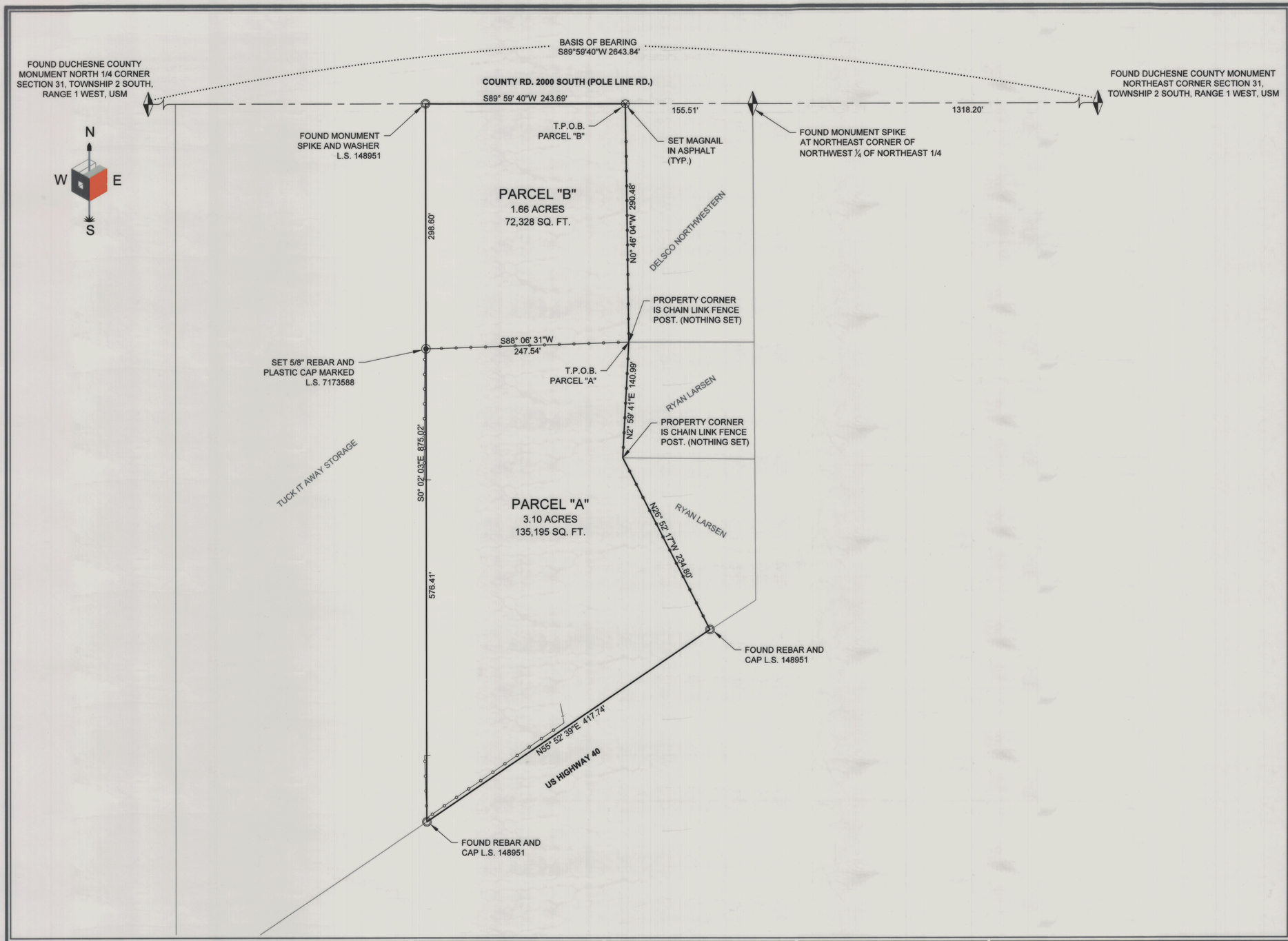

TUCK IT AWAY STORAGE MINOR SUBDIVISION

LOCATED IN
SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE & MERIDIAN.

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR. DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 28 DAY OF APRIL 20 13

DAN E. KNOWLDEN JR. PLS 7173588

PROFESSIONAL LAND SURVEYOR — Dan E. Knowlden Jr. 4-28-13 7173588 — STATE OF UTAH

PARCEL "A" BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN. RUNNING THENCE SOUTH 89°59'40" WEST 155.51 FEET ALONG THE NORTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION AND SOUTH 00°46'04" EAST 290.48 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 88°06'31" WEST 247.54 FEET, THENCE SOUTH 00°02'03" EAST 576.41 FEET TO THE NORTH LINE OF U.S. HIGHWAY 40; THENCE NORTH 55°52'39" EAST 417.74 FEET ALONG SAID NORTH LINE OF U.S. HIGHWAY 40; THENCE NORTH 26°52'17" WEST 234.80 FEET; THENCE NORTH 02°59'41" EAST 140.99 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.10 ACRES OR 135,195 SQ. FT. MORE OR LESS

