

- ◆ SECTION CORNERS LOCATED DURING PREVIOUS SURVEY
- 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

# BOUNDARY SURVEY FOR SHANE IVIE AND HENRY REMUND

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

## PROPERTY DESCRIPTIONS

**SHANE IVIE PARCEL:**  
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 785.03' along the East line of the Northeast quarter of the Northwest quarter of Section 34 to an iron rod situated on the South inside bank of the old Rocky Point Class C Canal; thence along said bank the following four courses, N 76°03'51" W 37.09'; thence N 88°30'25" W 121.13'; thence S 85°05'29" W 133.46'; thence N 88°45'19" W 82.96'; and departing from said bank, thence S 86°25'16" W 253.86' back to the South bank; and continuing along said South bank the following two courses, thence N 87°33'13" W 101.55'; thence S 84°25'34" W 155.00' to an iron rod; thence N 31°28'12" W 137.60' to an iron rod; thence N 32°25'09" E 146.55' to an iron rod; thence N 0°01'32" E 51.98' to an iron rod; thence N 89°02'14" W 246.44' to an iron rod; thence N 17°54'29" E 109.00' to an iron rod; thence N 15°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 18.65 acres more or less. Each iron rod mentioned is a 5/8" X 24" rebar with a 1-1/2" diameter aluminum cap stamped: PEATROSS 738-2718. 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.

**HENRY REMUND PARCEL:**  
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34: Beginning at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 34; thence S 88°30'25" W 1165.36' along the South line of the Northwest quarter of the Northwest quarter of Section 34; thence N03°27'44"E 275.29' to an 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 130.48' to an iron rod; thence S 89°02'14" E 246.44' to an iron rod; thence S 0°01'32" W 51.98' to an iron rod; thence S 32°25'09" W 146.55' to an iron rod; thence S 31°28'12" E 137.60' to an iron rod situated on the South inside bank of the old Rocky Point Class C Canal; and continuing the following two courses along said bank, thence N 84°25'34" E 155.00'; thence S 87°33'13" E 101.55'; and departing from said bank, thence N 86°25'16" E 253.86' back to the South bank; thence along said bank the following four courses, S 88°45'19" E 82.96'; thence N 85°05'29" E 133.46'; thence S 88°30'25" E 121.13'; thence S 76°03'51" E 37.09' to an iron rod situated on the East line of the Northeast quarter of the Northwest quarter of Section 34; thence S 0°01'32" E 520.11' to the Point of Beginning. Contains 15.43 acres more or less. Each iron rod mentioned is a 5/8" X 24" rebar with a 1-1/2" diameter aluminum cap stamped: PEATROSS 738-2718. 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.

**HENRY REMUND ACCESS EASEMENT:**  
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34:  
A 30' wide access easement lying 15' each side of its described center line, the side lines of which extend and shorten so as to terminate at the boundary line of the servient estate, the centerline of which is further described as follows: Beginning at a point being S 84°53'04" W 1158.38' from the North quarter corner of Section 34; thence S 15°51'40" E 186.36'; thence S 40°51'33" E 54.25'; thence S 18°21'55" E 139.54'; thence S 29°49'38" E 59.10' to the Point of Terminus, said Point of Terminus also being S 62°38'27" W 1118.46' from the North quarter corner of Section 34. Containing 0.30 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.

## SURVEYOR'S NARRATIVE:

I was contacted by Shane Ivie to divide this property as shown. The source parcel was parcel "C" from a survey I had conducted for George and Edythe Marett in December of 2004, that survey being file #1524 found in the office of the Duchesne County Surveyor. The survey findings are as noted within the drawing of this plat, as well as on plat filings #1212 and #1232, which are also 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.



