

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR

DAVID NEILSON
RR 3 BOX 3190
ROOSEVELT, UT 84066
TO BE KNOWN AS THE
DAVID NEILSON
MINOR SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 2 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to David R. Neilson and Cristina I. Neilson, that I am a Professional Land Surveyor, and that I have made a survey of the following described tract of land for the purpose of creating a Four Lot Minor Subdivision:

PARENT PARCEL

ACCORDING TO THAT CERTAIN QUIT CLAIM DEED, PARCEL #00:0028:6421, SERIAL #2741-3 AS FOUND BY ENTRY #410252, IN BOOK A554, PAGE 506, DATE 12 NOVEMBER 2008 Beginning on the North line of the Southeast Quarter of the Northeast Quarter of Section 14, Township 3 South, Range 2 West, Uintah Special Base & Meridian at a point on the West right-of-way line on U.S. Highway 40, which point is also 96.9 feet South 89°41'10" West along said North line from the Northeast Corner of said Southeast Quarter of the Northeast Quarter; thence South 89°41'10" West 1288.76 feet; thence South 0°12' East 169.00 feet parallel to said right-of-way line; thence North 89°41'10" East 1288.70 feet parallel to said North line to said right-of-way line; thence North 0°12' West 169.00 feet along said right-of-way line to the point of beginning. East line of Section 14 bears North 0°07' West.

REVISED DESCRIPTION TO FIT ACTUAL LINES OF OCCUPATION

TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 14: Beginning at a point being South 0°12'51" East 16.50 feet (1 rod) along the East section line and South 89°32'00" West 87.08 feet from the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 14, said point being on the West right of way line of U.S. Highway 40; thence South 0°12'00" East 169.00 feet along the West right of way of said U.S. Highway 40 to a fence corner; thence leaving said right of way and running South 89°32'00" West 1288.76 feet along a fence line to a fence corner; thence North 0°12'00" West 169.00 feet along a fence line to a fence corner; thence North 89°32'00" East 1288.76 feet along a fence line to the point of beginning, containing 5.000 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey for a Minor Subdivision, setting the property corners as shown for the new Lots, and then prepare a Record of Survey plat.
BASIS OF BEARING: Being North 89°54'21" West from the Southeast Section Corner to the East 1/16th Corner of Sections 14 and 23, according to that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2123.
SURVEY FINDINGS: Township 3 South, Range 2 West, Uintah Special Base and Meridian was surveyed in 1882 by the General Land Office using the "three mile method" survey procedure. The section corners, quarter corners, and one-sixteenth or 40 acre corners were set with marked stones for Indian Allotments. These original corners are generally "obliterated" due to the construction of roads, ditches, fence lines, and farming of the land. The position of these "obliterated" corners can generally be determined by the location of fence lines, and/or have been perpetuated by other surveyors. The above described Parent Parcel was surveyed apparently assuming that the North fence line ran along the 40 acre line. I have determined that the North fence line and projection thereof running easterly to the section line is 16.50 feet or 1 rod south of the true position of the Northeast Corner of the SE1/4 of the NE1/4. This matches the fence line ties and stationing of the U.S. Highway 40 Post War right of way survey plats. 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.

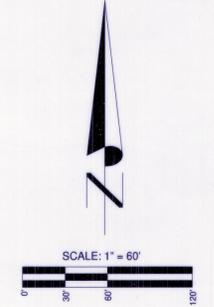
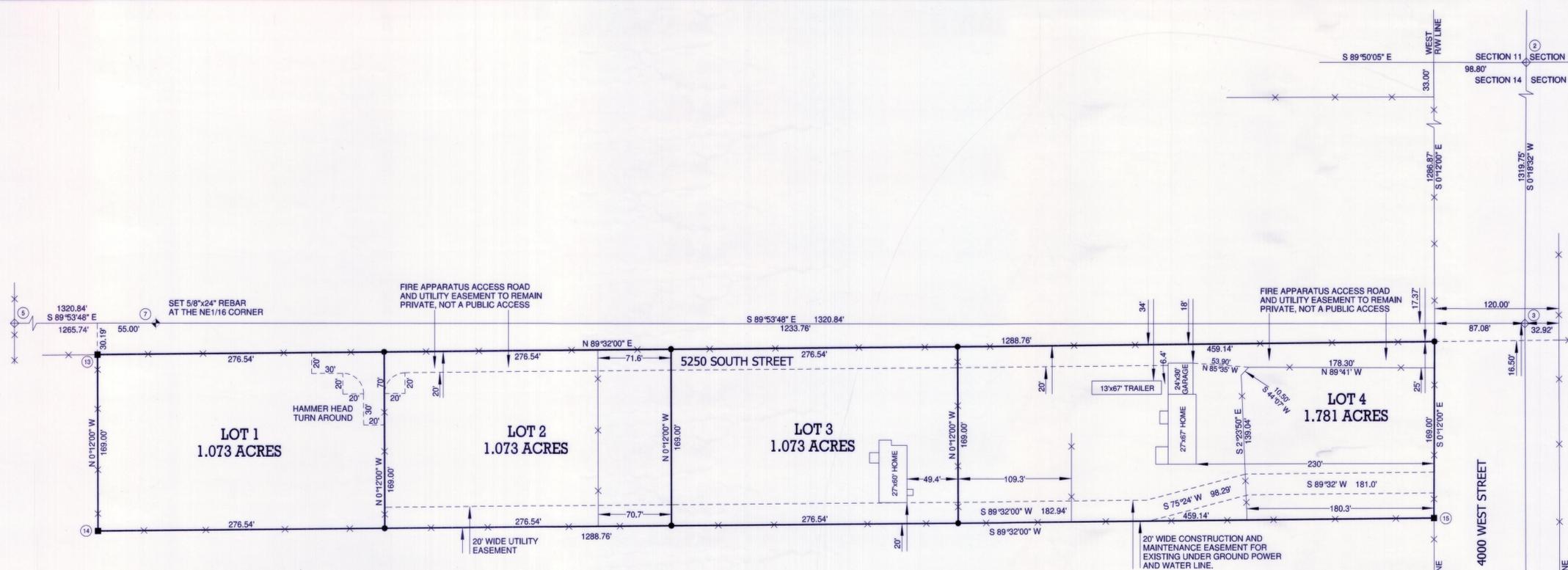
I further certify that the visible improvements affecting the boundaries of the above described tract of land are as shown on this plat.



