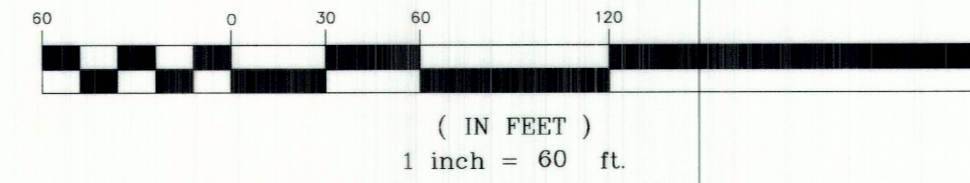


# Darwin K. Bostick Record of Survey

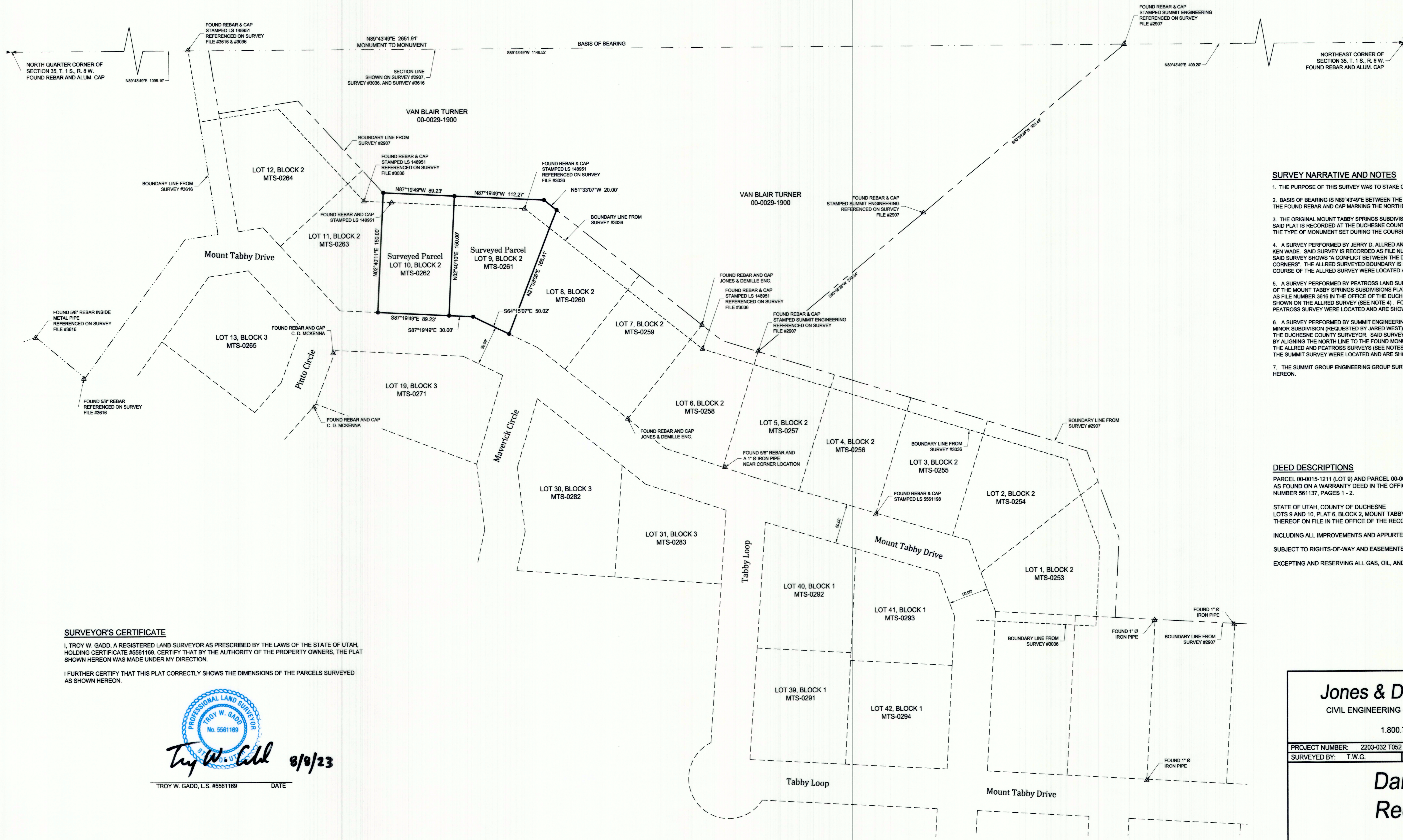
Being Lot 9 and 10, Block 2, Mount Tabby Springs Subdivision Plat 6  
 Located in Section 35, T. 1 S., R. 8 W., U.S.B. & M.  
 Duchesne County, Utah

