

RECORD OF SURVEY
FOR
MARK HICKEN

LOCATED AT 291 BONNIE DRIVE
SATHERS SUNRISE SUBDIVISION
ROOSEVELT, UTAH

SW1/4 SECTION 16
TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

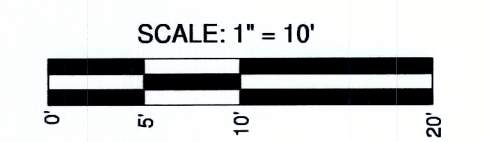
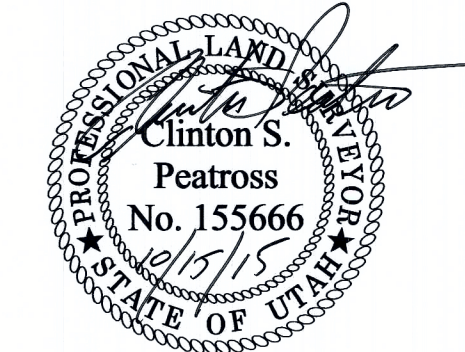
I, Clinton S. Peatross, do hereby certify to Mark Hicken, David Seegmiller, Farm & Home Title Insurance, and Bob West with Coldwell Banker R.S. West Real Estate, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat.

PROPERTY DESCRIPTION

Lot 11 and the North 25 feet of lot 10, Sather's Sunrise Subdivision, as found by Entry #479258 in Book A728 at Page 410, Recorded 13 November 2014. Parcel #00:0002:1356. Serial #R-0650-0010.

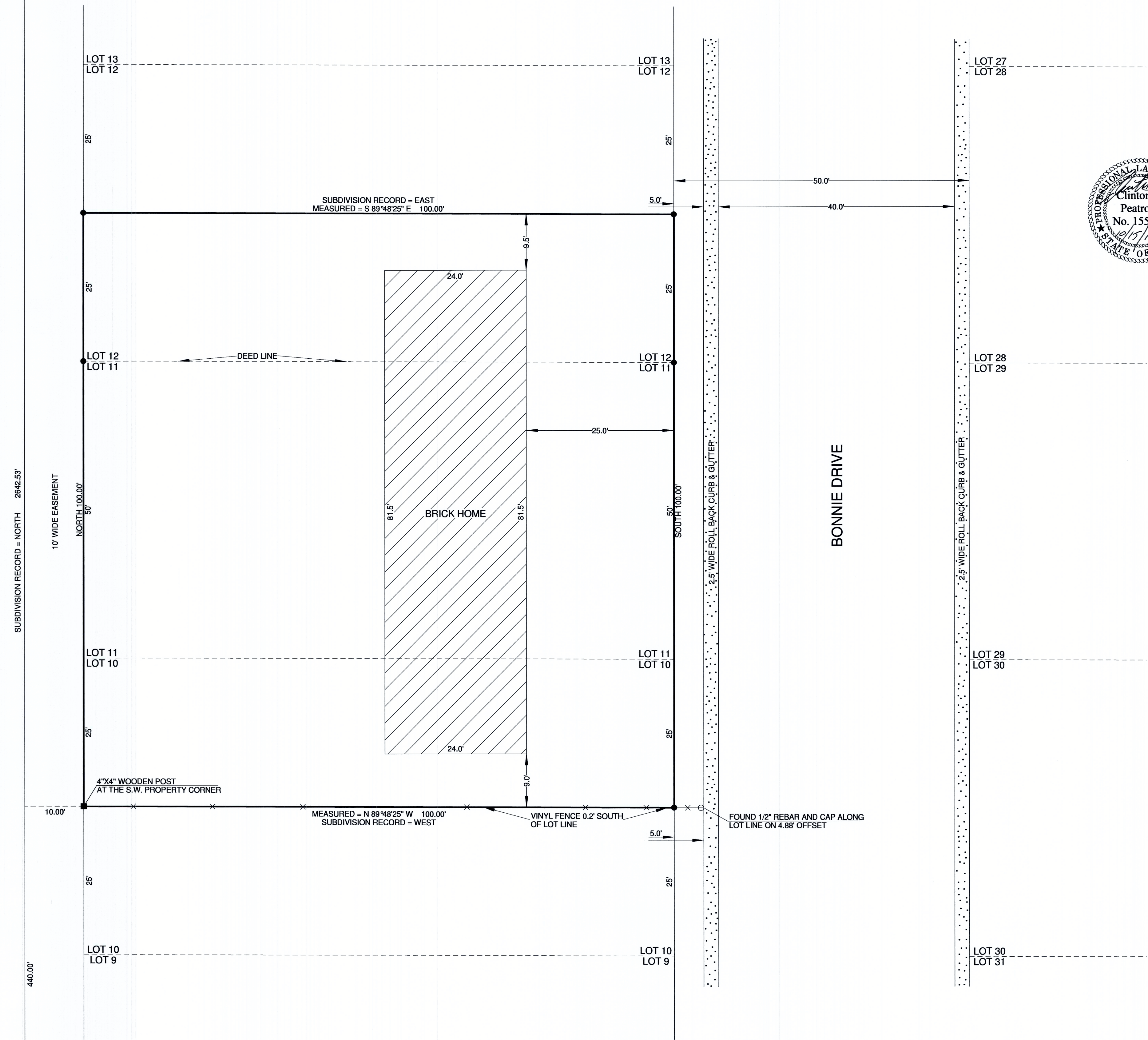
NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, setting the property corners, show improvements on the property, and then prepare a Record of Survey plat.
BASIS OF BEARING: Being South 89°48'25" East from the County Monument at the Southwest Section Corner to the County Monument at the South Quarter Corner of Section 16, Township 2 South, Range 1 West, Uintah Special Base and Meridian, according to that certain Record of Survey on file in the Duchesne County Surveyor's Office, file # 522.
SURVEY FINDINGS: The property survey shows that there is an apparent error in the property description. The description should at least include the South 25 feet of Lot 12. There is a record of survey in file in the Duchesne County Surveyor's Office, file #522, that was performed by Jerry Allred in 1996. It shows Lot 12, at that time, being split in half, with the South 25 feet adjoining lot 11. It is recommended that all parties involved must meet together to resolve this discrepancy.
NOTE: This survey was performed at the request of Mark Hicken. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.



● = 5/8" x 24" REBAR SET WITH YELLOW PLASTIC CAP STAMPED PLS 155666

COUNTY MONUMENT
AT THE WEST 1/4 CORNER
ACCORDING TO R.O.S. #522



SECTION 17
SECTION 20
FOUND COUNTY MONUMENT
AT THE S.W. SECTION CORNER

SECTION 16
SECTION 21

BASIS OF BEARING = S 89°48'25" E 2640.22' ACCORDING TO R.O.S. #522
200 NORTH STREET

FOUND COUNTY MONUMENT
AT THE SOUTH 1/4 CORNER

NO.	REVISION	DATE	BY

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
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DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 10/14/2015 DATE PLOTTED:

SHEET: 1 OF 1 FILE NAME: MARK HICKEN JOB # 1229