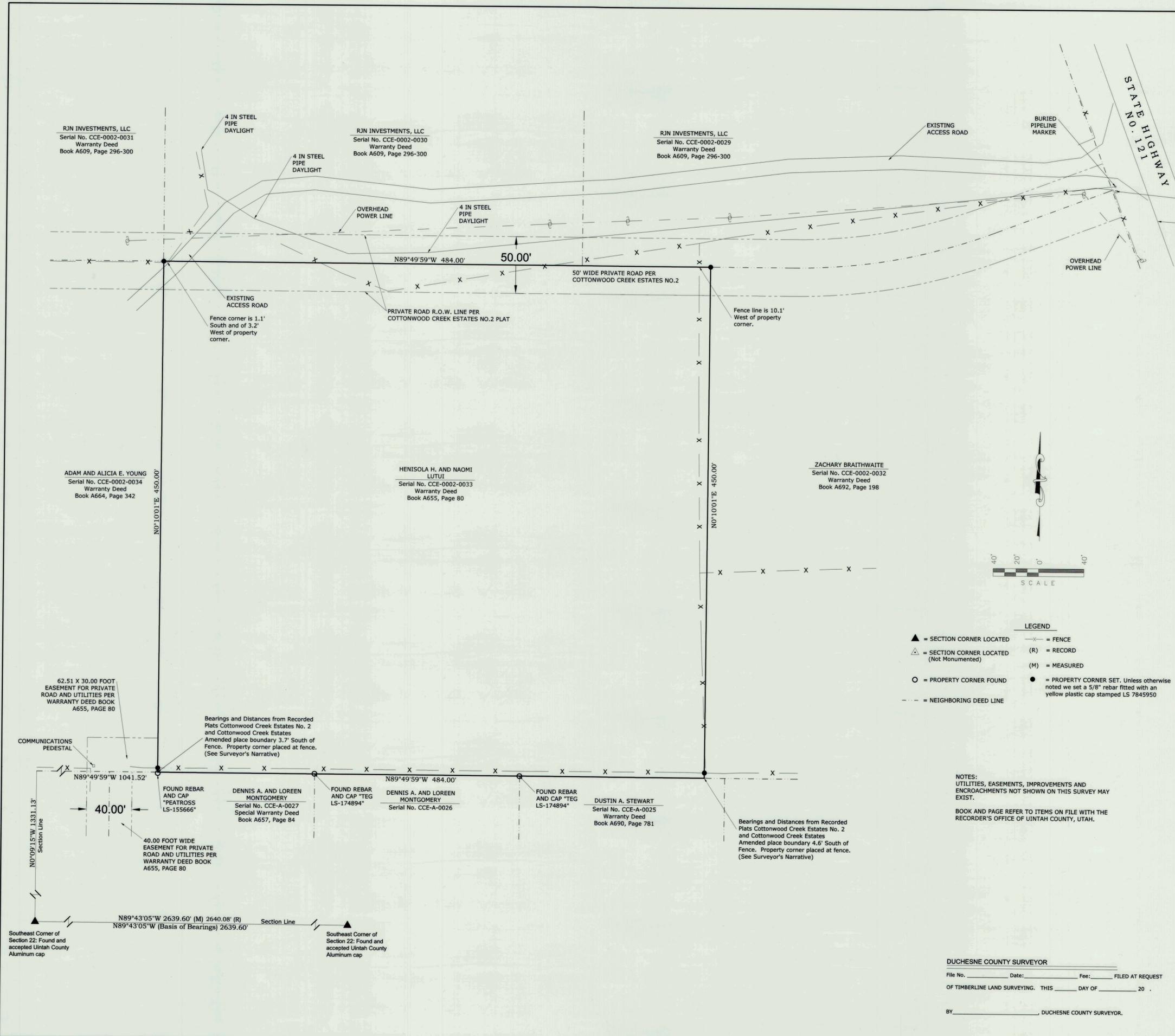


# HENISOLA H. LUTUI

## RECORD OF SURVEY FOR PROPERTY BOUNDARY LOCATION

Located in the SW1/4 of  
Section 5, T2S, R1W, U.S.M.,  
DUCHESE COUNTY, UTAH



**LEGAL DESCRIPTION**

CCE-0002-0033  
WARRANTY DEED  
BOOK A655, PAGE 80

LOT 33, COTTONWOOD CREEK ESTATES, PLAT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESE COUNTY, UTAH. (PARCEL 1)

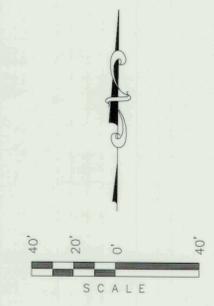
TOGETHER WITH A RIGHT-OF-WAY 40 FEET WIDE FOR UTILITIES AND PRIVATE DRIVE ACROSS THE FOLLOWING: THE WESTERLY 20 FEET OF LOT 27, COTTONWOOD CREEK SUBDIVISION OF ROOSEVELT CITY, AS AMENDED AND REVISED.

THE EASTERLY 20 FEET OF LOT 28A, COTTONWOOD CREEK SUBDIVISION OF ROOSEVELT CITY, AS AMENDED AND REVISED.

THE EASTERLY 20 FEET OF LOT 28B, COTTONWOOD CREEK SUBDIVISION OF ROOSEVELT CITY, AS AMENDED AND REVISED.

