

MINOR SUBDIVISION & LOT LINE ADJUSTMENT SURVEY

FOR
**GEORGE E. &
EDYTHE W. MARETT**

LOCATED IN THE NORTH HALF OF THE
NORTHWEST QUARTER OF SECTION
34, TOWNSHIP 3 SOUTH, RANGE
4 WEST, UTAH SPECIAL MERIDIAN

PROPERTY DESCRIPTIONS

PARCEL "A": currently owned by Jeffery W. & Katherine Marett.
A parcel of land located in the North half of the Northwest quarter of Section 34, Township 3 South, Range 4 West, Uintah Special Meridian, Duchesne County, Utah. Being delineated by a survey on file with the Duchesne County Surveyor, and further described as follows: Beginning at an iron rod situated on the West line of Section 34, and being S00°12'00"E 585.44' from the Northwest corner of said Section, the Northwest Section corner being marked by a Duchesne County Surveyor's pipe and aluminum cap, thence N89°14'37"E 1129.28' along a line of posts to an iron rod at the crest of a hill, thence N88°05'08"E 205.97' to an iron rod, thence S87°21'02"E 165.90' to an iron rod, thence S49°50'34"E 191.07' to an iron rod, thence S03°41'20"W 86.70' to an iron rod, thence S74°05'11"W 256.13' to an iron rod at a fence corner, thence S04°47'07"W 423.66' along a fence and the extension thereof to a point on the South line of the North half of the Northwest quarter of said Section 34, thence S88°32'52"W 1356.88' along the South line of the North half of the Northwest quarter of said Section to the West line of Section 34, thence N00°12'00"W 711.66' along the West line of said Section to the Point of Beginning. Contains 23.58 acres more or less. Basis of Bearings is along the West line of Section 34, being N00°12'00"W as measured by the General Land Office surveyors in 1914.

PARCEL "B": To be acquired by Jeffery W. & Katherine Marett from George E. & Edythe W. Marett.
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34: Beginning at the Northwest Section corner, thence N88°22'24"E 1470.02' along the North line of said Section to an iron rod, thence S15°51'40"E 389.22' to an iron rod, thence S17°54'29"W 239.48' to an iron rod, thence N87°21'02"W 165.90' to an iron rod, thence S88°05'08"W 205.97' to an iron rod, thence S89°14'37"W 1129.28' to an iron rod situated on the West Section line, thence N00°12'00"W 585.44' along the West Section line to the Point of Beginning. Contains 20.86 acres more or less. Basis of Bearings is along the West line of Section 34 between the West quarter corner and the Northwest Section corner, that bearing being N00°12'00"W as measured by the General Land Office surveyors in 1914.

PARCEL "C": Encompasses parcel "E", to be sold by George E. & Edythe W. Marett.
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34: Beginning at the North quarter corner of Section 34, thence S00°18'28"E 1305.14' along the East line of the Northwest quarter of the Northwest quarter of Section 34 to the Southeast corner of said quarter, thence S88°32'52"W 1165.36' along the South line of the Northwest quarter of the Northwest quarter, thence N03°27'44"E 275.29' through an iron rod situated on the North Right of Way line of old Highway Forty to another iron rod, thence N08°23'25"E 188.51' to an iron rod, thence N10°27'29"W 241.30' to an iron rod, thence N17°54'29"E 239.48' to an iron rod, thence N15°51'40"W 389.22' to an iron rod situated on the North Section line, thence N88°22'24"E 1190.86' along the North Section line to the Point of Beginning. Contains 34.08 acres more or less. Basis of Bearings is along the West line of Section 34 between the West quarter corner and the Northwest Section corner, that bearing being N00°12'00"W as measured by the General Land Office surveyors in 1914.

PARCEL "D": As delineated in survey filing #1232 found in the office of the Duchesne County Surveyor.
A parcel of land located in the North half of the Northwest quarter of Section 34, Township 3 South, Range 4 West, Uintah Special Meridian, Duchesne County, Utah. Being delineated by survey filing #1232 found in the Duchesne County Surveyor's Office, and further described as follows: Beginning at an iron rod next to a fence corner which is S88°57'15"E 1629.77' from the Northwest corner of said Section 34, the Northwest Section corner being marked by a Duchesne County Surveyor's pipe and aluminum cap, thence N74°05'11"E 155.62' to an iron rod, thence S08°23'25"W 188.51' to an iron rod, thence S03°27'44"W through an iron rod on the North Right-of-Way line of old Highway Forty 275.29' to a point on the South line of the North half of the Northwest quarter of said Section 34, thence S88°32'52"W 140.91' along the South line of the North half of the Northwest quarter of said Section 34 to a point which is in line with and at the southerly extension of a fence running Northerly, thence N04°47'07"E 423.66' through the southerly extension of a fence and said fence to the Point of Beginning. Contains 1.40 acres more or less. Basis of Bearings is along the West line of Section 34, being N00°12'00"W as measured by the General Land Office surveyors in 1914.