County Surveyors File # 2438

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
Duchesne Utah, 84021
Phone: (435)738-5753 Cell: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 11/05/2012	DATE PLOTTED: Wednesday 11/14/12
SHEET: 1 OF 1		FILE NAME: MISTY NEILSON JOB # 1183



- = 5/8"x24" REBAR SET WITH PLASTIC CAP STAMPED PEATROSS PLS #155666
- = PROPERTY CORNER IS A FENCE CORNER
- = FENCE LINE

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owners of the above described parcel of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

DAVID R. NEILSON _____ CRISTINA I. NEILSON _____

ACKNOWLEDGEMENT

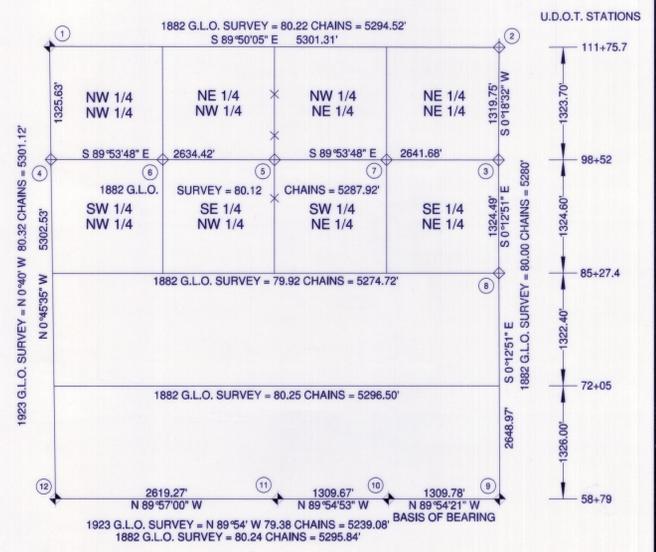
State of _____ } s.s.
County of _____ }
On this _____ day of _____, 20____, personally appeared before me, DAVID R. NEILSON and CRISTINA I. NEILSON, the signers of the above OWNER'S CERTIFICATE, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires _____ Notary Public _____

DESCRIPTION OF POINT NUMBERS

- 1 The NW Corner of Section 14 is a stone with a rebar alongside according to Record of Survey file #1978.
- 2 The NE Corner of Section 14 was looked for but not found; the position was determined to be North 0°12'00" West 33.00 feet along the West right of way line of U.S. Highway 40 from a fence line running Westerly and thence Easterly 98.80 feet to said NE Section Corner, according to the U.S. Highway 40 Post War right of way survey plats, nothing set.
- 3 The NE Corner of the SE1/4 of the NE1/4 (North1/16th of Sections 13 and 14) was looked for but not found; the position was determined to be along the East section line, as established by Record of Survey file #2302, BUT is further North 0°12'51" West 16.50 feet (1 rod) from the projection of fence lines running Easterly and Westerly of the right of way lines of U.S. Highway 40, this matches distances and stationing as called for on U.S. Highway 40 Post War right of way survey plats, nothing set.
- 4 The NW Corner of the SW1/4 of the NW1/4 (N1/16th of Sections 14 and 15) was looked for but not found; the position was determined by a proportionate measurement between the NW Corner and the SW Corner of Section 14, nothing set.
- 5 The NW Corner of the SW1/4 of the NE1/4 (Center-North1/16th) was looked for but not found; the position was determined to be along the North 1/16th line between the NW Corner of the SW1/4 of the NW1/4 and the NE Corner of the SE1/4 of the NE1/4, and a fence line running North and South, nothing set.
- 6 The NW Corner of the SE1/4 of the NW1/4 (NW1/16th) was looked for but not found; the position was determined by a proportionate measurement between the NW Corner of the SW1/4 of the NW1/4 and the NE Corner of the SE1/4 of the NW1/4, nothing set.
- 7 The NE Corner of the SW1/4 of the NE1/4 (NE1/16th) was looked for but not found; the position was determined by a proportionate measurement between the NW Corner of the SW1/4 of the NE1/4 and the NE Corner of the SE1/4 of the NE1/4, set 5/8" x 24" rebar with yellow plastic cap.
- 8 The East Quarter Corner was looked for but not found; the position was determined by Record of Survey file #2302, nothing set.
- 9 The SE Corner of Section 14 is a County Monument.
- 10 The SW Corner of the SE1/4 of the SE1/4 (E1/16th of Sections 14 and 23) is a 5/8" rebar with plastic cap.
- 11 The South Quarter Corner is a 5/8" rebar with a plastic cap.
- 12 The SW Corner of Section 14 is General Land Office Brass Cap monument according to Record of Survey file #1978.
- 13 The NW property corner is a iron pipe for the fence corner.
- 14 The SW property corner is a iron pipe for the fence corner.
- 15 The SE property corner is a wood fence post at a fence corner.

SECTION 14, T.3S., R.2W., U.S.B.&M.



SCALE 1" = 1000'