

RYAN LARSEN
PROPERTY SURVEY

LOCATED IN THE
NW 1/4 NE 1/4 OF SECTION 31, T2S, R1W, U.S.B.&M.
DUCESNE COUNTY, UTAH



ORIGINAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF HIGHWAY 40 AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, U.S.B.&M. AT A POINT SOUTH 01°17'35" EAST 604.88 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE SOUTH 55°53'16" WEST 62 FEET ALONG SAID LINE; THENCE NORTH 27°20' WEST 234.15 FEET TO THE EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 89°33' EAST 157.97' TO HIGHWAY 40 ACCESS LINE; THENCE SOUTH 01°17'35" EAST 172 FEET TO THE POINT OF BEGINNING. CONTAINING .48 ACRES MORE OR LESS.

REVISED DESCRIPTION

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE & MERIDIAN, SECTION 31, BEGINNING AT A POINT ON THE EAST LINE OF THE NW 1/4 NE 1/4 OF SECTION 31, T2S, R1W, U.S.B.&M. S0°02'42"W 431.66' FROM THE NORTHEAST CORNER OF THE SAID NW 1/4 NE 1/4, THENCE S0°02'42"W 173.16' ALONG THE EAST LINE OF THE SAID NW 1/4 NE 1/4 AND TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, THENCE S55°31'48"W 62.00' ALONG THE SAID RIGHT-OF-WAY LINE, THENCE N26°15'20"W 240.82' TO AN EXISTING OLD FENCE LINE, THENCE S87°11'59"E 157.97' ALONG THE SAID OLD FENCE LINE TO THE POINT OF BEGINNING ON THE EAST LINE OF THE SAID NW 1/4 NE 1/4. BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 WHICH IS ASSUMED TO BEAR S89°36'03"E. CONTAINS 0.51 ACRES MORE OR LESS.

SURVEYOR'S NARRATIVE

WE WERE ASKED TO SURVEY THIS PARCEL OF PROPERTY BY RYAN LARSEN. WE HAVE RESEARCHED THE PROPERTY AS INDICATED IN THE ORIGINAL DESCRIPTION AND FOUND THE FOLLOWING ITEMS INDICATED ON THIS SURVEY PLAT.

A. THE CALL ON THE WEST SIDE SAYS N27°20'W 234.15 FEET TO THE EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE SOUTH 89°33' EAST 157.97 FEET - PLEASE NOTE THAT IT GOES TO A PARTICULAR POINT ON THE FENCE AND THEN EASTERLY ALONG THE FENCE AS SHOWN AND DESCRIBED ON THIS PLAT.

B. IF THE BEARINGS AND DISTANCES ON THIS PARCEL WAS AS DESCRIBED, THEN THE BEARING OF N27°20' WEST AND DISTANCE OF 234.15 WOULD FIT, BUT THE NORTH LINE OF THIS LOT IS S87°11'59"E ALONG SAID FENCE LINE. THE BEARING ALONG THE EAST LINE IS S0°02'42"W AND THE HIGHWAY BEARING IS S55°31'48"W WHICH LEAVES THE WEST BEARING AS BEING N26°15'20"W.

WE HAVE USED DATA THAT WE AND OTHERS HAVE GATHERED DURING THE PAST 25 YEARS IN BREAKING THIS SECTION SURVEY DOWN. PLEASE NOTE THAT THE ORIGINAL TOWNSHIP SURVEY WAS COMPLETED BY DU BOIS IN 1875 AND USED WHAT HAS BEEN CALLED THE THREE MILE METHOD FOR SECTION BREAKDOWNS. WE HAVE HONORED PRECEPT IN SURVEYING THIS PARCEL.

CERTIFICATE

FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Laurence E. Kay
REGISTERED LAND SURVEYOR
REGISTRATION NO. 3137
STATE OF UTAH

Duchesne County Surveyors File # 411
REVISED: 5-19-92 J.L.G.

