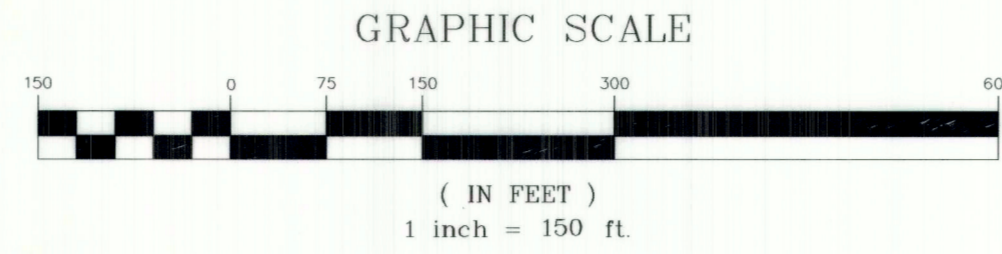


Kyle Smoot Record of Survey

Located in Section 16, T. 2 S., R. 1 W., U.S.B. & M.
Duchesne County, Utah
2022

LEGEND

---	SURVEYED BOUNDARY LINE
---	SECTION LINE
---	QUARTER SECTION LINE
---	DEED LINE
---	EXISTING FENCE
●	SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMELLE ENG. UNLESS OTHERWISE NOTED
▽	SET SPIKE NAIL WITH PLASTIC WHISKER ON BOUNDARY LINE
△	FOUND SURVEY MONUMENT AS NOTED
⊕	FOUND SECTION CORNER AS NOTED
⊖	FOUND QUARTER SECTION CORNER AS NOTED
⊗	NOT FOUND QUARTER SECTION CORNER AS NOTED

