

RECORD OF SURVEY FOR  
**MIKE WALL**  
 GLENDALE, AZ 84308, OF  
**MOUNT TABBY SPRINGS SUBDIVISION**  
**PLAT 6, LOTS 15, 16, 17, 31, 32, AND 33**  
 LOCATED IN SECTION 35 AND 36  
 TOWNSHIP 1 SOUTH, RANGE 8 WEST  
 UTAH SPECIAL BASE AND MERIDIAN  
 DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mike Wall, 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 in accordance with Section 17-23-17 of the UCA, and that I have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as shown, and then that I have prepared a Record of Survey plat.

PROPERTY DESCRIPTION

Mount Tabby Springs 6: Lots 15, 16, 17, 31, 32, and 33.

NARRATIVE

PURPOSE OF SURVEY: Perform a Boundary Survey then prepare a Record of Survey plat.  
 BASIS OF BEARING: South 89°44'54" West from the Northeast Corner of Section 35 to the North 1/4 Corner of said Section.  
 SURVEY FINDINGS: The Mount Tabby Springs Subdivisions, Plats III and VI were apparently staked too far east of where they should have been, creating an overlap of approximately 26.82 feet onto Mount Tabby Springs, Plat II. The following statement is a quote from the fourth paragraph in the Narrative prepared by Allied and Associates of their findings and conclusions of a survey performed along the North lines of the above referenced subdivisions, according to a Record of Survey on file in the Duchesne County Surveyor's Office, file #3036: (The deeds call for the section lines and aliquot part of section lines and the plotted descriptions were reconciled to these surveyed lines. The deeds also call for boundary lines of the various Mount Tabby Springs plats. These subdivisions were created by the Lewis family when all the property involved was owned by them, thus giving these plats senior rights to the remainder, being any surrounding properties. The lines described in the deeds follow the same bearings and distances as those on the subdivision plats. However, on the ground there exists a conflict between the deed lines and the found monuments reported to be lot corners. It is the opinion of this surveyor that the best way to resolve this conflict is to have the existing monuments accepted as lot corners in the noted subdivisions be found, surveyed, and platted showing their relationship to each other and the Public Lands Survey System corners. The plat prepared would redefine the conflicting boundary lines to fit the existing monuments and, when signed by all affected property owners and recorded would act as a boundary line agreement between all the land owners.)

COUNTY SURVEYOR'S FILE # 5297

PREPARED BY  
**PEATROSS LAND SURVEYS**  
 PROFESSIONAL LAND SURVEYOR  
 829 EAST 380 NORTH  
 HEBER CITY, UT 84032

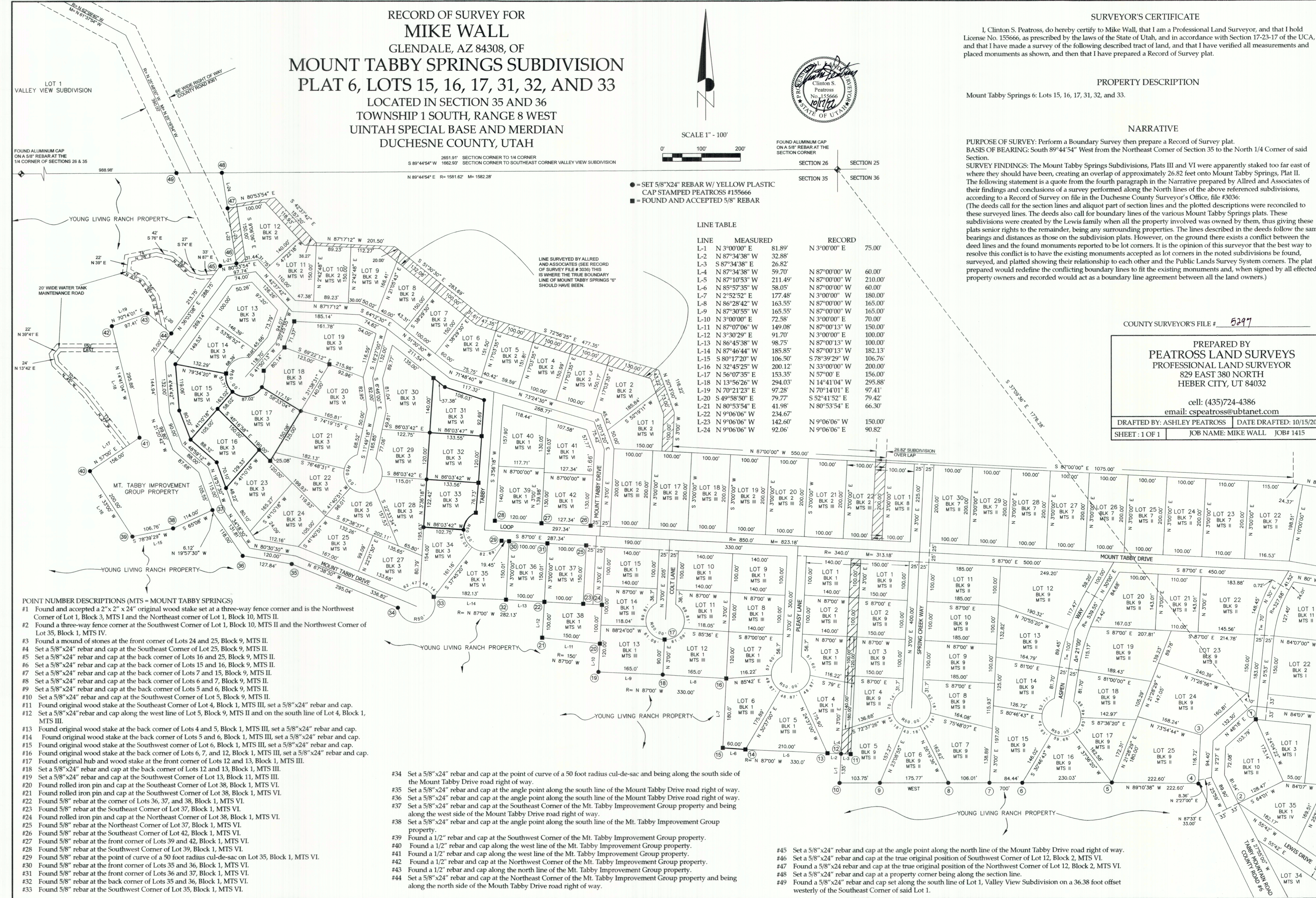
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DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 10/15/2022  
 SHEET: 1 OF 1 JOB NAME: MIKE WALL JOB# 1415

