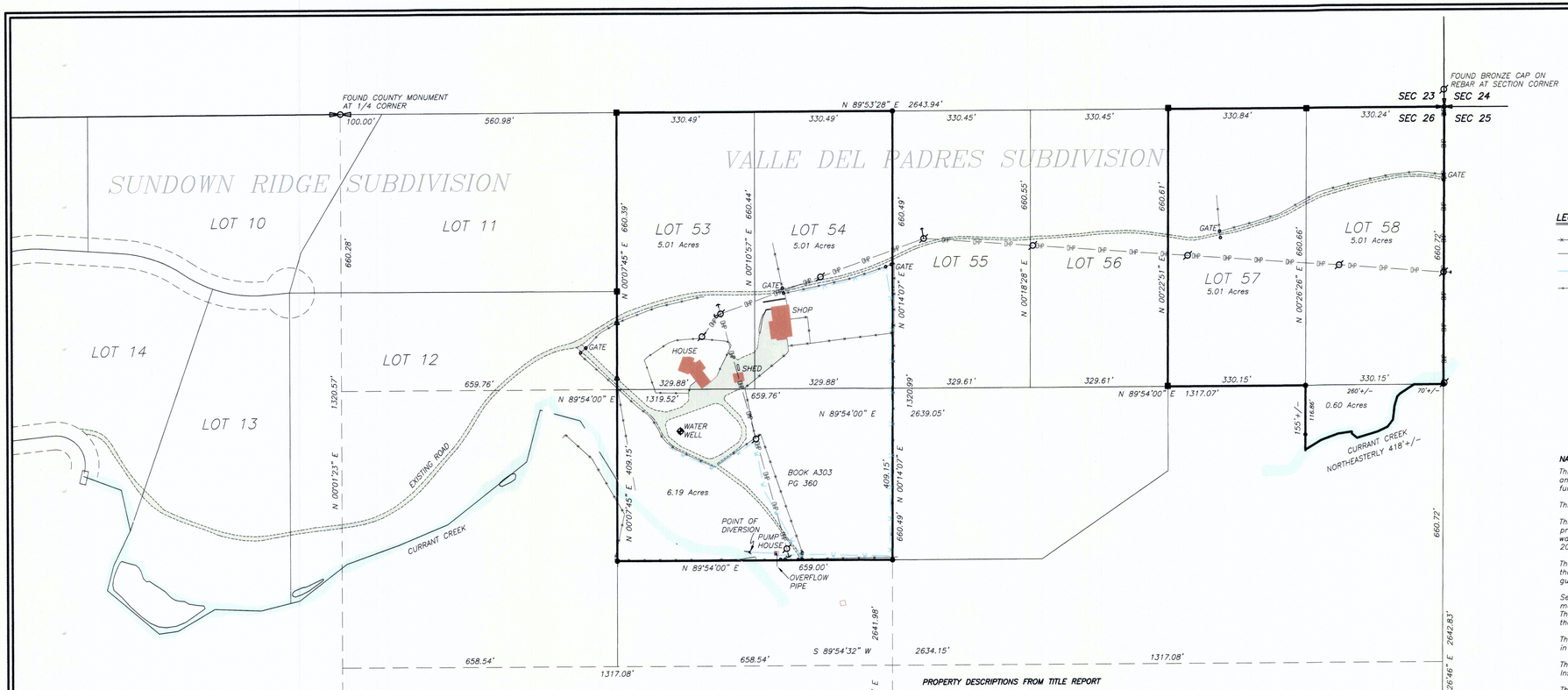
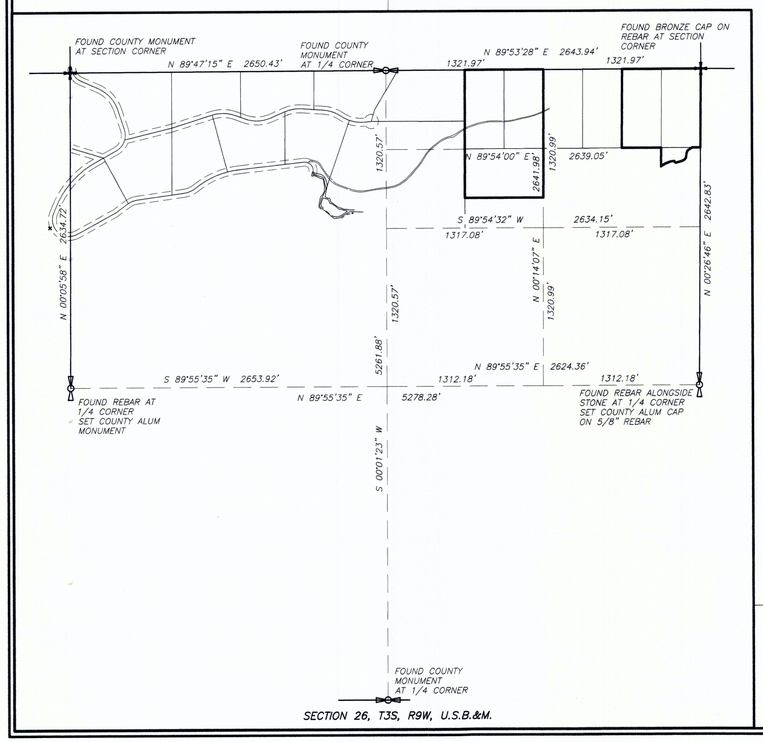
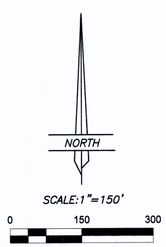