PARCEL "B" BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN. RUNNING THENCE SOUTH 89°59'40" WEST 155.51 FEET ALONG THE NORTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89°59'40" WEST 243.69 FEET ALONG THE NORTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION; THENCE SOUTH 00°02'03" EAST 298.60 FEET, THENCE NORTH 88°06'31" EAST 247.54 FEET; THENCE NORTH 00°46'04" WEST 290.48 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO THAT PORTION BEING USED FOR COUNTY ROAD RIGHT-OF-WAY.

CONTAINING 1.66 ACRES OR 72,328 SQ. FT. MORE OR LESS

OWNERS CERTIFICATE

BE IT KNOWN TO ALL MEN THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PARCELS OF LAND HAVE REVIEWED AND APPROVED THIS PLAT.

EXECUTED THIS_____ DAY OF_____ , 20____

BY:_____
BILL LABRUM (TUCK IT AWAY STORAGE, L.L.C.)

BY:_____
DAVID L. LABRUM (TUCK IT AWAY STORAGE, L.L.C.)

BY:_____
DENNIS A. JENKINS (TUCK IT AWAY STORAGE, L.L.C.)

BY:_____
MATT GARNER (TUCK IT AWAY STORAGE, L.L.C.)

ACKNOWLEDGEMENT

State of Utah)
County of Duchesne)

ON THE _____ DAY _____, 20___, PERSONALLY APPEARED BEFORE ME, BILL LABRUM, DAVID L. LABRUM, DENNIS A. JENKINS, AND MATT GARNER OF TUCK IT AWAY STORAGE, L.L.C WHO DULY ACKNOWLEDGED TO ME THAT SAID L.L.C EXECUTED THE SAME.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN _____ , UTAH

MY COMMISSION EXPIRES: _____

NARRATIVE

OUTLAW ENGINEERING WAS CONTRACTED BY BEN BIRCHELL TO PREPARE A MINOR SUBDIVISION PLAT AND SET PROPERTY CORNERS PRIOR TO PURCHASING PARCEL "B". A RECORD OF SURVEY PREPARED BY JERRY D. ALLRED AND ASSOCIATES (ON FILE AS SURVEY# 1788 IN THE DUCHESNE COUNTY RECORDERS OFFICE) WAS USED IN THE RETRACEMENT OF THE BOUNDARY LINES. THE WEST LINE OF THE SUBJECT PARCEL DOES NOT MATCH THE RECORD LEGAL DESCRIPTION. AS NOTED IN THE NARRATIVE OF ALLREDS SURVEY, A PREVIOUS SURVEY DONE BY UINTAH ENGINEERING AND LAND SURVEYING IN 1992 WAS USED TO DETERMINE THE WEST LINE. THE BASIS OF BEARING IS SOUTH 89°59'40" WEST AS SHOWN ON THIS PLAT. THE SURVEY WAS COMPLETED APRIL 2013.

PROJECT NAME
TUCK IT AWAY STORAGE MINOR SUBDIVISION

PROJECT LOCATION
ROOSEVELT, UTAH

SHEET
MINOR SUBDIVISION

PLANNING DIRECTOR APPROVAL:

THE DUCHESNE COUNTY PLANNING DIRECTOR HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS____DAY OF_____20____

BY:_____
PLANNING DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

THE PROPERTY DEPICTED ON THIS PLAT IS CLEAR OF ALL TAXES.
APPROVED THIS _____DAY OF_____20___

BY:_____
COUNTY TREASURER

DUCHESNE COUNTY SURVEYOR

FILED WITH THE DUCHESNE COUNTY SURVEYORS OFFICE.

_____
SURVEY MAP NUMBER

COUNTY RECORDER APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED PROPERLY IN THE COUNTY RECORDERS OFFICE .
THIS____DAY OF_____20___
BOOK_____PAGE_____ENTRY_____

BY:_____
COUNTY RECORDER

LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = LOT LINE
- = EXISTING CHAIN LINK FENCE
- = FOUND SECTION CORNER
- = SET ⅝" REBAR AND CAP
- = SET MAGNAIL
- = FOUND PROPERTY CORNER

OUTLAW ENGINEERING INC.
P.O. BOX 1800 ROOSEVELT, UTAH 84066
(435) 232-4321

DRAWN: DEK
DESIGNER: DEK
REVIEWED: DEK
SCALE: 1" = 60'
*ON 24X36 SHEET HALF SCALE FOR 11X17

JOB NO.

SHEET NO. 1

County Surveyor File # 2721

DRAWING NUMBER 2721