



SECTION 17  
290.67 ACRES

SECTION 16  
90.02 ACRES

**SURVEYOR'S CERTIFICATE**

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Registered Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land:

**PROPERTY DESCRIPTION**  
AS PER THAT QUIT-CLAIM DEED IN BOOK A221, PAGE 444

DUCHESNE COUNTY, STATE OF UTAH:  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN,

SECTION 16: Northwest quarter Southwest quarter; Southwest quarter Northwest quarter and South half South half Northwest quarter Northwest quarter.

SECTION 17: North half, excepting therefrom a parcel described as follows: Beginning at the North quarter corner and running thence East 1962 feet (measured South 89°59'31" East a distance of 1322.08 feet; thence South 89°40'46" East a distance of 642.08 feet); thence South 0°09'25" West 324.37 feet to a fence corner (measured South 0°06'34" West a distance of 328.55 feet); thence South 88°51'32" West 110.00 feet along old corral fences (measured South 88°46'48" West); thence South 26°02'38" West 116.3 feet (measured South 25°57'54" West); thence South 4°04'21" East 389.78 feet along a fence on the East side of a lane (measured South 4°09'05" East); thence North 89°56' West 1429.0 feet (measured South 89°59'16" West); thence North 0°04' East 700 feet (measured North 1°22'21" West a distance of 708.47 feet to the canal, as per that Warranty Deed found in Book A34, Page 71); thence South 54°49'29" West 489.198 feet along the canal bank (measured South 48°56'36" West a distance of 513.05 feet along said canal as per the intent of that Warranty Deed found in Book A34, Page 71, which states Southwest along the said canal 400 feet, more or less); thence North 400.0 feet (measured North 0°15'00" East a distance of 457.00 feet) to the Point Of Beginning.

I further certify that the visible improvements effecting the boundary lines of the above described tract of land, are as shown on this plat.  
Date 3/4/02  
Clinton S. Peatross

**BOUNDARY SURVEY FOR  
LYLE O'DRISCOLL**

P.O. BOX 585  
FT. DUCHESNE, UT 84026

SECTIONS 16 AND 17  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

**NARRATIVE**

PURPOSE OF SURVEY: To establish the boundaries of the above described tract of land, and set permanent markers at the property corners.  
BASIS OF BEARING: Taken from the Northeast corner of Section 17 to the North 1/16 corner and being South 89°40'46" East as per that plat on file in the Duchesne County Surveyor's Office, file # 1039.  
SURVEY FINDINGS: These sections were surveyed by the "three mile method" in which all of the 1/16 corners were set. I have accordingly honored old fence lines and right of way fences to determine the location of many of the 40 acre corners or 1/16 corners. The North line of Section 17 was recently established by the County Surveyor, which varies a little from the line I had established for a survey I performed for Felix Manzanaras in 1988. I have used this North line, and fit the Manzanaras survey to it, which causes a difference in some of the distances and bearings as is noted on the survey drawing. Also I have honored the Warranty Deed found in Book A34, Page 71, which calls the canal as the boundary line and not the bank of the canal.  
NOTE: This survey was performed at the request of Lyle O'Driscoll, and does not insure or guarantee ownership, or show liens or all rights of way recorded or unrecorded.



SCALE 1" = 200'  
● = 1/2" x 24" REBAR SET DURING THIS SURVEY  
■ = 1/2" REBAR SET DURING PREVIOUS SURVEY  
— = FENCE LINE

PREPARED BY  
**PEATROSS LAND SURVEYS**  
P.O. BOX 271  
DUCHESNE, UT 84021  
(435) 738-5753  
JOB# 883