● SET 5/8"x24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666  
 ■ FOUND AND ACCEPTED 5/8" REBAR

LINE TABLE

LINE	MEASURED	RECORD
L-1	N 3°00'00" E 81.89'	N 3°00'00" E 75.00'
L-2	N 87°34'38" W 32.88'	
L-3	S 87°34'38" E 26.82'	
L-4	N 87°34'38" W 59.70'	N 87°00'00" W 60.00'
L-5	N 87°10'53" W 211.49'	N 87°00'00" W 210.00'
L-6	N 85°57'35" W 58.05'	N 87°00'00" W 60.00'
L-7	N 2°52'52" E 177.48'	N 3°00'00" W 180.00'
L-8	N 86°28'42" W 163.55'	N 87°00'00" W 165.00'
L-9	N 87°30'55" W 165.55'	N 87°00'00" W 165.00'
L-10	N 3°00'00" E 72.58'	N 3°00'00" E 70.00'
L-11	N 87°07'06" W 149.08'	N 87°00'13" W 150.00'
L-12	N 3°30'29" E 91.70'	N 3°00'00" E 100.00'
L-13	N 86°45'38" W 98.75'	N 87°00'13" W 100.00'
L-14	N 87°46'44" W 185.85'	N 87°00'13" W 182.13'
L-15	S 80°17'20" W 106.50'	S 78°39'29" W 106.76'
L-16	N 32°45'25" W 200.12'	N 33°00'00" W 200.00'
L-17	N 56°07'35" E 153.35'	N 57°00' E 156.00'
L-18	N 13°56'26" W 294.03'	N 14°41'04" W 295.88'
L-19	N 70°21'23" E 97.28'	N 70°14'01" E 97.41'
L-20	S 49°58'50" E 79.77'	S 52°41'52" E 79.42'
L-21	N 80°53'54" E 41.98'	N 80°53'54" E 66.30'
L-22	N 9°06'06" W 142.60'	N 9°06'06" W 150.00'
L-23	N 9°06'06" W 92.06'	N 9°06'06" E 90.82'



