

BOUNDARY SURVEY FOR
**STONEGATE AT CHRISVILLE
 PHASE 1**
 A SUBDIVISION LOCATED IN
 SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST
 UINTAH SPECIAL BASE AND MERIDIAN
 DUCHESNE COUNTY, UTAH

DESCRIPTION OF PARCEL

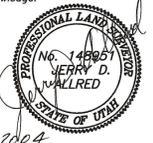
Commencing at the Northeast Corner of Section 19, Township 2 South, Range 1 West of the Uintah Special Base and Meridian:
 Thence South 89°52'15" West 478.00 feet along the North Line of the Northeast Quarter of said Section to the Northwest Corner of Lot 1, CHRISVILLE SUBDIVISION;
 Thence South 00°07'45" East 810.00 feet perpendicular to said North line to the Southwest Corner of said Lot 1;
 Thence South 89°52'15" West 1.28 feet, parallel with said North line to the TRUE POINT OF BEGINNING, said point described by record as being the Southwest Corner of said Lot 1;
 Thence South 00°03'15" East 860.00 feet parallel with and 478.22 feet perpendicular to the East line of said Section;
 Thence South 89°52'15" West 1249.86 feet parallel with said North line to the West line of that parcel described on page 218, Book A377 of Deeds on file in the Duchesne County Recorder's office;
 Thence North 00°03'15" East 860.00 feet parallel with said East line to the South line of said CHRISVILLE SUBDIVISION;
 Thence North 89°52'15" East 1249.86 feet along said South line to the TRUE POINT OF BEGINNING, containing 24.68 acres.

NARRATIVE

This boundary survey was performed at the request of Mr. Robert S. West for the purpose of creating a residential subdivision. The land between this parcel and the County Road has previously been platted as CHRISVILLE SUBDIVISION. James and Lisa Lisonbee own the parcels between the subject parcel and the East Section line. All of the properties involved, CHRISVILLE SUBDIVISION, the Lisonbee parcels, and the subject of this survey were part of the parent tract owned by Earl Christensen. Mr. Christensen had CHRISVILLE SUBDIVISION surveyed and platted in 1994 by Clinton Peatross. The Lisonbee and R. S. West parcels were subsequently conveyed using the East section line and the Southeast and Southwest Corners of Lot 1, CHRISVILLE SUBDIVISION as indicated on the Peatross plat as calls in the conveyance documents. The Peatross plat shows a bearing along the East line of Section 19, but does not indicate how it was arrived at. No East Quarter corner or Southeast Section Corner are indicated as being found. A search was made for the East Quarter Corner, but no evidence of the corner was found. An existing drainage channel covers the entire area of the present time. A Duchesne County aluminum monument with the original stone alongside was found at the Southeast Section Corner. The Northeast Section Corner was found as indicated on the plat as was the North Quarter Corner. The East Section line is therefore defined as connecting the Northeast and Southeast Section Corners. The bearing of this line differs significantly from that bearing indicated on the Peatross plat which causes a misclosure in Lot 1 and some discrepancies as to the locations of the Southeast Corner of Lot 1 and the R. S. West and Lisonbee properties. All of the North-South lot lines except the East line of Lot 1, (the East Section line) are perpendicular to the North line of the Northeast Quarter of the Section. This line is used as the basis of bearings for the present survey. The calls for a width of 478.22 feet in the East-West dimensions of the Lisonbee and R. S. West parcels from the East Section line fix the West line of the Lisonbee parcels and the East line of the R. S. West Parcel 1.25 feet West of the Southwest Corner of Lot 1 as determined by following along the North and West lines of Lot 1. The boundary survey was then performed as platted.

SURVEYOR'S CERTIFICATE

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



14 Dec 2004
 JERRY D. ALLRED, LICENSED LAND SURVEYOR
 CERTIFICATE NO. 148951 (UTAH)

SEC 19 SEC 20
 SEC 30 SEC 29

COUNTY SURVEYOR'S FILE NO. 1503

JERRY D. ALLRED & ASSOCIATES
 SURVEYING CONSULTANTS

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