SECTION 26, T3S, R9W, U.S.B.&M.



PROPERTY DESCRIPTIONS FROM TITLE REPORT

PARCEL 1:

TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 26; BEGINNING AT THE SOUTHWEST CORNER OF LOT 53, VALLE DEL PADRES SUBDIVISION; THENCE NORTH 89°33'19" EAST A DISTANCE OF 660.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 54 OF SAID SUBDIVISION; THENCE SOUTH 0°12'43" EAST A DISTANCE OF 409.15 FEET; THENCE SOUTH 89°33'19" WEST A DISTANCE OF 659.59 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOTS; THENCE NORTH 0°19'30" WEST A DISTANCE OF 409.15 FEET TO THE POINT OF BEGINNING.

PARCEL 2

TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN SECTION 26; BEGINNING AT THE SOUTHEAST CORNER OF LOT 57, VALLE DEL PADRES SUBDIVISION; THENCE SOUTH 140.43 FEET, MORE OR LESS, TO THE CENTERLINE OF CURRENT CREEK; THENCE IN AN EASTERLY DIRECTION TO THE EAST LINE OF SECTION 26; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 58 OF SAID SUBDIVISION; THENCE WEST 330.20 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 53, VALLE DEL PADRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH

PARCEL 4

LOT 54, VALLE DEL PADRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

PARCEL 5

LOT 57, VALLE DEL PADRES SUBDIVISION, ACCORDING T THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

PARCEL 6

LOT 58, VALLE DEL PADRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

PROPERTY DESCRIPTIONS BY SURVEY

SECTION 26, TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN;
Lots 53, 54, 57, and 58, of the VALLE DEL PADRES SUBDIVISION, containing 20.04 acres;
AND:
Beginning at the Southwest Corner of said Lot 53, said point being the Southwest Corner of the NE1/4 of the NW1/4 of the NE1/4 of said Section;
Thence South 00°07'45" West 409.15 feet along the West line of the SE1/4 of the NW1/4 of said NE1/4;
Thence North 89°54'00" East 659.00 feet parallel with the North line of said SE1/4 to the East line of said SE1/4;
Thence North 00°14'07" East 409.15 feet along said East line to the Southeast Corner of said Lot 54;
Thence South 89°54'00" West 659.76 feet along said North line to the Point of Beginning, containing 6.19 acres.
AND;
Beginning at the Southwest Corner of Lot 58, said Subdivision;
Thence South 00°26'26" West 155 feet, more or less, on the extension of the West line of said Lot 58 to the centerline of Currant Creek;
Thence Northeasterly 418 feet, more or less, along said centerline, to the South line of said Lot 58, said line being the South line of the North Half of the NE1/4 of the NE1/4 of said Section;
Thence South 89°54'00" West 260 feet, more or less, along said South line to the Point of Beginning, containing 0.62 acres.