2023

GRAPHIC SCALE



- LEGEND**
- SURVEYED BOUNDARY LINE
  - - - SECTION LINE
  - - - SUBDIVISION LOT LINE
  - - - SURVEY BOUNDARY FROM SURVEY 2907 (SUMMIT ENG.)
  - - - SURVEY BOUNDARY FROM SURVEY 3036 (ALLRED)
  - - - SURVEY BOUNDARY FROM SURVEY 3616 (PEATROSS)
  - SET REBAR WITH PLASTIC CAP  
STAMPED JONES & DEMILLE ENG.  
UNLESS OTHERWISE NOTED
  - △ FOUND SURVEY MONUMENT  
AS NOTED
  - ✱ FOUND SECTION CORNER  
AS NOTED
  - ✱ FOUND QUARTER SECTION  
CORNER AS NOTED



**SURVEY NARRATIVE AND NOTES**

1. THE PURPOSE OF THIS SURVEY WAS TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED PARCEL OF LAND.
2. BASIS OF BEARING IS N89°43'49"E BETWEEN THE FOUND REBAR AND CAP MARKING THE NORTH QUARTER CORNER AND THE FOUND REBAR AND CAP MARKING THE NORTHEAST CORNER OF SECTION 35, T. 1 S., R. 8 W., U.S.B. & M.
3. THE ORIGINAL MOUNT TABBY SPRINGS SUBDIVISION, PLAT 6 WAS USED TO DRAWN IN THE LOT LINE AS SHOWN HEREON. SAID PLAT IS RECORDED AT THE DUCHESNE COUNTY RECORDER'S OFFICE. SAID SUBDIVISION PLAT DOES NOT SPECIFY THE TYPE OF MONUMENT SET DURING THE COURSE OF THE ORIGINAL SUBDIVISION SURVEY.
4. A SURVEY PERFORMED BY JERRY D. ALLRED AND ASSOCIATES WAS PERFORMED FOR R.S. WEST REAL ESTATE AND KEN WADE. SAID SURVEY IS RECORDED AS FILE NUMBER 3036 IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR. SAID SURVEY SHOWS 'A CONFLICT BETWEEN THE DEED LINES AND THE FOUND MONUMENTS REPORTED TO BE LOT CORNERS'. THE ALLRED SURVEYED BOUNDARY IS SHOWN HEREON AND FOUND SURVEY MONUMENTS SET DURING THE COURSE OF THE ALLRED SURVEY WERE LOCATED AND ARE ALSO SHOWN HEREON.
5. A SURVEY PERFORMED BY PEATROSS LAND SURVEYS WAS PERFORMED OF THE SOUTH AND WEST BOUNDARY LINES OF THE MOUNT TABBY SPRINGS SUBDIVISIONS PLATS 2, 3, AND 6 FOR YOUNG LIVING RANCH. SAID SURVEY IS RECORDED AS FILE NUMBER 3616 IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR. SAID SURVEY ALSO SHOWS THE CONFLICT SHOWN ON THE ALLRED SURVEY (SEE NOTE 4). FOUND SURVEY MONUMENTS SET DURING THE COURSE OF THE PEATROSS SURVEY WERE LOCATED AND ARE SHOWN HEREON.
6. A SURVEY PERFORMED BY SUMMIT ENGINEERING GROUP, INC. WAS PERFORMED FOR THE MOUNT TABBY RANCHES MINOR SUBDIVISION (REQUESTED BY JARED WEST). SAID SURVEY IS RECORDED AS FILE NUMBER 2907 IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR. SAID SURVEY ESTABLISHED THE LOCATION OF THE MOUNT TABBY SPRINGS PLATS BY ALIGNING THE NORTH LINE TO THE FOUND MONUMENTS. SAID SURVEY DOES NOT SHOW THE CONFLICT SHOWN ON THE ALLRED AND PEATROSS SURVEYS (SEE NOTES 4 AND 5). FOUND SURVEY MONUMENTS SET DURING THE COURSE OF THE SUMMIT SURVEY WERE LOCATED AND ARE SHOWN HEREON.
7. THE SUMMIT GROUP ENGINEERING GROUP SURVEY WAS USED TO ESTABLISH THE SURVEYED BOUNDARY SHOWN HEREON.

**DEED DESCRIPTIONS**

PARCEL 00-0015-1211 (LOT 9) AND PARCEL 00-0015-1229 (LOT 10) AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 561137, PAGES 1 - 2.

STATE OF UTAH, COUNTY OF DUCHESNE  
 LOTS 9 AND 10, PLAT 6, BLOCK 2, MOUNT TABBY SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

INCLUDING ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR ENFORCEABLE IN LAW AND EQUITY. EXCEPTING AND RESERVING ALL GAS, OIL, AND OTHER MINERALS.

**SURVEYOR'S CERTIFICATE**

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PARCELS SURVEYED AS SHOWN HEREON.



*Troy W. Gadd* 8/9/23

TROY W. GADD, L.S. #5561169 DATE

PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
 CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
 - infrastructure professionals -  
 1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2203-032 T052	FILE NAME: h:\d\proj\2203-032\...2203-032 T052 Bostick survey.dwg
SURVEYED BY: T.W.G.	DRAWN BY: T.W.G. UPDATED: 8/8/2023 PLOTTED: 8/8/2023

**Darwin K. Bostick**  
**Record of Survey**  
 Duchesne County, Utah  
 Scale: 1" = 60'

County Surveyor's File # 5542