



RECORD OF SURVEY
FOR
LANE G. EARL
1142 WEST PARK RIDGE DR. 512-4
ROOSEVELT, UT 84066

LOCATED IN THE SW 1/4 OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 1 WEST
UNTAAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE
I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Lane G. and Angela D. Earl 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 that I have made a property survey of the following described tract of land:

PROPERTY DESCRIPTION
ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 11 FEBRUARY 2009 AS FOUND BY ENTRY #412576, IN BOOK A560, PAGE 459 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UNTAAH SPECIAL MERIDIAN, SECTION 31: South Half Northwest Quarter Southwest Quarter, SERIAL #437, PARCEL #00-0004-0398

NARRATIVE
PURPOSE OF SURVEY: Set the property corners and then prepare a Record of Survey plat.
BASIS OF BEARINGS: Based on WGS84 datum using GPS (Global Positioning Systems) equipment and procedures.
SURVEY FINDINGS: Township 1 South, Range 1 West was surveyed in 1875 by the General Land Office, using the "three mile method", during which all of the section corners, 1/4 corners, and 1/16 corners were set for Indian Allotments. This procedure was used to conduct this property survey. The original corners that control the boundaries for this survey have been perpetuated by the County Surveyor, as shown on the plat.
NOTE: This survey was performed at the request of the Lane Earl. 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 and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

EARL PROPERTY
20.209 ACRES
PARCEL # 00:0004:0398
SERIAL # 437

● LOT CORNERS MARKED WITH 3/8" IRON BAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "PEATROSS 155666"
—X—X— FENCE LINE

GENERAL NOTES

1. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.
2. IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.
3. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES, OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THE NEW EVIDENCE.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE; FURTHERMORE, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
5. THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.
6. THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).

PROJECT: L14-056
SHEET: 1 OF 1
PREPARED FOR: LANE G. EARL
PROJECT: LANE EARL BOUNDARY SURVEY

RECORD OF SURVEY

LOCATED IN THE SW 1/4 OF SECTION 31 TOWNSHIP 1 SOUTH, RANGE 1 WEST UNTAAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

DRAWN BY: MPJ
REVIEWED BY: CP
SCALE: 1" = 100'
ISSUE DATE: 3/26/2014



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DRAWING ALTERATION: IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE WORDS "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

County Surveyors File # 2999