RIGHT-OF-WAY IS LIMITED TO USE FOR ONE SINGLE FAMILY DWELLING ON LOT 34 AND ONE SINGLE FAMILY DWELLING ON LOT 33 OF COTTONWOOD CREEK ESTATES, PLAT 2. (PARCEL 2)

ALSO TOGETHER WITH A RIGHT-OF-WAY FOR UTILITIES AND A PRIVATE DRIVE ACROSS THE SOUTHEAST PORTION OF LOT 34, COTTONWOOD CREEK ESTATES, PLAT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EASTERLY 62.51 FEET OF THE SOUTHERLY 30 FEET OF LOT 34, COTTONWOOD CREEK ESTATES, PLAT 2. (PARCEL 2A)



**SURVEYOR'S NARRATIVE**

HENISOLA AND NAOMI LUTUI REQUESTED A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE POSITION OF THE BOUNDARY AND TO SET THE PROPERTY CORNERS. WE WERE ALSO ASKED TO PLACE LATH AT THE FOLLOWING POINTS FOR VISUAL INSPECTION: 1) THE CRITICAL POINTS OF THE RIGHT-OF-WAY FOR UTILITIES AND PRIVATE DRIVE AS RECORDED IN THE WARRANTY DEED LOCATED IN BOOK A655 AT PAGE 80 WITH DUCHESE COUNTY. 2) THE CRITICAL POINTS OF THE PRIVATE DRIVE AS SHOWN ON THE COTTONWOOD CREEK ESTATES NO. 2 SUBDIVISION PLAT AS RECORDED WITH DUCHESE COUNTY.

- LEGEND**
- ▲ = SECTION CORNER LOCATED
  - △ = SECTION CORNER LOCATED (Not Monumented)
  - = PROPERTY CORNER FOUND
  - = NEIGHBORING DEED LINE
  - x— = FENCE
  - (R) = RECORD
  - (M) = MEASURED
  - = PROPERTY CORNER SET. Unless otherwise noted we set a 5/8" rebar fitted with a yellow plastic cap stamped LS 7845950

**NOTES:**  
UTILITIES, EASEMENTS, IMPROVEMENTS AND ENCROACHMENTS NOT SHOWN ON THIS SURVEY MAY EXIST.

BOOK AND PAGE REFER TO ITEMS ON FILE WITH THE RECORDER'S OFFICE OF UTAH COUNTY, UTAH.

A FENCE LOCATED ALONG THE SOUTH BOUNDARY OF THE SUBDIVISION WAS HELD AS THE BOUNDARY FOR THE FOLLOWING REASONS. 1) THE CALL ALONG THE SOUTH BOUNDARY OF COTTONWOOD CREEK ESTATES NO. 2 SPECIFICALLY STATES "ALONG A FENCE LINE". 2) THE MOST RECENT DEED FOR THE PROPERTY SUBSEQUENTLY SUBDIVIDED INTO COTTONWOOD CREEK ESTATES NO. 2 (BOOK A-48, PAGE 17) DESCRIBES THE "N1/2SW1/4" OF SECTION 5. 3) THE MOST RECENT DEED FOR THE PROPERTY SUBSEQUENTLY SUBDIVIDED INTO COTTONWOOD CREEK ESTATES (BOOK A-85, PAGE 295) DESCRIBES "THE SOUTH HALF OF THE SOUTHWEST QUARTER" OF SECTION 5. 4) THE EXISTING FENCE ALONG THE SOUTH BOUNDARY OF COTTONWOOD CREEK ESTATES NO. 2 IS OF SUCH AN AGE AS TO BE CONSIDERED THE BEST REMAINING EVIDENCE OF THE SIXTEENTH LINE ESTABLISHED BY THREE-MILE-METHOD BETWEEN THE NORTH AND SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN.

AS CONTROL FOR THE SURVEY WE USED THE SOUTHWEST CORNER AND THE SOUTH QUARTER OF SAID SECTION 5. WE ALSO USED COTTONWOOD CREEK ESTATES NO. 2 PLAT, AND THE AMENDED PLAT FOR COTTONWOOD CREEK ESTATES AS RECORDED WITH DUCHESE COUNTY. TRIMBLE 5800 GPS EQUIPMENT WAS USED IN PERFORMANCE OF THE SURVEY.

BASIS OF BEARINGS FOR THE SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5 WHICH IS CALCULATED FROM BOTH COTTONWOOD CREEK ESTATES NO. 2 PLAT AND COTTONWOOD CREEK ESTATES AMENDED PLAT AS RECORDED WITH THE DUCHESE COUNTY RECORDERS OFFICE TO BEAR N89°43'05"W.

**SURVEYOR'S CERTIFICATE**

I JAMES D TAYLOR, UTAH COUNTY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE #7845950 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT AND ITS COMPUTATIONS AND FIELD SURVEYS NECESSARY FOR THE DATA COMPILED HEREON WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF FIELD SURVEY: 5/7/2014

*James D. Taylor*  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION No. 7845950  
STATE OF UTAH

**DUCHESE COUNTY SURVEYOR**

File No. \_\_\_\_\_ Date: \_\_\_\_\_ Fee: \_\_\_\_\_ FILED AT REQUEST  
OF TIMBERLINE LAND SURVEYING. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ .

BY \_\_\_\_\_, DUCHESE COUNTY SURVEYOR.



SURVEYED BY: J.D.T.  
DRAWN BY: J.D.T.  
DATE: 5/19/2014  
SCALE:  
FILE:

**TIMBERLINE**  
Engineering & Land Surveying  
209 North 300 West • Vernal, Utah  
(435) 789-1365

County Surveyors File # 2966