

PROPERTY SURVEY FOR  
**JAMES ROSS**  
 SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
 UTAH SPECIAL BASE AND MERIDIAN



SCALE: 1"=200'



**LEGEND AND NOTES**

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS WAS BASED ON WGS-84 DATUM.

**PARCEL A**

Commencing at the Southwest Corner of the NW1/4 of the NE1/4 of Section 31, Township 2 South, Range 1 West of the Utah Special Base and Meridian:  
 Thence North 89°49'24" East 441.81 feet (South 89°57'48" East 439.79 feet, by record) along the South line of said NW1/4 to the South right-of-way line of U.S. Highway 40 and the TRUE POINT OF BEGINNING;  
 Thence North 55°51'42" East (North 55°52'26" East, by record) 207.58 feet along said South right-of-way line;  
 Thence South 00°27'20" West 148.97 feet to a point which is South 33 feet from said South line of said NW1/4;  
 Thence South 89°49'24" West (North 89°57'48" West, by record) 219.52 feet parallel with and South 33 feet from said South line of said aliquot part to said South right-of-way line;  
 Thence North 55°51'42" East 59.07 feet (North 55°52'26" East 58.77 feet, by record) along said right-of-way line to the TRUE POINT OF BEGINNING, containing 0.38 acres.

**PARCEL B**

Commencing at the Southwest Corner of the NW1/4 of the NE1/4 of Section 31, Township 2 South, Range 1 West of the Utah Special Base and Meridian:  
 Thence North 89°49'24" East 441.81 feet (South 89°57'48" East 439.79 feet, by record) along the South line of said NW1/4 to the South right-of-way line of U.S. Highway 40;  
 Thence North 55°51'42" East (North 55°52'26" East, by record) 207.58 feet along said South right-of-way line to the Northeast Corner of that parcel described on the warranty deed recorded on page 366, Book A391 of deeds in the Duchesne County Recorder's office;  
 Thence South 13°25'10" East 194.11 feet (199.97 feet, by record) parallel with and 4.00 feet perpendicular from the East line of the existing building, to a point which is South 33 feet from said South line of said NW1/4;  
 Thence South 89°49'24" West (North 89°57'48" West, by record) 105.47 feet parallel with and South 33 feet from said South line of said aliquot part to  
 Thence North 00°27'20" East 148.97 feet to the TRUE POINT OF BEGINNING, containing 0.33 acres.  
 TOGETHER with a 10 feet wide ingress-egress easement over the adjacent property to the east, said easement being further described as follows: Commencing at the Southwest Corner of the NW1/4 of the NE1/4 of Section 31, Township 2 South, Range 1 West of the Utah Special Base and Meridian:  
 Thence North 89°49'24" East 441.81 feet (South 89°57'48" East 439.79 feet, by record) along the South line of said NW1/4 to the South right-of-way line of U.S. Highway 40;  
 Thence North 55°51'42" East 279.15 feet (North 55°52'26" East 287.57 feet, by record) along said South right-of-way line to the Northeast Corner of that parcel described on the warranty deed recorded on page 366, Book A391 of deeds in the Duchesne County Recorder's office, said point being the TRUE POINT OF BEGINNING of said easement;  
 Thence North 55°51'42" East (North 55°52'26" East, by record) 10.69 feet along said right-of-way line;  
 Thence South 13°25'10" West 193.78 feet parallel with the East line of the above described parcel;  
 Thence South 76°34'50" West 10.00 feet to the said East line;  
 Thence North 13°25'10" East 190.00 feet along said East line to the TRUE POINT OF BEGINNING.

**NARRATIVE**

This survey was performed at the request of Mr. James Ross for the purpose of dividing his property into the two parcels shown on this plat. The controlling corners around the section were found as indicated. Section 31 was originally surveyed in 1875 by the General Land Office using the "3-mile" method and the same procedures were used to guide this survey. Several surveys have been performed in this section previously but were completed before the original method of survey was discovered. The parcels along the south line of the NW1/4 of the NE1/4 of Section 31 south of the highway all extend 33 feet into the SW1/4 of said NE1/4. This line is marked on the ground by an old existing fence. An old fence was also found along the East line of said NW1/4. This old fence was used as evidence to determine the East-West location of the Southeast Corner of said NW1/4 and the old 33 feet offset fence was used to determine the North-South position of this corner. Another old fence was found along the West line of said NW1/4 and it was used to control the East-West position of the Southwest Corner of said NW1/4 while the old offset fence was again used as evidence to determine the North-South position of this corner. No existing highway right-of-way monuments were found to determine the position of the south highway right-of-way line. The position of the existing curb and gutter on U.S. Highway 40 was measured (a length of over 10,337 feet was measured with GPS equipment to determine a bearing) in several places and found to be 71 feet from back of curb to back of curb. The highway plots show the right-of-way to be 100 feet wide. This yields a distance of 14.5 feet from the back of the existing curb and gutter to the right-of-way line. This line was extended to its intersection with the south line of said NW1/4 which is called for in the deed of the property. The parcels were then surveyed as shown on the plat.

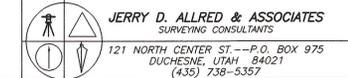
**SURVEYOR'S CERTIFICATE**

This is to certify that I have surveyed the parcels of land shown on this plat, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Licensed Land Surveyor,  
 Certificate 14895 (Utah)

COUNTY SURVEYOR'S FILE NO. 1364



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