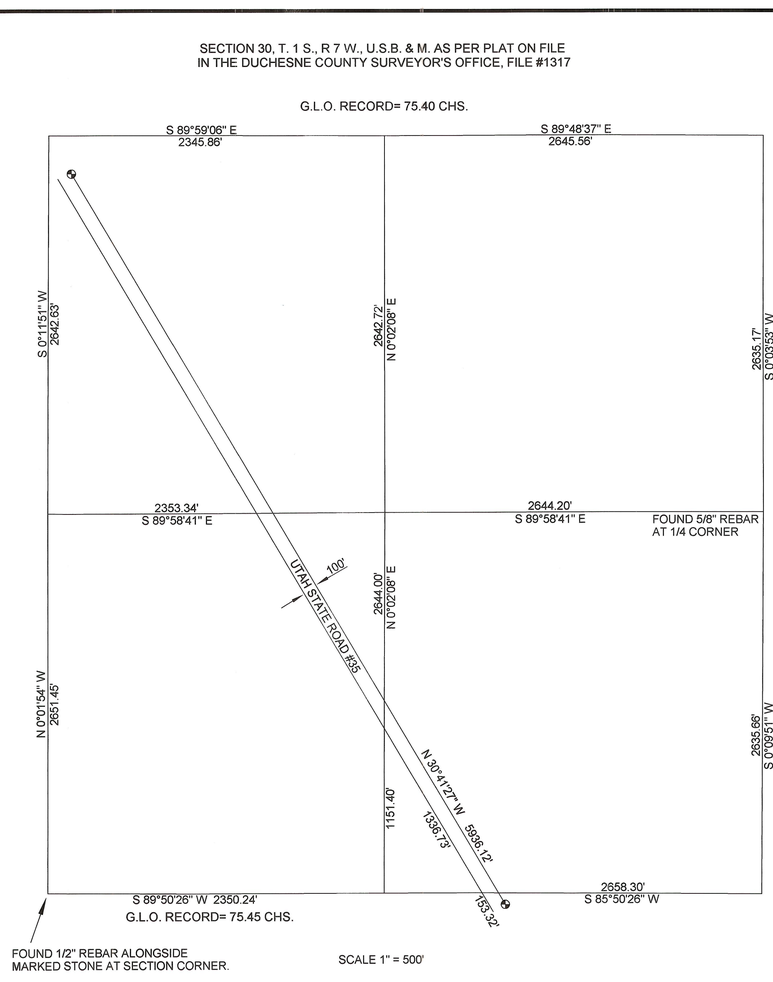
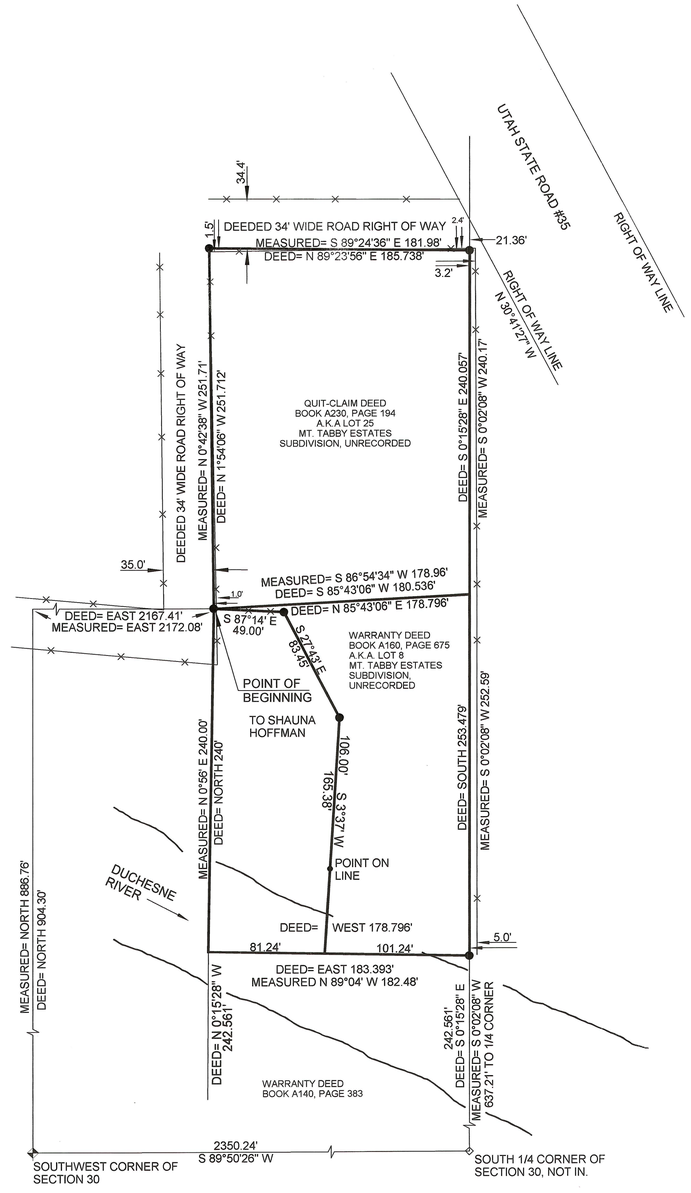
BOUNDARY SURVEY FOR

