

PROPERTY SURVEY
FOR
ALISHIA WILKERSON
LOCATED IN THE
SW1/4, SW1/4 OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
UINTAH SPECIAL MERIDIAN

LEGAL DESCRIPTION

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UINTAH SPECIAL MERIDIAN. SECTION 21: THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WHICH IS NORTH OF THE COUNTY ROAD KNOWN AS THE ROCK ROAD.

SURVEYOR'S CERTIFICATE

I, DANIEL W. PEATROSS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 259966, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED ABOVE AND THAT THE SAME IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S NARRATIVE

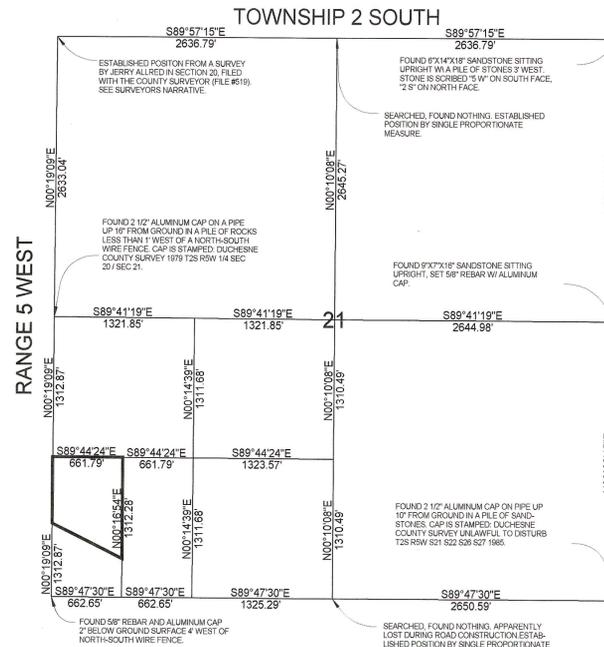
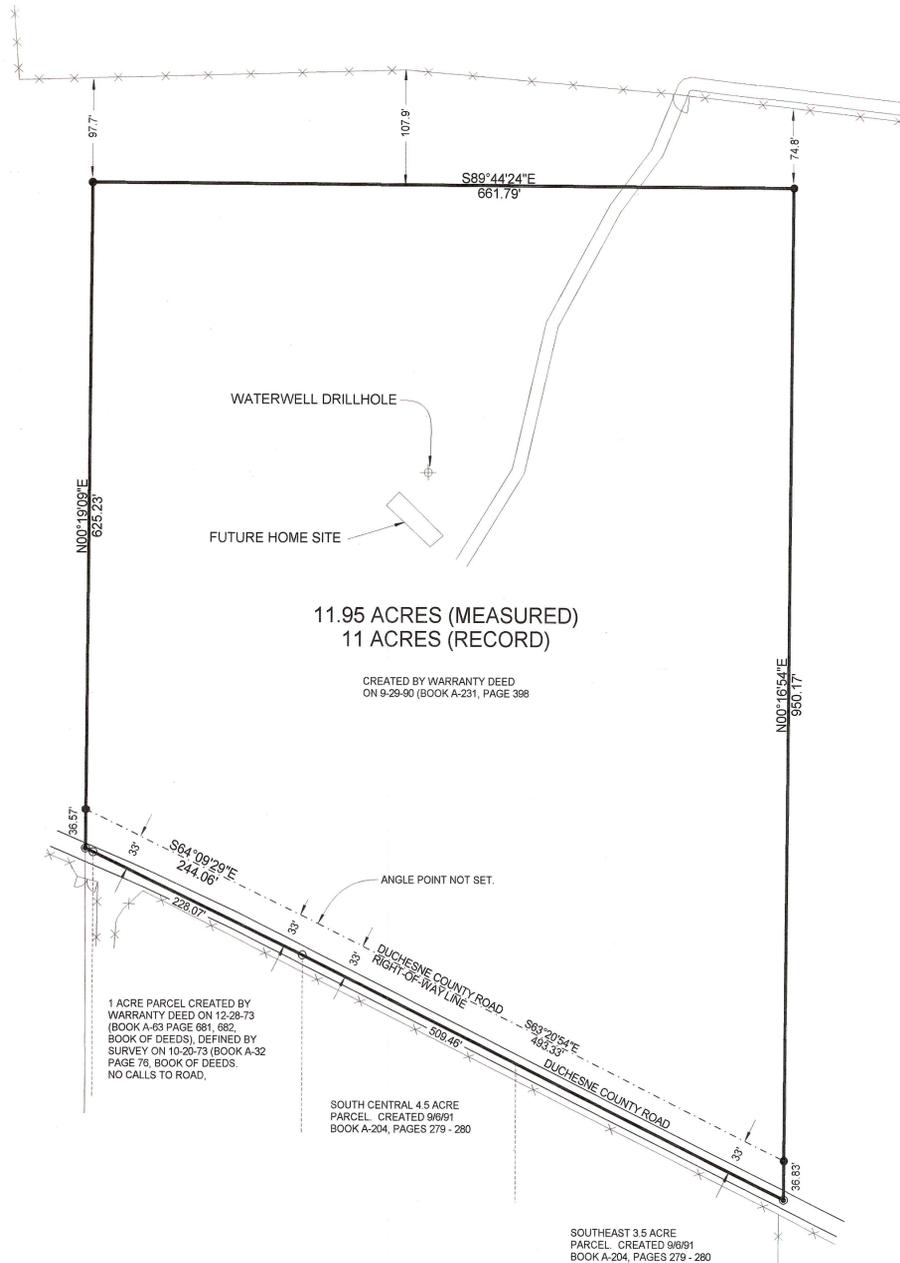
WE WERE CONTACTED BY ALISHIA WILKERSON TO PERFORM A BOUNDARY SURVEY ON A PARCEL OF LAND THAT SHE WAS GOING TO PURCHASE. AFTER RECEIVING THE ORDER FOR THE SURVEY, THE CURRENT DEEDS OF THE SUBJECT AND ADJOINING