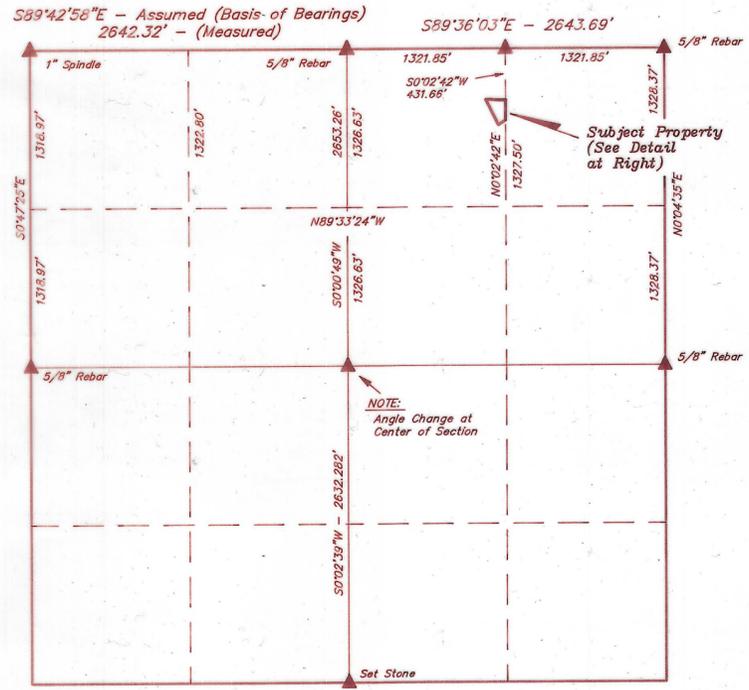
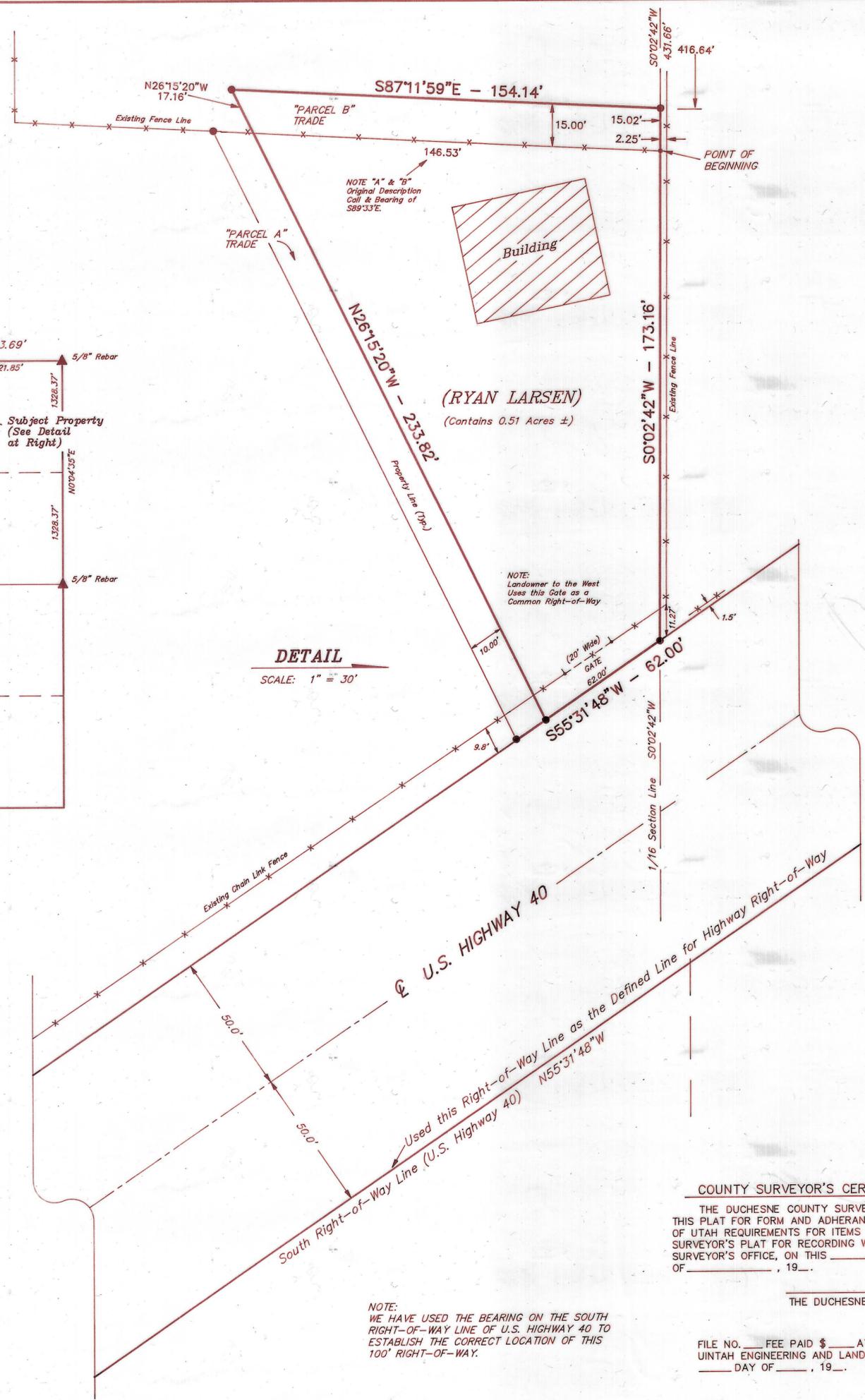
COUNTY SURVEYOR'S CERTIFICATE