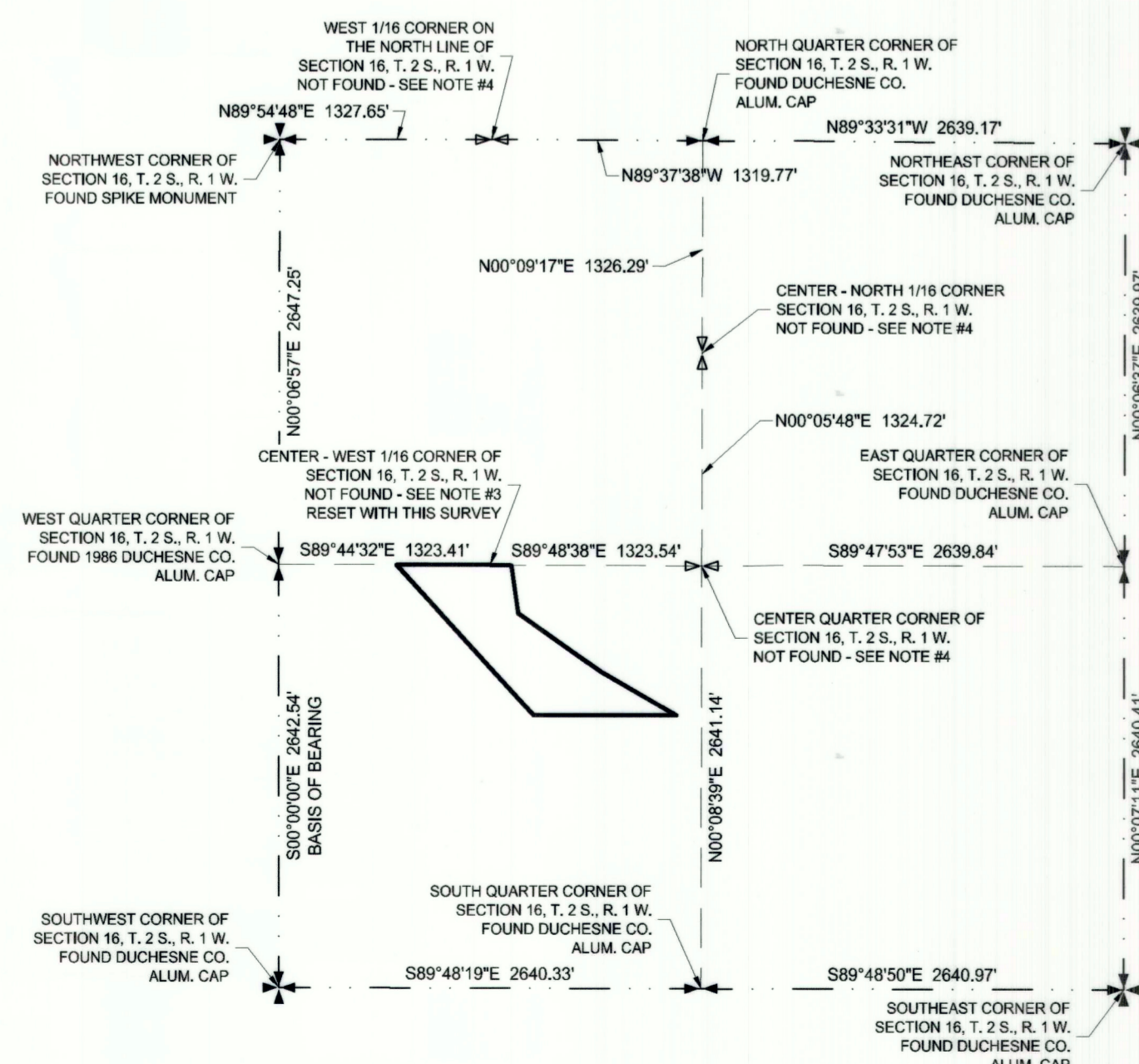


SURVEY NOTES / NARRATIVE

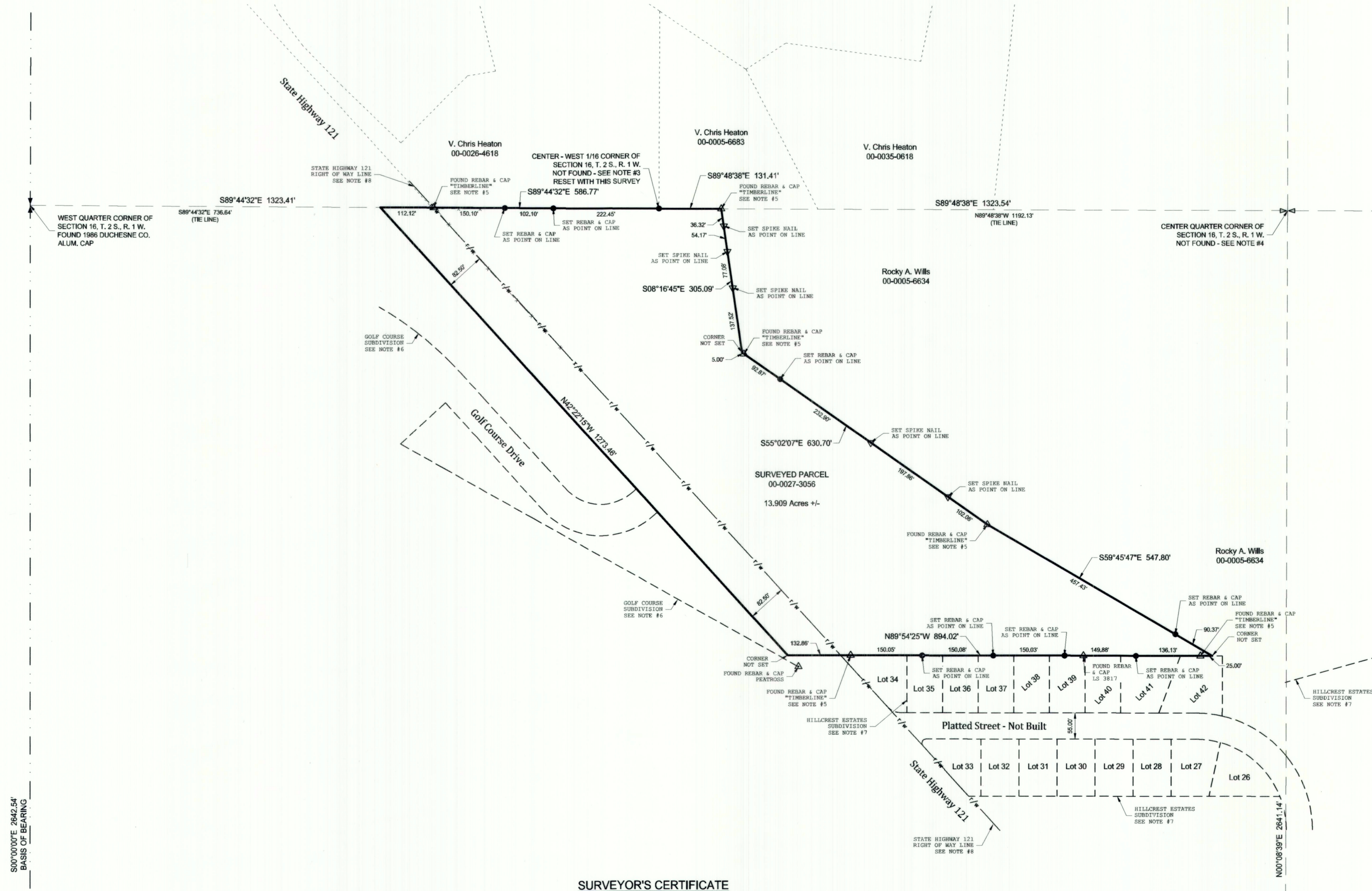
1. THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARY LINES OF PARCEL 00-0027-3056, TO SET CERTAIN CORNERS OF THE PARCEL, AND TO SET POINTS ON LINE ALONG THE NORTH, SOUTH AND EASTERN LINES AS SHOWN HEREON.
2. WE WERE CONTACTED BY KYLE SMOOT WHO HAS PURCHASED THE LAND FROM THE BROCKBANK FAMILY HOLDINGS, LLC.
3. THE CENTER - WEST 1/16 CORNER WAS RESET WITH A REBAR AND CAP DURING THIS SURVEY BASED ON THE SURVEY THAT WAS PERFORMED BY JERRY D. ALLRED & ASSOCIATES IN FEBRUARY OF 2021. SAID SURVEY CAN BE FOUND IN THE DUCHESNE COUNTY SURVEYORS OFFICE AS FILE NUMBER 4873. I LOOKED FOR THE ALUMINUM CAP NOTED ON PLAT BUT FOUND NOTHING IN THE DIRT. IT APPEARS THAT THE DIRT MIGHT HAVE BEEN PUSHED TO THE SOUTH FOR A HORSE CORRAL.
4. THE CENTER QUARTER CORNER, THE CENTER - NORTH 1/16 CORNER, AND THE WEST 1/16 CORNER ON THE NORTH LINE OF SECTION 16, T. 2 S., R. 1 W., SHOWN HEREON AS NOT FOUND WERE RE-ESTABLISHED USING A SURVEY THAT WAS PERFORMED BY JERRY D. ALLRED & ASSOCIATES IN FEBRUARY OF 2021. SAID SURVEY CAN BE FOUND IN THE DUCHESNE COUNTY SURVEYORS OFFICE AS FILE NUMBER 4873.