PARCELS WERE CHECKED FOR HARMONY IN THEIR DESCRIPTIONS. IT WAS FOUND THAT THEY WERE ALL ALLOCATE TYPE DESCRIPTIONS EXCEPT FOR THE PARCELS TO THE SOUTH. ALL THREE PARCELS TO THE SOUTH ARE MEETS AND BOUNDS TYPE DESCRIPTIONS. THE WESTERLY ONE OF THESE PARCELS WAS BASED OFF A SURVEY PERFORMED BY MERRILL GUNDERSON ON 10/20/73 WITH PINS SET IN THE ROAD THAT DEFINED ITS NORTH BOUNDARY. THE SURVEY WAS RECORDED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER IN BOOK OF DEEDS A-32, PAGE 76. THE SURVEY WAS FOR STEPHEN & HOPE ESAUK TO MARK OFF AND DESCRIBE AN EXCEPTION TO A LAND CONVEYANCE TO FRED & BYRNINA JONES OF THE W1/2, OF THE SW1/4, OF THE SW1/4 OF SECTION 21 (SEE BOOK OF DEEDS A-63, PAGE 681-682). THIS EXCEPTION PARCEL OF 1 ACRE AROUND THE EXISTING HOUSE AT THE TIME IS THE REMAINDER OF THE LAND CONVEYANCE, BUT PLAINLY MARKED OFF BY SURVEY POINTS AND DESCRIBED. NO CALLS TO THE ROAD WERE MADE.