RODGER HOFFMAN

210 NORTH 600 WEST
BRIGHAM CITY, UT 84302

SECTION 30
TOWNSHIP 1 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE, COUNTY, UTAH





SURVEYORS CERTIFICATE

I Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Registered 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 survey of the following described tract of land:

PROPERTY DESCRIPTION TO SHAUNA HOFFMAN

A tract of land located in Section 30, Township 1 South, Range 7 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at a point being North a distance of 904.30 feet (measured North a distance of 886.76 feet) and East a distance of 2167.41 feet (measured East a distance of 2172.08 feet) from the Southwest Corner of said Section 30, thence South 87°14' East a distance of 49.00 feet along a fence line; thence South 27°43' East a distance of 83.45 feet; thence South 3°37' West a distance of 165.38 feet; thence West (measured North 89°04' West) a distance of 81.24 feet; thence North a distance of 240 feet (measured North 0°56' east a distance of 240.00 feet) to the Point of Beginning, containing 0.44 acres.

PROPERTY DESCRIPTION OF REMAINDER COMBINED WITH LOT 25

A tract of land located in Section 30, Township 1 South, Range 7 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at a point being North a distance of 904.300 feet (measured North a distance of 886.76 feet) and East a distance of 2167.411 feet (measured East a distance of 2172.08 feet) from the Southwest Corner of said Section 30;
Thence North 1°54'06" West a distance of 251.712 feet
(measured North 0°42'38" West a distance of 251.71 feet);
Thence North 89°23'56" East a distance of 185.738 feet
(measured South 89°24'36" East a distance of 181.98 feet);
Thence South 0°15'28" East a distance of 240.057 feet
(measured South 0°02'08" West a distance of 240.17 feet);
Thence South a distance of 253.479 feet
(measured South 0°02'08" West a distance of 252.59 feet);
thence West a distance of 101.24 feet
(measured North 89°04' West)
thence North 3°37' East a distance of 165.38 feet;
thence North 27°43' West a distance of 83.45 feet;
thence North 87°14' West a distance of 49.00 feet to the Point of Beginning, containing 1.60 acres.

I further certify that the visible improvments effecting the boundries of the above described tract of land, are as shown in this plat.

8/19/03
Date

Clinton S. Peatross

REGISTERED LAND SURVEYOR
Clinton S.
Peatross
No. 155666
STATE OF UTAH

NARRATIVE

Purpose of Survey: To separate the above described tracts of land as indicated on the plat, and set permanent monuments at the property corners.
Basis of Bearing: Taken from a plat on file in the Duchesne County Surveyor's office (see detail of section).
Survey Findings: These properties had been staked and platted as a subdivision known as Mt. Tabby Estates Subdivison, but was never recorded. Using data from the above mentioned plat on file in the County Surveyor's Office, as a basis, and then shooting in the fence line around the tracts of land, I determined to rotate the bearings of the metes and bounds descriptions by 1°11'28" right to comply with the above mentioned plat. I found that many of the metes and bounds descriptions had closing errors and discrepancies with adjoining parcels. I have tried to correct these to fit existing fence lines.
Note: This survey was performed at the request of Rodger Hoffman. It does not insure or guarantee ownership, nor does it show liens or rights of way recorded or unrecorded.

COUNTY SURVEYOR'S FILE # 1363

PREPARED BY
PEATROSS LAND SURVEYS
REGISTERED LAND SURVEYOR
P.O. BOX 271
DUCHESNE UTAH, 84021
OFFICE: (435) 738-2386
CELL: 733-6767, 733-0393

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 8/20/03'	DATE PLOTTED: Thursday 12/11/3
SHEET 1 OF 1	FILE NAME: RODGER HOFFMAN	JOB #932