5. THE FOUND REBAR AND CAP SHOWN HEREON AS SET BY TIMBERLINE WERE SET AS PART OF A BOUNDARY SURVEY FOR ROGER BROCKBANK IN 2006. SURVEY WAS CONDUCTED BY JOHN R. SLAUGH AND CAN BE FOUND IN THE DUCHESNE COUNTY SURVEYORS OFFICE AS FILE NUMBER 1772.
6. THE BOUNDARY LINES OF THE GOLF COURSE SUBDIVISION WERE TAKEN FROM THE OFFICIAL SUBDIVISION PLAT RECORDED ON NOVEMBER 9, 1972 AS ENTRY NUMBER 167043 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER.
7. THE BOUNDARY LINES AND THE LOT LINE FOR THE HILLCREST ESTATES SUBDIVISION WERE TAKEN FROM THE OFFICIAL SUBDIVISION PLAT RECORDED ON MARCH 6, 1973 AND AGAIN ON JUNE 13, 1977. SAID SUBDIVISION PLAT CAN BE FOUND IN THE DUCHESNE COUNTY RECORDERS OFFICE AS ENTRY NUMBER 169703 FOR THE FIRST TIME AND THE ENTRY NUMBER IS UNREADABLE FOR THE SECOND RECORDING.
8. THE HIGHWAY RIGHT OF WAY LINE SHOWN HEREON WAS TAKEN FROM THE PLAT FOR THE HILLCREST ESTATES SUBDIVISION AS DESCRIBED IN NOTE #7.