THE SOUTH-CENTRAL 4.5 ACRE PIECE CALLED TOO AND ALONG THE COUNTY ROAD. THE SOUTHEAST 3.5-ACRE PARCEL CALLED TOO AND ALONG THE SOUTH LINE OF THE COUNTY ROAD. BOTH OF THESE TWO PARCELS WERE CREATED ON 9/6/91 BY WARRANTY DEEDS (BOOK OF DEEDS A-204, PAGES 279, 280). THEY ARE APPARENTLY THE MOST RECENT REMAINDER DESCRIPTIONS.

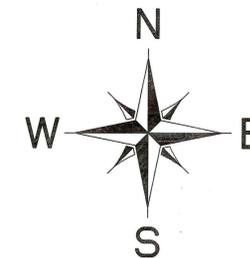
THE SUBJECT PARCEL WAS CREATED BY WARRANTY DEED ON 9/25/90 (BOOK OF DEEDS A-231, PAGE 398). THE SUBJECT PARCEL OF ALISHIA WILKERSON CALLS TO NORTH OF THE COUNTY ROAD. THE SUBJECT PARCEL IS SENIOR OVER THE PREVIOUS TWO PARCELS REFERRED TO, BUT JUNIOR TO THE 1 ACRE PARCEL CREATED AND MARKED OFF BY SURVEY IN 1973.

IN LIGHT OF THESE FACTS THE SOUTH BOUNDARY OF THE SUBJECT PARCEL IS BOUNDED ON THE SOUTH BY THE CENTERLINE OF THE COUNTY ROAD TO THE 1 ACRE PARCEL, AND THEN BY THE NORTH LINE OF THE 1 ACRE PARCEL POSITION IDENTIFIED BY FOUND ORIGINAL POINTS IN THE ROAD SET DURING THE 1973 SURVEY. THE 1973 SURVEY SHOWS THE POINTS BEING IN THE CENTER OF THE ROAD, BUT IS PRESENTLY SHOWN TO BE TOWARD ITS NORTH EDGE. I SET POINTS IN ADDITION TO THESE AND HONORED THE ORIGINAL SURVEYORS CLAIM TO THE CENTERLINE POSITION AS NOT TO CREATE A 3 1/2 FOOT JOG IN THE LINE AT THE WEST END.

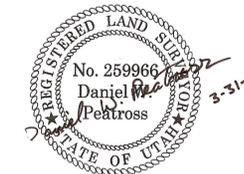
THE BASIS OF BEARINGS FOR THIS SURVEY IS TAKEN ALONG THE WEST SECTION LINE, BEING N 0°19'09" E FROM A SURVEY FILED WITH THE DUCHESNE COUNTY SURVEYOR, FILE No 519. IT IS A SURVEY BY JERRY ALLRED OF THE ADJACENT SECTION TO THE WEST WHEREIN HE OBTAINED POSITIONS OF ALL SECTION AND QUARTER SECTION CORNER LOCATIONS BY GPS (GLOBAL POSITIONING SYSTEM). I RECENTLY PERFORMED A SURVEY IN THAT SAME SECTION AND FOUND THAT MY MEASUREMENTS BY CONVENTIONAL MEANS AGREED SUBSTANTIALLY WITH THE DATA SHOWN ON THE ALLRED PLAT. THOUGH I DID NOT TIE INTO THE NW CORNER OF SECTION 21 I FELT CONFIDENT USING THE DATA RECORDED BY MR. ALLRED TO CALCULATE ITS LOCATION.



- NOTES:
- SET 5/8" REBAR
 - SET 1/2" REBAR WITH PLASTIC CAP
 - FOUND 1/2" REBAR FROM 1973 SURVEY



SCALE: 1" = 80'



County Surveyor's File # PE1

DANIEL W. PEATROSS		
REGISTERED LAND SURVEYOR		
P.O. BOX 564 - DUCHESNE UTAH, 84021 (435) 738 - 2718		
JOB #	SURVEYED BY:	DATE SURVEYED:
99004	D.W.P. M.P.	3 - 24 - 99
SHEET:	DRAFTED BY:	DATE DRAFTED:
1 OF 1	Bruce Peatross	3 - 30 - 99