ALTA/ACSM SURVEY FOR
ROBERT P. BENNETT

SECTION 26, TOWNSHIP 3 SOUTH, RANGE 9 WEST
UINTAH SPECIAL BASE & MERIDIAN

46347 WEST 7000 SOUTH
FRUITLAND, UTAH 84027

LEGEND & NOTES

- FENCE
- OVERHEAD POWER LINES
- IRRIGATION WATER LINE AS SHOWN BY RISERS AND JOHNNY WETSEL
- CHAIN LINK YARD FENCE
- FOUND SECTION CORNER AS NOTED ON PLAT
- FOUND QUARTER CORNERS AS NOTED ON PLAT
- FOUND 1/2" REBAR AT LOT LINE CLOSING CORNERS USED TO DETERMINE LOT LINE ALIGNMENT
- SET 5/8"X24" REBAR WITH CAP STAMPED ALLRED SURVEYING
- SET 4' HIGH LATH ON LINE
- SET 1/2"X24" REBAR WITH CAP STAMPED LS 148951 ON PROPERTY LINE
- POWER POLE
- GATE POST

NARRATIVE AND FINDINGS

This survey was performed in order to complete selected requirements of an ALTA/ACSM Survey for Robert P. Bennett and Merritt S. Bennett. The monuments found and used are shown on this plat. See individual notes on this plat for further detail pertaining to this survey.

This survey was performed using global positioning system (G.P.S.) procedures and equipment.

This survey does not constitute a title search by the surveyor, information regarding record easements, adjoiners properties or easements, and other documents that might effect the quality of the title to the parcel shown hereon was gained from title Commitment Number 5730125 supplied by First American Title Company, LLC, dated 19 August 2015.

The words "certify" and "certificate" as shown and used hereon means an expression of professional opinion regarding the facts disclosed to the surveyor or information in possession of the surveyor and does not constitute a warranty or guaranty expressed or implied.

Several monuments marking the corners to Lots 53 through 58 were found as indicated on the plat. Some of these monuments fell North or South of the aliquot part lines of Section 26 which define the boundaries of the subdivision. These monuments were used determine alignment of the lot lines but were considered to act as closing corners so the lot lines were extended or truncated to intersect the aliquot part lines.

There is no FEMA flood insurance rate map community panel for this area of Duchesne County. This property is not in a special flood hazard area as noted from Duchesne County Building Department personnel.

The Point of Diversion in Currant Creek for irrigation water listed as item number 16 on said Commitment for Title Insurance is shown on the plat.

The existing roadways and power lines listed in item numbers 19 through 22 of said commitment for Title Insurance were visually identified on the ground and tied in as part of this survey.

This plat shows surveyed parcels as they were at the time of the field survey in August of 2015 as per the parcels listed in Schedule A of said commitment for Title Insurance.

The survey was made on the ground on 24 August through 4 September 2015, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property.

Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

The location of the rights-of-way listed as items 19 through 22 in the title insurance commitment dated 19 August 2015, issued by First American Title, which are visible on the ground, have been shown on the plat, to the extent that such matters can be located.

The property shown on this plat is the property described in that said commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

The subject property has physical access to and from a duly dedicated and accepted public street or highway.

Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

The record description of the subject property forms a mathematically closed figure.

SURVEYOR'S CERTIFICATE

To Robert P. Bennett and Merritt S. Bennett, First American Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11a and b, and 16 of Table A thereof. The field work was completed on 4 September 2015.

JERRY D. ALLRED, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 148951

Dated: _____

PROFESSIONAL LAND SURVEYOR No. 148951 JERRY D. ALLRED 3 SEP 2015 STATE OF UTAH

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESNE } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON

THE _____ DAY OF _____, 20___, AT _____O'CLOCK ___M, AND IS DULY RECORDED.

FILING NO. _____ _____ COUNTY RECORDER

COUNTY SURVEYOR'S FILE # 3237

JERRY D. ALLRED AND ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST--P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352

3 SEP 2015 15-100-031

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