DEED DESCRIPTION FOR PARCEL 00-0027-3056

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 560321 PAGES 1 - 3.
COMMENCING AT A POINT LOCATED NORTH 89°47'07" WEST ALONG THE QUARTER SECTION LINE, 1192.13 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE & MERIDIAN; THENCE SOUTH 08°13'07" EAST 305.01 FEET; THENCE SOUTH 54°58'50" EAST 530.70 FEET; THENCE SOUTH 59°43'30" EAST 547.80 FEET; THENCE NORTH 89°52'08" WEST 894.02 FEET; THENCE NORTH 42°18'58" WEST 1271.87 FEET; THENCE SOUTH 89°47'07" EAST ALONG THE QUARTER SECTION LINE, 716.96 FEET TO THE POINT OF BEGINNING.



SECTION BREAKDOWN
SECTION 16, T. 2 S., R. 1 W., U.S.B. & M.
NOT TO SCALE



SURVEYOR'S CERTIFICATE
I, TROY W. GADD, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION.
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PARCEL.



Troy W. Gadd 9/28/22
TROY W. GADD, P.L.S. #5561169 DATE

DEED DESCRIPTION FOR PARCEL 00-0027-3056
BEGINNING AT A POINT LOCATED S89°44'32" E ALONG THE QUARTER SECTION LINE, 736.64 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, T. 2 S., R. 1 W., U.S.B. & M.; THENCE S89°44'32" E ALONG THE QUARTER SECTION LINE, 596.77 FEET TO THE CENTER - WEST 1/16 CORNER; THENCE S89°48'38" E ALONG THE QUARTER SECTION LINE, 131.41 FEET; THENCE S08°16'45" E 305.09 FEET; THENCE S55°02'07" E 630.70 FEET; THENCE S89°45'47" E 547.80 FEET TO THE NORTH LINE OF THE HILLCREST ESTATES SUBDIVISION; THENCE N89°54'25" W ALONG THE NORTH LINE OF SAID SUBDIVISION, 894.02 FEET; THENCE N42°22'15" W 1273.46 FEET TO THE POINT OF BEGINNING, CONTAINING 13.909 ACRES, MORE OR LESS.
SUBJECT TO THAT PORTION THAT IS USED AS HIGHWAY 121.

COUNTY SURVEYOR'S FILE # 5280

Kyle Smoot Record of Survey



PROJECT NUMBER:	22-8-04 BLS
FILE NAME:	K Smoot Survey.dwg
SURVEYED BY:	T.W.G. FIELD WORK: 09/02/2022
DRAWN BY:	T.W.G.
Baseline Land Surveying Roosevelt, Utah 84066 Baselinelandsurveying@gmail.com 435-979-3446	