

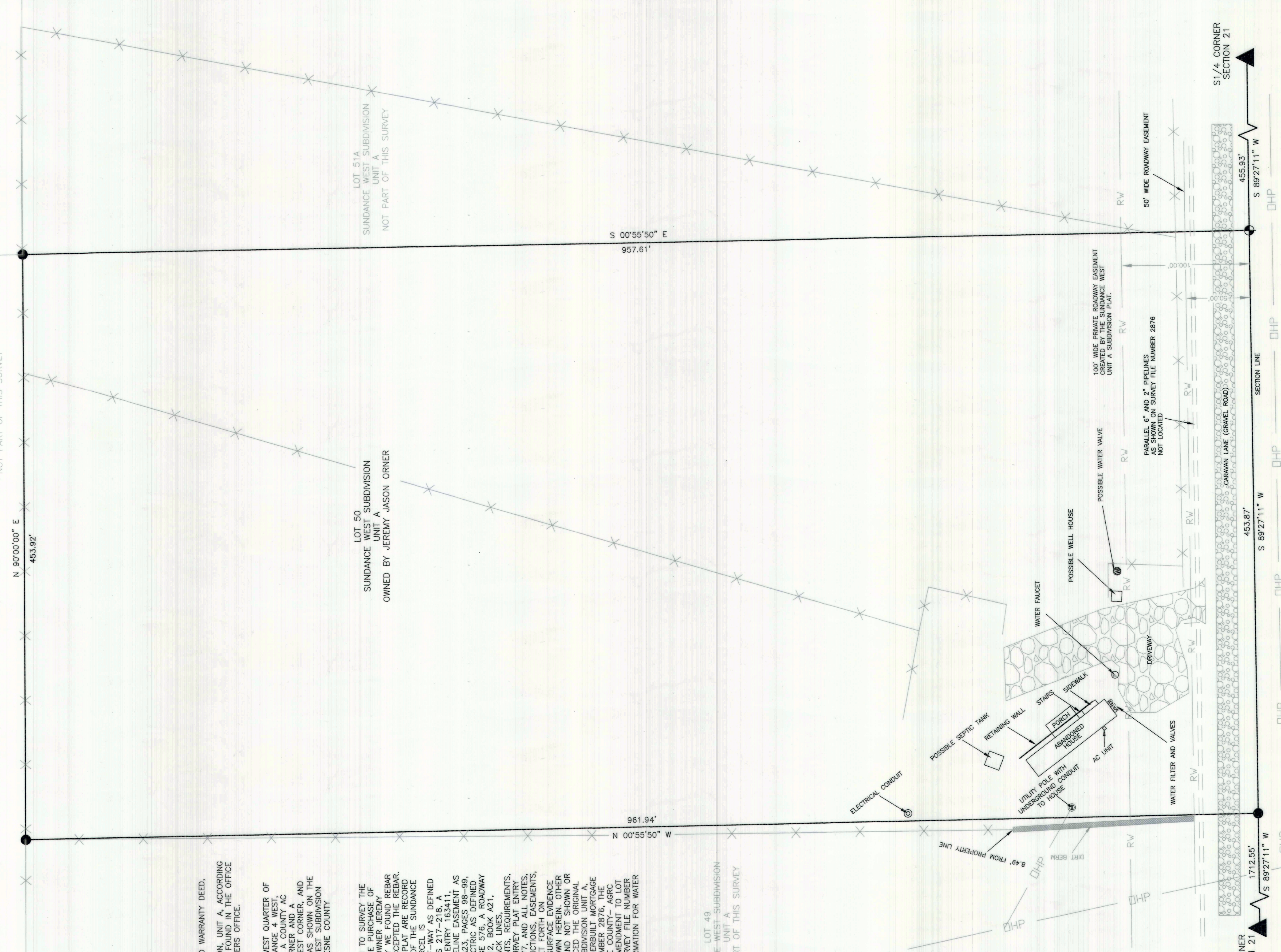
RECORD OF SURVEY OF BOUNDARY SURVEY
 FOR DAVID MANNING
 OF LOT 50 OF THE SUNDANCE WEST SUBDIVISION, UNIT A
 LOCATED IN SECTION 21, TOWNSHIP 2 SOUTH,
 RANGE 4 WEST, UTAH SPECIAL MERIDIAN
 DUCHESNE, COUNTY UTAH

LOT 52
SUNDANCE WEST SUBDIVISION
UNIT A
NOT PART OF THIS SURVEY

LOT 53
SUNDANCE WEST SUBDIVISION
UNIT A
NOT PART OF THIS SURVEY

LOT 50
SUNDANCE WEST SUBDIVISION
UNIT A
OWNED BY JEREMY JASON ORNER

LOT 51A
SUNDANCE WEST SUBDIVISION
UNIT A
NOT PART OF THIS SURVEY

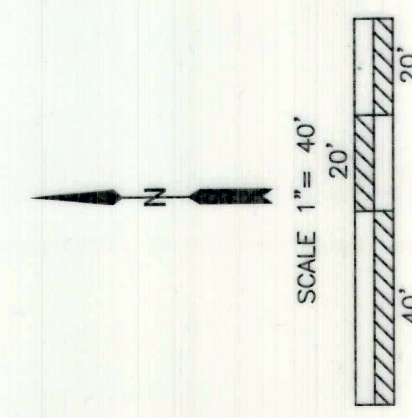


PARCEL DESCRIPTION (ACCORDING TO WARRANTY DEED, ENTRY 544642):
 LOT 50, SUNDANCE WEST SUBDIVISION, UNIT A, ACCORDING TO THE OFFICIAL PLAT THEREOF AS FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDERS OFFICE.

