



RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
DEAN ROBERTS
HC 65 BOX 85
BLUEBELL, UT 84007

LOCATED IN THE NW1/4 OF SECTION 15
TOWNSHIP 2 SOUTH, RANGE 3 WEST,
UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Dean D. And Marlene L. Roberts, and Cal Roberts 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 that I have a survey of the following described parcel of land for a Minor Subdivision:

PARENT PARCEL

ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 17 SEPTEMBER 1999
AS FOUND BY ENTRY #336679, IN BOOK A319, PAGES 740-2, SERIAL #1929U, PARCEL #00-0006-2772

NEW DESCRIPTIONS

PARCEL #1
TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 15: Beginning at a point on the North section line and being South 89°54'05" East 1707.00 feet from the Northwest Corner of said Section 15; thence continuing South 89°54'05" East 514.00 feet along said North section line; thence South 0°05'55" West 466.11 feet along a line perpendicular to the North section line; thence North 89°54'05" West 514.00 feet; thence North 0°05'55" East 466.11 feet to the point of beginning, containing 5.500 acres. SUBJECT to a 33 foot wide right of way for the County Road along the North side of the property.

PARCEL #2 (REMAINDER, NOT SURVEYED)
TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 15: Beginning at the Northeast Corner of the West Half of the Northeast Quarter; thence South 2640 feet to the Southeast Corner of said West Half of said Northeast Quarter; thence West 2310.2 feet along the east-west quarter section line to a point in the centerline of a County Road (12000 West Street), said point being on a 2864.8 foot radius curve to the left; thence Northwest through a delta angle of 6°05' for an arc length distance of 304.6 feet along the centerline of said curve to the point of tangency; thence North 17°23' West 2457.3 feet along said road centerline to a point on the north line of said Section 15; thence East 479.7 feet to the Northwest Corner of the Northeast Quarter of the Northwest Quarter; thence South 89°54'05" East 364.62 feet along said North section line; thence South 89°54'05" East 514.00 feet; thence North 0°05'55" West 466.11 feet along a line perpendicular to the North section line; thence South 89°54'05" East 462.50 feet to the North Quarter Corner; thence continuing South 89°54'05" East 1336.62 feet to the point of beginning, containing 158.59 acres.

LESS an oil well location, according to a deed found in Book A325, Page 1, being described as follows: Beginning at a point which is South 55°24'59" East 1796.07 feet from the Northwest Corner of Section 15, Township 2 South, Range 3 West of the Uintah Special Base and Meridian; thence East 435 feet; thence South 435 feet; thence West 435 feet; thence North 435 feet to the Point of Beginning, containing 4.34 acres.
Also, a thirty foot (30') wide strip over part of Section 15, Township 2 South, Range 3 West of the Uintah Special Base and Meridian, the centerline of said strip being described as follows: Beginning at a point on the East right-of-way line of State Highway 199, said point being South 44°04'47" East 1898.22 feet from the Northwest Corner of said Section 15; thence North 71°43'46" East 187.66 feet to the West line of the above described oil well location, containing 0.13 acres.
Total acres remaining for Parcel #2 is 154.12.
SUBJECT to a 33 foot wide right of way for the County Road along the North side of the property, and a 50 foot wide right of way for the County Road along the West side of the property.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey of Parcel #1, and then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Based on that certain Record of Survey found in the Duchesne County Surveyor's Office, file #1458, and being South 89°54'05" East from the Northwest to the Northeast Corner of Section 15, T2S, R3W, USB&M.
SURVEY FINDINGS: Township 2 South, Range 3 West, Uintah Special Base and Meridian, was surveyed by the General Land Office in 1882. They used the "three mile method" survey procedure, settings stones at the section corners, 1/4 corners, and 1/16 corners (40 acre corners) for Indian Allotments. Most of these corners have been "obliterated" due to the construction of roads, canals, fence lines, and the cultivation of the land. Their positions should be determined by the "best evidence" available, such as fence lines. The position of many corners have been perpetuated by other surveyors, or determined by the County Surveyor. Single or double proportionate measurements should only be applied to determine the position of "lost" corners.
NOTE: This survey was performed at the request of Cal Roberts. 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.