County Surveyor's File # 1546

## REGISTERED SURVEYORS CORP.

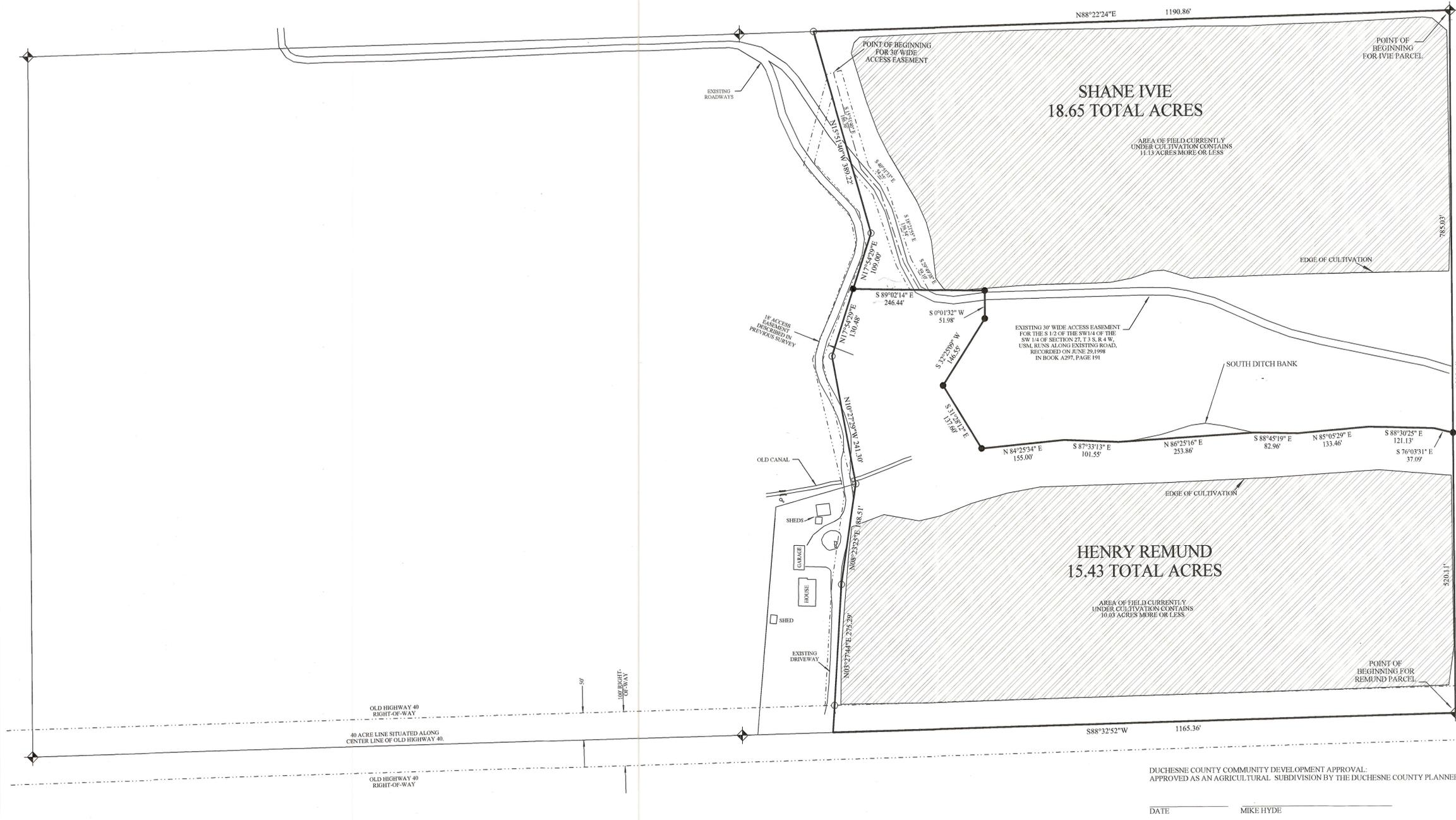
61 EAST 300 NORTH, P.O. BOX 564, DUCHESSNE, UTAH 84021  
(435) 738-2718

DATE RESEARCHED: JULY, 2002 - JANUARY 4, 2005	RESEARCHED BY: DAN PEATROSS	PROJECT No.:	05015
DATE SURVEYED: JUNE 1, 2005	SURVEYED BY: DAN PEATROSS		

## BRUCE PEATROSS TECHNICAL DRAFTING SERVICES

P.O. BOX 633, DUCHESSNE, UTAH 84021  
(435) 738-2089

DATE DRAFTED: JUNE 3, 2005	DRAFTED BY: D. PEATROSS, B. PEATROSS	DATE PLOTTED: Friday 6/10/5
SHEET: 1 OF 1	FILE NAME: Ivie-Remund	



DUCHESSNE COUNTY COMMUNITY DEVELOPMENT APPROVAL:  
APPROVED AS AN AGRICULTURAL SUBDIVISION BY THE DUCHESSNE COUNTY PLANNER.

DATE \_\_\_\_\_ MIKE HYDE \_\_\_\_\_