PARCEL "E": To be cut off from the East end of parcel "A", and deeded from Jeffery and Katherine Marett to George and Edythe Marett.
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34: Beginning at an iron rod which is S62°42'10"E 1739.71' from the Northwest corner of said Section 34, said iron rod also being at the Northeast corner of that certain property partitioned out in survey filing #1232 of the Duchesne County Surveyor's Office, and further described as follows: Beginning at an iron rod next to a fence corner which is S88°57'15"E 1629.77' from the Northwest corner of said Section 34, the Northwest Section corner being marked by a Duchesne County Surveyor's pipe and aluminum cap, thence N74°05'11"E 155.62' to an iron rod, thence S08°23'25"W 188.51' to an iron rod, thence S03°27'44"W through an iron rod on the North Right-of-Way line of old Highway Forty 275.29' to a point on the South line of the North half of the Northwest quarter of said Section 34, thence S88°32'52"W 140.91' along the South line of the North half of the Northwest quarter of said Section 34 to a point which is in line with and at the southerly extension of a fence running Northerly, thence N04°47'07"E 423.66' through the southerly extension of a fence and said fence to the Point of Beginning. Contains 0.43 acres more or less. Basis of Bearings is along the West line of Section 34 between the West quarter corner and the Northwest Section corner, that bearing being N00°12'00"W as measured by the General Land Office surveyors in 1914.

PARCEL "F": Combines parcels "A" & "B" for Jeffery and Katherine Marett.
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34: Beginning at the Northwest Section corner, thence N88°22'24"E 1470.02' along the North line of said Section to an iron rod, thence S15°51'40"E 389.22' to an iron rod, thence S17°54'29"W 239.48' to an iron rod, thence S10°27'29"E 241.30' to an iron rod located at the Northeast corner of that certain property partitioned out in survey filing #1232 of the Duchesne County Surveyor's Office, thence S74°05'11"W 155.62' to an iron rod, thence S04°47'07"W 423.66' located on the North Right-of-Way line of old Highway Forty to the South line of the North half of the Northwest quarter, thence S88°32'52"W 1356.88' along the South line of the North half of the Northwest quarter to the Southwest corner of the North half of the Northwest quarter, thence N00°12'00"W 1297.10' along the West Section line to the Point of Beginning. Contains 44.01 acres more or less. Basis of Bearings is along the West line of Section 34 between the West quarter corner and the Northwest Section corner, that bearing being N00°12'00"W as measured by the General Land Office surveyors in 1914.

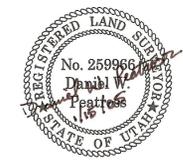
EASEMENT FOR THE ACCESS ROAD RUNNING NORTH PAST THE EAST SIDE OF MARETT'S HOUSE TO PARCEL "C":
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34: An 18' wide access easement, of which side lines extend and shorten so as to terminate at the boundary line, the centerline of which is further described as follows: Beginning at the intersection of the North Right of Way line of old Highway Forty and the center line of an existing roadway running Northerly, said intersection being S51°02'50"E 1923.50' from the Northwest Section corner, and continuing the following 6 courses along the centerline of said roadway, thence N03°27'44"E 226.27', thence N08°23'25"E 166.22', thence N13°07'35"W 258.28', thence N21°24'06"E 226.21', thence N11°37'15"W 60.86', thence N42°16'41"W 126.11', and leaving said roadway, thence N15°13'40"E 146.55' to the point of terminus, being at the Westerly boundary line of the dominant estate for which this easement is granted, said point of terminus also being S87°36'45"E 500.35' from the Northwest Section corner. Basis of Bearings is along the West line of Section 34 between the West quarter corner and the Northwest Section corner, that bearing being N00°12'00"W as measured by the General Land Office surveyors in 1914.

SURVEYOR'S NARRATIVE:
I was contacted by Jeffery Marett to perform this survey for himself and his parents, George and Edythe Marett. The survey findings are as noted within the drawing on this plat as well as on plat filings #1212 and #1232, located in the office of the Duchesne County Surveyor.

