

RECORD OF SURVEY

SURVEY REQUESTED BY EP ENERGY E&P COMPANY, L.P.
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18,
 TOWNSHIP 3 SOUTH, RANGE 4 WEST, U.S.B.&M.,
 DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, JARED L. WATSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LICENSED LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF UTAH PERTAINING TO PLATS AND SURVEYS.



AS-SURVEYED BOUNDARY DESCRIPTION (3107-0001-0005)

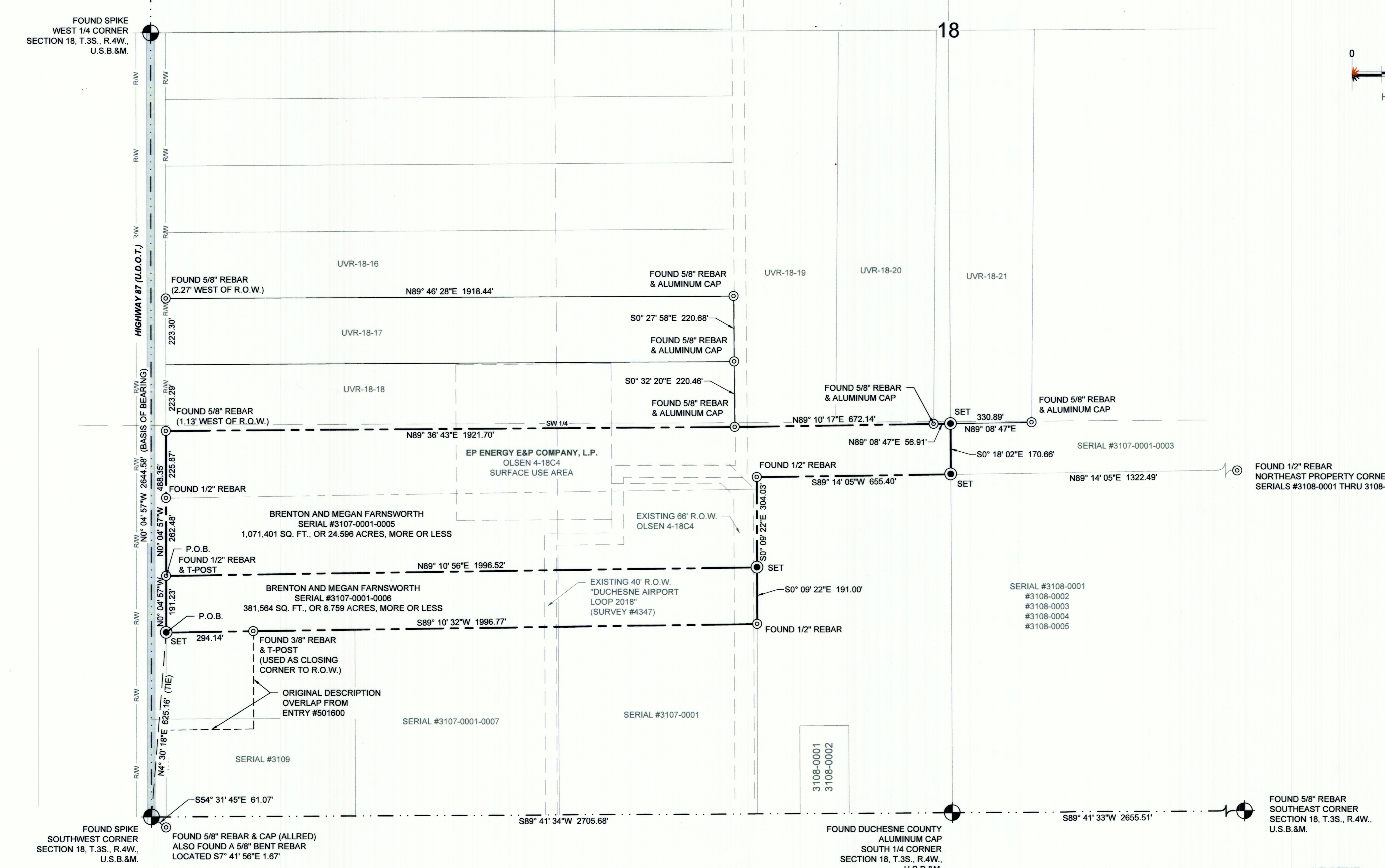
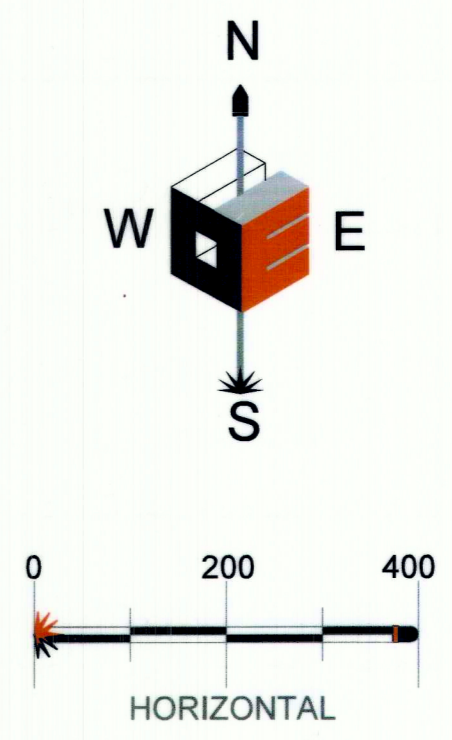
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 87, SAID POINT BEING LOCATED NORTH 4°30'18" EAST A DISTANCE OF 625.16 FEET AND NORTH 0°04'57" WEST A DISTANCE OF 191.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 0°04'57" WEST 488.35 FEET TO THE SOUTHWEST CORNER OF LOT 18-18 OF THE UTAH VIEW RANCHES SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 18-18 BEARING NORTH 89°36'43" EAST 1921.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18-18; THENCE ALONG THE SOUTH LINE OF LOTS 18-19 AND 18-20 OF THE UTAH VIEW RANCHES SUBDIVISION BEARING NORTH 89°10'17" EAST 672.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18-20; THENCE ALONG THE SOUTH LINE OF LOT 18-21 OF THE UTAH VIEW RANCHES SUBDIVISION BEARING NORTH 89°08'47" EAST 56.91 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG SAID LINE SOUTH 0°18'02" EAST 170.66 FEET; THENCE SOUTH 89°09'21" WEST 655.41 FEET; THENCE SOUTH 0°09'22" EAST 304.03 FEET; THENCE SOUTH 89°10'56" WEST 1996.52 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS TRACTS 18-1 AND 18-6 OF BLUE BENCH RANCHES, AN UNRECORDED SUBDIVISION) CONTAINING 1,071,401 SQ. FT., OR 24.596 ACRES, MORE OR LESS.