- POINT NUMBER DESCRIPTIONS (MTS = MOUNT TABBY SPRINGS)
- Found and accepted a 2"x2" x 24" original wood stake set at a three-way fence corner and is the Northwest Corner of Lot 1, Block 3, MTS I and the Northeast corner of Lot 1, Block 10, MTS II.
  - Found a three-way fence corner at the Southwest Corner of Lot 1, Block 10, MTS II and the Northwest Corner of Lot 35, Block 1, MTS IV.
  - Found a mound of stones at the front corner of Lots 24 and 25, Block 9, MTS II.
  - Set a 5/8"x24" rebar and cap at the Southeast Corner of Lot 25, Block 9, MTS II.
  - Set a 5/8"x24" rebar and cap at the back corner of Lots 16 and 25, Block 9, MTS II.
  - Set a 5/8"x24" rebar and cap at the back corner of Lots 15 and 16, Block 9, MTS II.
  - Set a 5/8"x24" rebar and cap at the back corner of Lots 7 and 15, Block 9, MTS II.
  - Set a 5/8"x24" rebar and cap at the back corner of Lots 6 and 7, Block 9, MTS II.
  - Set a 5/8"x24" rebar and cap at the back corner of Lots 5 and 6, Block 9, MTS II.
  - Set a 5/8"x24" rebar and cap at the Southwest Corner of Lot 5, Block 9, MTS II.
  - Found original wood stake at the Southeast Corner of Lot 4, Block 1, MTS III, set a 5/8"x24" rebar and cap.
  - Set a 5/8"x24" rebar and cap along the west line of Lot 5, Block 9, MTS II and on the south line of Lot 4, Block 1, MTS III.
  - Found original wood stake at the back corner of Lots 4 and 5, Block 1, MTS III, set a 5/8"x24" rebar and cap.
  - Found original wood stake at the back corner of Lots 5 and 6, Block 1, MTS III, set a 5/8"x24" rebar and cap.
  - Found original wood stake at the back corner of Lot 6, Block 1, MTS III, set a 5/8"x24" rebar and cap.
  - Found original wood stake at the back corner of Lots 6, 7, and 12, Block 1, MTS III, set a 5/8"x24" rebar and cap.
  - Found original hub and wood stake at the front corner of Lots 12 and 13, Block 1, MTS III.
  - Set a 5/8"x24" rebar and cap at the back corner of Lots 12 and 13, Block 1, MTS III.
  - Set a 5/8"x24" rebar and cap at the Southwest Corner of Lot 13, Block 1, MTS III.
  - Found rolled iron pin and cap at the Southwest Corner of Lot 38, Block 1, MTS VI.
  - Found 5/8" rebar at the corner of Lots 36, 37, and 38, Block 1, MTS VI.
  - Found 5/8" rebar at the Southeast Corner of Lot 37, Block 1, MTS VI.
  - Found rolled iron pin and cap at the Northeast Corner of Lot 38, Block 1, MTS VI.
  - Found 5/8" rebar at the Northeast Corner of Lot 37, Block 1, MTS VI.
  - Found 5/8" rebar at the Southeast Corner of Lot 42, Block 1, MTS VI.
  - Found 5/8" rebar at the front corner of Lots 39 and 42, Block 1, MTS VI.
  - Found 5/8" rebar at the Southwest Corner of Lot 39, Block 1, MTS VI.
  - Found 5/8" rebar at the point of curve of a 50 foot radius cul-de-sac on Lot 35, Block 1, MTS VI.
  - Found 5/8" rebar at the front corner of Lots 35 and 36, Block 1, MTS VI.
  - Found 5/8" rebar at the front corner of Lots 36 and 37, Block 1, MTS VI.
  - Found 5/8" rebar at the back corner of Lots 35 and 36, Block 1, MTS VI.
  - Found 5/8" rebar at the Southwest Corner of Lot 35, Block 1, MTS VI.

- Set a 5/8"x24" rebar and cap at the point of curve of a 50 foot radius cul-de-sac and being along the south side of the Mount Tabby Drive road right of way.
- Set a 5/8"x24" rebar and cap at the angle point along the south line of the Mount Tabby Drive road right of way.
- Set a 5/8"x24" rebar and cap at the angle point along the south line of the Mount Tabby Drive road right of way.
- Set a 5/8"x24" rebar and cap at the Southeast Corner of the Mt. Tabby Improvement Group property and being along the west side of the Mount Tabby Drive road right of way.
- Set a 5/8"x24" rebar and cap at the angle point along the south line of the Mt. Tabby Improvement Group property.
- Found a 1/2" rebar and cap along the west line of the Mt. Tabby Improvement Group property.
- Found a 1/2" rebar and cap along the west line of the Mt. Tabby Improvement Group property.
- Found a 1/2" rebar and cap at the Northwest Corner of the Mt. Tabby Improvement Group property.
- Found a 1/2" rebar and cap along the north line of the Mt. Tabby Improvement Group property.
- Set a 5/8"x24" rebar and cap at the Northeast Corner of the Mt. Tabby Improvement Group property and being along the north side of the Mouth Tabby Drive road right of way.
- Set a 5/8"x24" rebar and cap at the angle point along the north line of the Mount Tabby Drive road right of way.
- Set a 5/8"x24" rebar and cap at the true original position of Southwest Corner of Lot 12, Block 2, MTS VI.
- Set a 5/8"x24" rebar and cap at the true original position of the Northwest Corner of Lot 12, Block 2, MTS VI.
- Set a 5/8"x24" rebar and cap at a property corner being along the section line.
- Found a 5/8"x24" rebar and cap set along the south line of Lot 1, Valley View Subdivision on a 36.38 foot offset westerly of the Southeast Corner of said Lot 1.