The majority of Sections in this Township were surveyed by the "Three Mile Method" in 1882 by the United States General Land Office, including Section 34. The Section corners found and used in this survey were re-established by the same agency in 1914, wherein only the Section corners and quarter Section corners were marked. The 1914 plat notes that the lands within this Township will continue to be "disposed of by the plat of the original survey approved May 23, 1883." Therefore, evidence of the original 40 acre corners within this Section was searched for and used.

The basis of bearings for this survey is along the West Section line between the West quarter corner and the Northwest Section corner, that bearing being N00°12'00"W as measured by the General Land Office surveyors in 1914.

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 as shown on this plat, and that the same is correct and true to the best of my knowledge and belief.

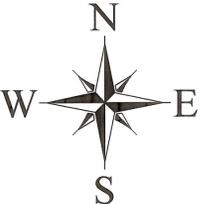


REGISTERED SURVEYORS CORP.
61 EAST 300 NORTH, P.O. BOX 564, DUCHESE, UTAH 84021
(435) 738-2718

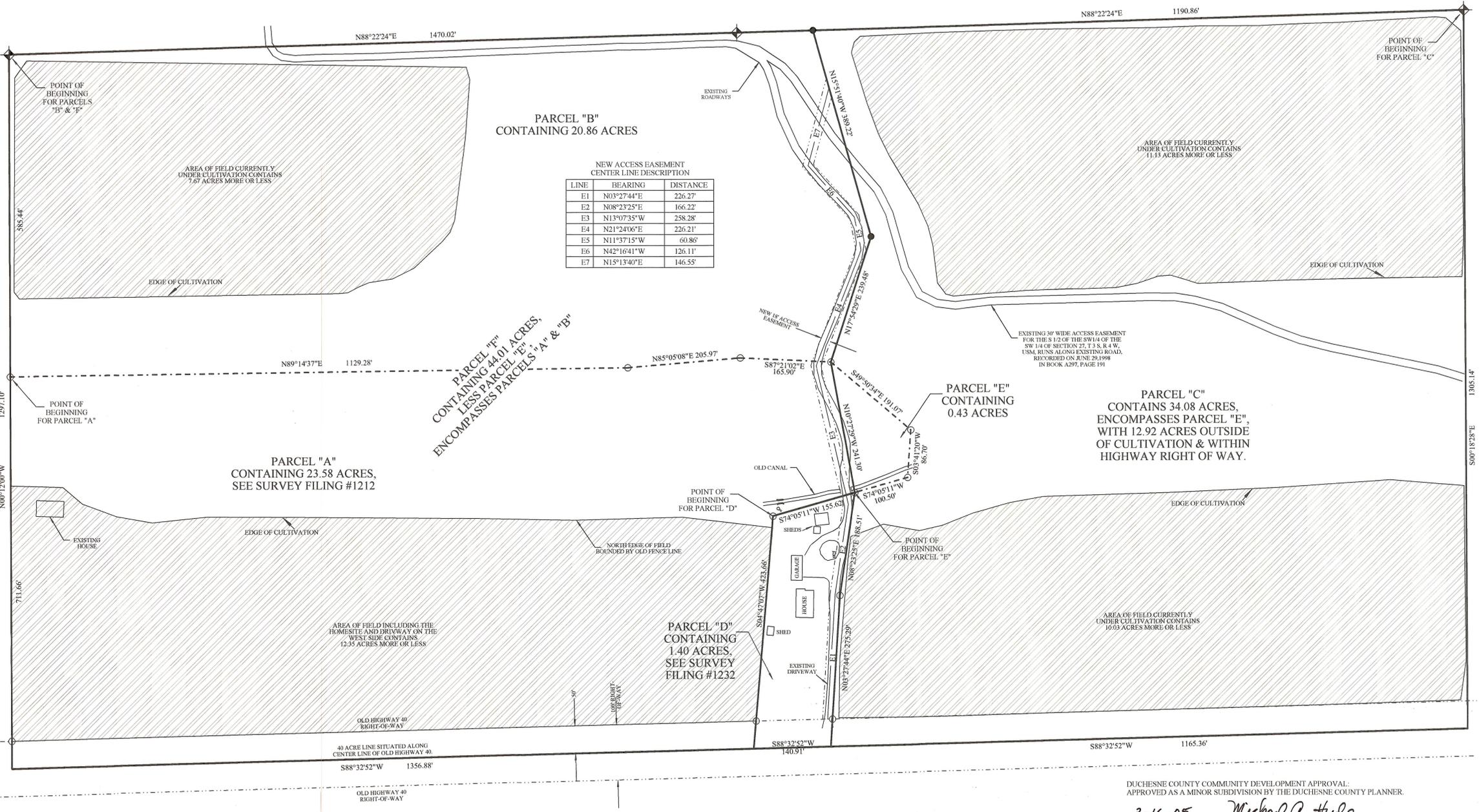
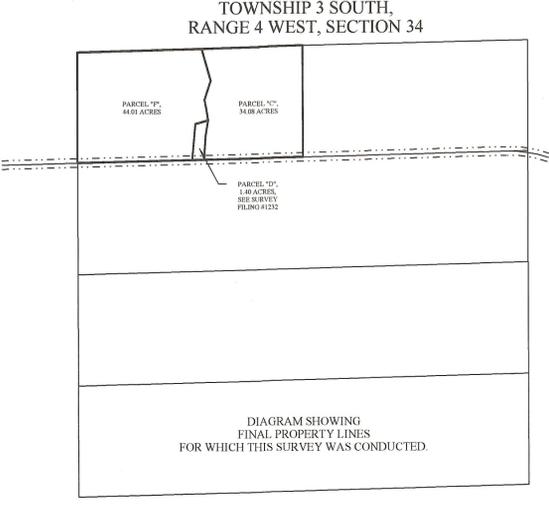
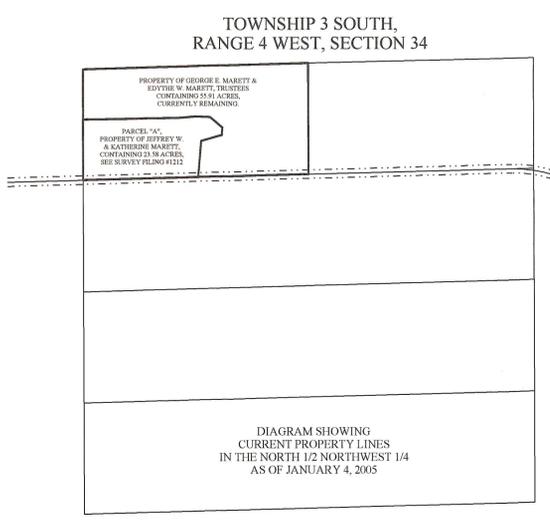
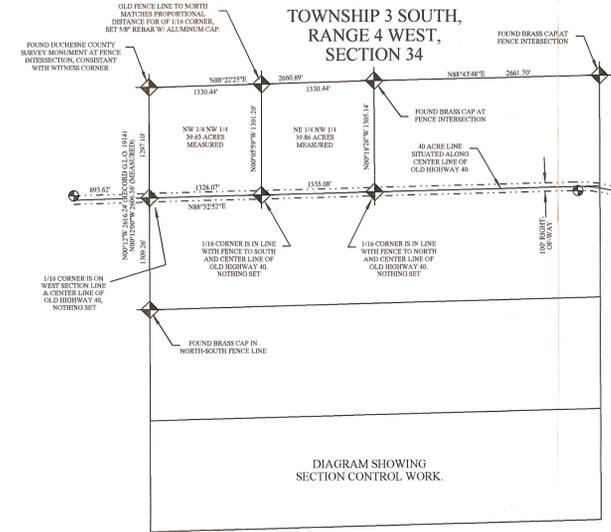
DATE RESEARCHED: JULY, 2002 - JANUARY 4, 2005	RESEARCHED BY: DAN PEATROSS, ASHLEY PEATROSS	PROJECT No.: 04029
DATE SURVEYED: JULY, 2002 - DECEMBER 30, 2004	SURVEYED BY: DAN PEATROSS, ASHLEY PEATROSS	

BRUCE PEATROSS
TECHNICAL DRAFTING SERVICES
P.O. BOX 633, DUCHESE, UTAH 84021
(435) 738-2089

DATE DRAFTED: JANUARY 4, 8, 2005	DRAFTED BY: D. PEATROSS, B. PEATROSS	DATE PLOTTED: Friday 1/14/5
SHEET: 1 OF 1	FILE NAME: George Marett	



- ◆ = SECTION CORNERS LOCATED
- = SET 5/8" REBAR WITH ALUMINUM CAP
- = 5/8" REBAR WITH ALUMINUM CAP SET DURING PREVIOUS SURVEYS.
- ⊙ = RIGHT-OF-WAY MARKERS LOCATED
- ▨ = FIELDS UNDER CULTIVATION



DUCHESNE COUNTY COMMUNITY DEVELOPMENT APPROVAL:
APPROVED AS A MINOR SUBDIVISION BY THE DUCHESE COUNTY PLANNER.

3-16-05
DATE
Michael A. Hyde
MIKE HYDE
County Surveyor's File # 1524