AS-SURVEYED BOUNDARY DESCRIPTION (3107-0001-0006)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 87, SAID POINT BEING LOCATED NORTH 4°30'18" EAST A DISTANCE OF 625.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 0°04'57" WEST 191.23 FEET; THENCE NORTH 89°10'56" EAST 1996.52 FEET; THENCE SOUTH 0°09'22" EAST 191.00 FEET; THENCE SOUTH 89°10'32" WEST 1996.77 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS TRACT 18-7 OF BLUE BENCH RANCHES, AN UNRECORDED SUBDIVISION) CONTAINING 381,564 SQ. FT., OR 8.759 ACRES, MORE OR LESS.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS REQUESTED BY EP ENERGY E&P COMPANY, L.P. FOR THE PURPOSES OF CREATING AN EXHIBIT OF THE PROPERTY TO ASSIST IN THE ACQUISITION OF THE PARCELS SHOWN HEREON. DURING ANALYSIS OF THE VESTING DESCRIPTIONS AND SUBDIVISION PLAT IT BECAME APPARENT THAT THERE WERE MANY PROBLEMS WITH OVERLAPS AND GAPS. WHEN PLOTTED FROM THE SOUTHWEST SECTION CORNER THERE WAS AN OVERLAP WITH UVR-18-18, AND A GAP WITH THE PARCELS TO THE SOUTH. WHEN PLOTTED FROM THE FOUND REBAR THAT IS SITUATED SOUTHEAST OF THE SECTION CORNER, THERE WAS A GAP BETWEEN THE SUBDIVISION TO THE NORTH AND OVERLAPS ON THE PROPERTIES TO THE SOUTH. IT HAS BEEN FOUND THAT THE BEARINGS AND DISTANCES SHOWN IN THE LEGAL DESCRIPTIONS FOR THIS AREA, AS WELL AS SURROUNDING AREAS ARE IN CONFLICT WITH PHYSICAL MONUMENTATION. FIELD WORK WAS PERFORMED AND MANY PINS WERE FOUND AND ARE NOTED HEREON. HISTORIC DEEDS IN THIS AREA WERE CONVEYED USING ALIQUOT PARTS, ALONG WITH METES AND BOUNDS DESCRIPTIONS USING RODS AND CHAINS. IT APPEARS THAT THE HISTORIC METES AND BOUNDS DESCRIPTIONS WERE NOT WRITTEN IN CONFORMITY WITH THE CLOSING SECTION DISTANCES. THE PROPERTY CORNERS THAT WERE FOUND WERE NOT IN CONFORMITY WITH AN ALIQUOT BREAKDOWN OF THE SECTION. THE FOUND PINS ON THE SOUTH SIDE OF THE UTAH VIEW RANCHES SUBDIVISION WERE FOUND TO BE POSITIONED SOUTHERLY OF THE SIXTEENTH SECTION LINE. THE PROPERTY PINS FOUND ON THE EASTERLY, WESTERLY, AND SOUTHERLY SIDES OF THE PARCELS HEREON WERE FOUND TO FALL FURTHER SOUTH THAN WHAT WAS EXPECTED. THIS WOULD SUGGEST THAT THE REBAR FOUND SOUTHEASTERLY OF THE SOUTHWEST SECTION CORNER MAY HAVE BEEN ASSUMED TO BE ON THE SECTION LINE IN PREVIOUS SURVEYS. THE PROPERTY LINES ON THIS SURVEY WERE ESTABLISHED BY TRANSLATING AND ROTATING THE VESTING DESCRIPTION TO ESTABLISH A BEST FIT SITUATION WITH THE FOUND PROPERTY CORNERS.



LEGEND	
	= FOUND SECTION CORNER
	= SET 5/8" REBAR AND CAP
	= FOUND CORNER AS DESCRIBED
	= SECTION LINE
	= QUARTER SECTION LINE
	= SIXTEENTH SECTION LINE
	= BOUNDARY LINE
	= ADJOINING PROPERTY LINES
	= EXISTING RIGHT-OF-WAY
	= EXISTING HIGHWAY RIGHT-OF-WAY

SCALE: 1" = 200'
24X36 SHEET

REVIEWED: JLW | DRAWN: JLW

SHEET
RECORD OF SURVEY



PLAT NO. 20-004 | DATE APRIL 16, 2020 | SHEET NO. 1 OF 1

County Surveyor's File # 4462

4462

SEARCHED RECORDS • NEW RECORDS MANAGED BY PART NUMBER

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