BASIS OF BEARINGS:
 IS THE SOUTH UTAH TOWNSHIP 2 SOUTH RANGE 4 WEST UTAH SPECIAL MERIDIAN BETWEEN A COUNTY AC FOUND AT THE SOUTH QUARTER CORNER AND A COUNTY AC FOUND AT THE SOUTHWEST CORNER, AND IS ASSUMED TO BEAR S89°27'11" W AS SHOWN ON THE OFFICIAL PLAT OF THE SUNDANCE WEST SUBDIVISION UNIT A, RECORDED WITH THE DUCHESNE COUNTY RECORDERS OFFICE.

NARRATIVE: ASKED BY DAVID MANNING TO SURVEY THE BOUNDARY OF THIS PARCEL FOR THE PURCHASE OF THIS PARCEL FROM THE CURRENT OWNER JEREMY JASON ORNER. DURING THIS SURVEY WE FOUND REBAR SET ON PREVIOUS SURVEYS AND ACCEPTED THE REBAR BEARINGS AND DISTANCES ON THIS PLAT ARE RECORD ACCORDING TO THE OFFICIAL PLAT OF THE SUNDANCE WEST SUBDIVISION UNIT A. THIS PARCEL IS ENCLUMBERED BY: A ROAD RIGHT-OF-WAY AS SHOWN ON SURVEY FILE NUMBER 2876, A PIPELINE EASEMENT AS DEFINED IN ENTRY 163411, BOOK A21, PAGES 662-663, A PIPELINE EASEMENT AS DEFINED IN ENTRY 164767, BOOK A23, PAGES 98-99, AN EASEMENT FOR MOON LAKE ELECTRIC AS DEFINED IN ENTRY 263917, BOOK A165, PAGE 576, A ROADWAY GRANT AS DEFINED IN ENTRY 163412, BOOK A21, PAGES 664-665, ALL NOTES, SETBACK LINES, CONDITIONS, RESTRICTIONS, EASEMENTS, REQUIREMENTS, AS SET FORTH IN ENTRY 209527, BOOK 64, PAGES 778-777, AND ALL NOTES, REQUIREMENTS, STIPULATIONS AS SET FORTH ON SURVEY PLAT ENTRY 216223. ALL SURFACE EVIDENCE OF THESE ENCUMBRANCES ARE SHOWN HEREIN. OTHER ENCUMBRANCES MAY BE PRESENT AND NOT SHOWN OR NOTED ON THIS PLAT. WE REFERENCED THE ORIGINAL PLAT FOR THE SUNDANCE WEST SUBDIVISION UNIT A AND FINANCE INC SURVEY FILE NUMBER 2876, THE RECORD OF SURVEY FOR DUCHESNE COUNTY - AGRC SURVEY FILE NUMBER 4463, THE AMENDMENT TO LOT 51 OF SUNDANCE WEST UNIT A SURVEY FILE NUMBER 2333, AND THE WATER RIGHT INFORMATION FOR WATER RIGHT 43-1-3366.

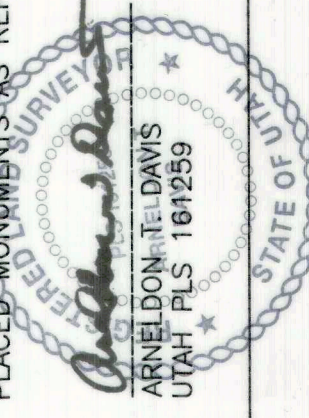
LOT 49
SUNDANCE WEST SUBDIVISION
UNIT A
NOT PART OF THIS SURVEY



Rocky Mountain Surveyors Inc.
 MAILING: 960 NORTH 2500 WEST
 OFFICE: 305 SOUTH 117
 VERNAL, UTAH 84078
 TEL: 435-789-6152

CLIENT: DAVID MANNING
 FIELD DATE: 11/01/2024
 CREW: ED, PDU
 DRAWING #: 240042

SURVEYORS STATEMENT:
 I, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE 161259. I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN ACCORDING TO TITLE SURVEYING PRACTICES AND PROFESSIONAL STANDARDS AND SURVEYORS LICENSING ACT. I HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REFERENCED ON THE PLAT.



LEGEND:

- SECTION CORNER USED
- FOUND REBAR
- SET 5/8 REBAR WITH PLASTIC CAP
- NEIGHBORING PARCEL
- CL EASEMENT
- OVERHEAD POWER
- FENCELINE
- ROAD RIGHT OF WAY
- DHP
- RV

FOR COUNTY RECORDER USE

Cowdy Surveyors File # 5822