THE DUCESNE COUNTY SURVEYOR HAS CHECKED THIS PLAT FOR FORM AND ADHERANCE TO THE STATE OF UTAH REQUIREMENTS FOR ITEMS TO BE ON A SURVEYOR'S PLAT FOR RECORDING WITH THE COUNTY SURVEYOR'S OFFICE, ON THIS _____ DAY OF _____, 19__.

THE DUCESNE COUNTY SURVEYOR

FILE NO. _____ FEE PAID \$ _____ AT THE REQUEST OF UTAH ENGINEERING AND LAND SURVEYING, THIS _____ DAY OF _____, 19__.

NOTE:
WE HAVE USED THE BEARING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 TO ESTABLISH THE CORRECT LOCATION OF THIS 100' RIGHT-OF-WAY.



DETAIL
SCALE: 1" = 30'

SECTION 31, T2S, R1W, U.S.B.&M.
SCALE: 1" = 1000'

"PARCEL A" - TRADE TO OWNER WEST:

BEGINNING AT A POINT S0°02'42"W 604.82' ALONG THE EAST LINE OF THE NW 1/4 NE 1/4 OF SECTION 31, T2S, R1W, U.S.B.&M., AND DESCRIBED FROM THE NORTHEAST CORNER OF THE SAID NW 1/4 NE 1/4 OF SECTION 31, AND S55°31'48"W 51.90' ALONG THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 40 TO THE TRUE POINT OF BEGINNING, THENCE S55°31'48"W 10.10' ALONG SAID HIGHWAY 40 RIGHT OF WAY, THENCE N26°15'20"W 240.82' TO AN OLD EXISTING FENCE LINE, THENCE S87°11'59"E 11.44' ALONG SAID FENCE LINE, THENCE S26°15'20"E 233.82' TO THE POINT OF BEGINNING. CONTAINS 0.05 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 31 WHICH IS ASSUMED TO BEAR S89°36'03"E

"PARCEL B" - TRADE FROM OWNER WEST AND NORTH

BEGINNING AT A POINT S0°02'42"W 416.64' ALONG THE EAST LINE OF THE NW 1/4 NE 1/4 OF SECTION 31, T2S, R1W, U.S.B.&M., AND DESCRIBED FROM THE NORTHEAST CORNER OF THE SAID NW 1/4 NE 1/4 OF SECTION 31, T2S, R1W U.S.B.&M., THENCE S0°02'42"W 15.02' ALONG THE SAID EAST LINE NW 1/4 NE 1/4, THENCE N87°11'59"W 146.53' ALONG AN OLD EXISTING FENCE LINE, THENCE N26°15'20"W 17.16', THENCE S87°11'59"E 154.14' AND TO THE POINT OF BEGINNING. CONTAINS 0.05 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 31, WHICH IS ASSUMED TO BEAR S89°36'03"E.

LEGEND

- ▲ = SECTION CORNER LOCATED.
- = PROPERTY CORNERS SET.
- (U.E.L.S. Alum Cap on 5/8" Rebar Mkr'd R.L.S. #2454)

U.E.L.S. UTAH ENGINEERING & LAND SURVEYING
PHONE: (801) 789-1017
85 SOUTH 200 EAST - VERNAL, UTAH 84078

SCALE: 1" = 30'	DATE: 3-26-92
SURVEYED BY: L.D.T. B.B.	DRAWN BY: T.P.H.
WEATHER: COOL	FILE: 31066