OWNER'S CERTIFICATE

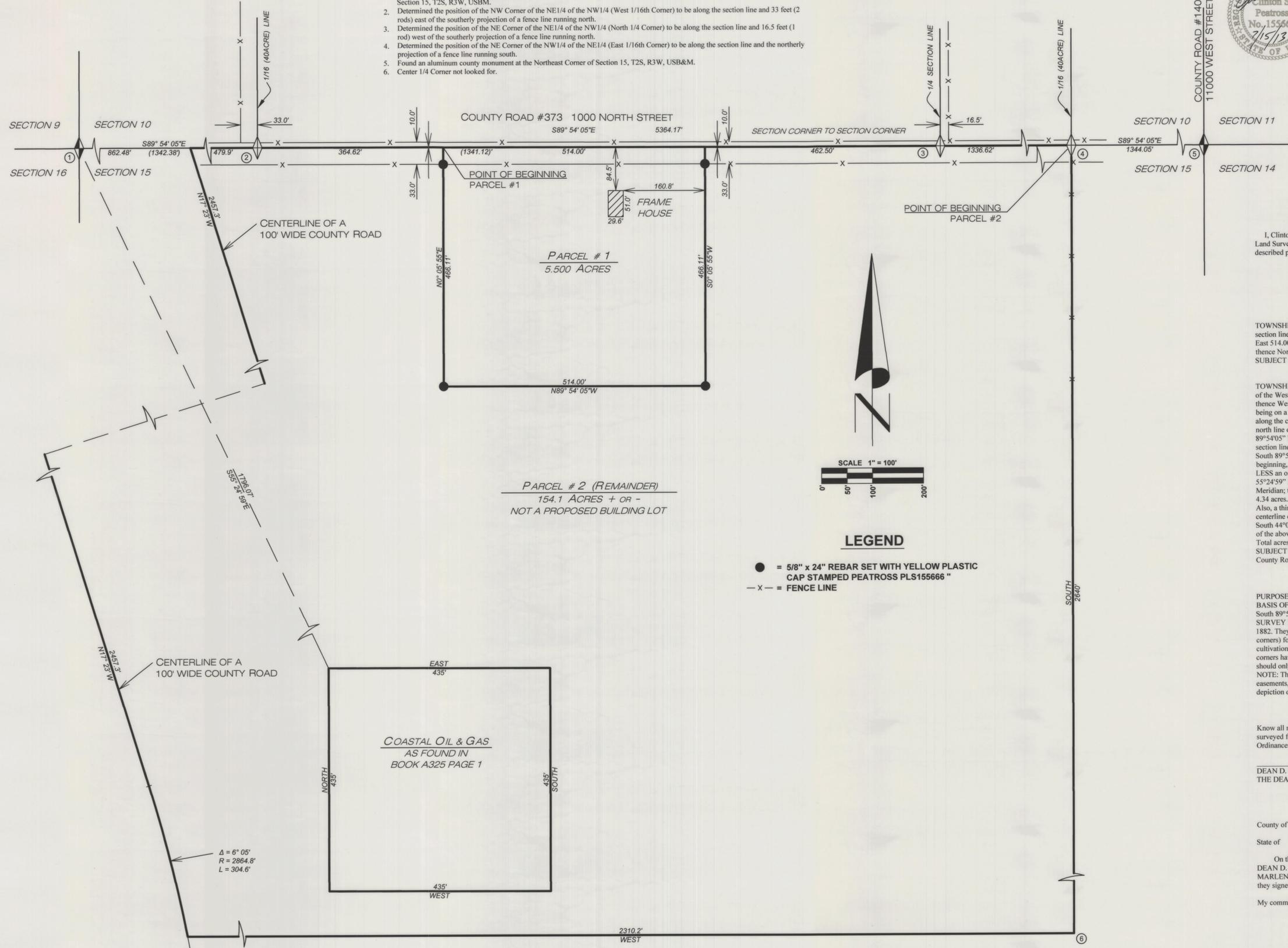
Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

DEAN D. ROBERTS, TRUSTEE OF THE DEAN D. ROBERTS TRUST
MARLENE L. ROBERTS, TRUSTEE OF THE MARLENE L. ROBERTS TRUST

ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____ }
On this _____ day of _____, 20____, personally appeared before me, DEAN D. ROBERTS, TRUSTEE OF THE DEAN D. ROBERTS TRUST, and MARLENE L. ROBERTS, TRUSTEE OF THE MARLENE L. ROBERTS TRUST, the signers of the above OWNER'S CERTIFICATE, and who have acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.
My commission expires: _____
Notary Public

- DESCRIPTION OF POINT NUMBERS**
1. Found an aluminum cap on a bent over 5/8" rebar in concrete alongside a iron pipe fence corner at the North-west Corner of Section 15, T2S, R3W, USB&M.
 2. Determined the position of the NW Corner of the NE1/4 of the NW1/4 (West 1/16th Corner) to be along the section line and 33 feet (2 rods) east of the southerly projection of a fence line running north.
 3. Determined the position of the NE Corner of the NE1/4 of the NW1/4 (North 1/4 Corner) to be along the section line and 16.5 feet (1 rod) west of the southerly projection of a fence line running north.
 4. Determined the position of the NE Corner of the NW1/4 of the NE1/4 (East 1/16th Corner) to be along the section line and the northerly projection of a fence line running south.
 5. Found an aluminum county monument at the Northeast Corner of Section 15, T2S, R3W, USB&M.
 6. Center 1/4 Corner not looked for.



LEGEND

- = 5/8" x 24" REBAR SET WITH YELLOW PLASTIC CAP STAMPED PEATROSS PLS155666 "
- X - = FENCE LINE

DUCESNE COUNTY TREASURER
I certify that the property taxes are paid and current as of this _____ day of _____, 20____.
Colene Nelson Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision this _____ day of _____, 20____, by the Duchesne County Planning Director.
Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER
State of Utah s.s. Entry Number _____
County of Duchesne
Filed for recording at the request of _____ on this _____ day of _____, 20____. Time _____ Book _____ Page(s) _____
Fee: _____
Carolyne Madsen Duchesne County Recorder

County Surveyor File # 2786
PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
DUCESNE, UT 84021
Phone: (435)738-5753 Cell: (435)724-4386
email: cpeatross@ubtanet.com
DRAFTED BY: AARON FEDIN DATE DRAFTED: 7/12/2013 DATE PLOTTED: 7/12/2013
SHEET: 1 OF 1 FILE NAME: DEAN ROBERTS # 1186