

**PROPERTY SURVEY
FOR
JOHN PLANT**
**LOCATED IN SECTION 24
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
UINTAH SPECIAL MERIDIAN
AMENDED PLAT**

LEGAL DESCRIPTIONS

PARCEL 1:

TOWNSHIP 3 SOUTH, RANGE 5 WEST, U.S.M.
SECTION 24: Beginning at the northeast corner of section 24, thence west 50' to an iron pin on the right-of-way line of highway 87; thence S 0°22'30" W along the westerly highway right-of-way 4030.77' to a highway right-of-way marker; thence southerly around a curve of the highway right-of-way concave to the west 216.46' to an iron pin (which is also the northeast corner of lot 24-21 of the unrecorded plat of Blue Bench Ranches), said point also being the True Point of Beginning for Parcel 1 as delineated on that certain survey filed with the Duchesne County Surveyor and commencing as follows - thence southwesterly along the west right-of-way line of highway 87, having a curve concave to the west with a radius of 3769.8' (3769.61' measured), and a chord bearing S 5°19'49" W 260.30' (measured) to the southeast corner of said lot; thence N 89°27'00" W 182.84' (N 89°23'20" W 182.84' measured) along the south line of said lot to a rebar, this point also being the true point of beginning for that certain trustees deed recorded in book A-310, pages 80-88; thence N 79°03'06" W 512.55' (N 78°56'19" W 511.14' measured) along the sixth course described in said trustees deed to a rebar; thence N 8°29'23" E 167.56' to the north line of said lot; thence S 89°27'00" E 683.95' along said line to the point of beginning. Contains 3.57 acres more or less. Bearings based on the north line of lot 24-21 being N 89°27'00" W.

PARCEL 2:

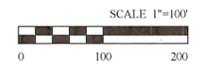
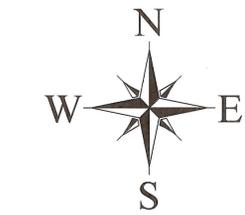
TOWNSHIP 3 SOUTH, RANGE 5 WEST, U.S.M.
SECTION 24: Beginning at the northeast corner of section 24, thence west 50' to an iron pin on the right-of-way line of highway 87; thence S 0°22'30" W along the westerly highway right-of-way 4030.77' to a highway right-of-way marker; thence southerly around a curve of the highway right-of-way concave to the west 216.46' to an iron pin (which is also the northeast corner of lot 24-21 of the unrecorded plat of Blue Bench Ranches); thence N 89°27'00" W along the north line of said lot 683.95' to the True Point of Beginning for Parcel 2 as delineated on that certain survey filed with the Duchesne County Surveyor and commencing as follows - thence S 8°29'23" W 167.56' to a rebar, this point also being on the sixth course called out in that certain trustees deed recorded in book A-310, Pages 80-88, then commencing along the description of said trustees deed the following two courses, thence N 79°03'06" W 162.62' (N 78°56'19" W 162.17' measured) to a rebar; thence N 80°21'05" W 291.43' (N 80°14'31" W 290.61' measured) to a rebar at the southerly extension of the east line of that certain tract of land described in book A-175, page 402; thence N 0°23'37" W 89.88' to a point on the north line of said lot, said point also being the southeast corner of that tract of land previously mentioned; thence S 89°27'00" E 470.94' along said lot line to the point of beginning. Contains 1.34 acres more or less. Bearings based on the north line of lot 24-21 being N 89°27'00" W.

PARCEL 3:

TOWNSHIP 3 SOUTH, RANGE 5 WEST, U.S.M.
SECTION 24: Beginning at the northeast corner of section 24, thence west 50' to an iron pin on the right-of-way line of highway 87; thence S 0°22'30" W along the westerly highway right-of-way 4030.77' to a highway right-of-way marker; thence southerly around a curve of the highway right-of-way concave to the west 216.46' to an iron pin (which is also the southeast corner of lot 24-20 of the unrecorded plat of Blue Bench Ranches); thence N 89°27'00" W along the north line of said lot 683.95' to the True Point of Beginning for Parcel 3 as delineated on that certain survey filed with the Duchesne County Surveyor and commencing as follows - thence N 89°27'00" W 683.95' along south line of said lot; thence N 8°29'22" E 159.44' to a rebar; thence S 82°20'12" E 670.00' to a rebar on the west right-of-way line of highway 87; thence southwesterly along said right-of-way line having a curve concave to the west with a radius of 3769.8' (3769.61' measured), and a chord bearing S 2°46'54" W 75.00' (measured) to the point of beginning. Contains 1.81 acres more or less. Bearings based on the south line of lot 24-20 being N 89°27'00" W.

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.



NOTES

- ① = FOUND 1/2" REBAR 0.33' W. OF R/W LINE
- ② = FOUND 1/2" REBAR 1.72' E. OF R/W LINE
- ③ = FOUND 1/2" REBAR 1.76' E. OF R/W LINE
- ④ = FOUND 1/2" REBAR 1.78' E. OF R/W LINE
- = SET 5/8" REBAR WITH ALUMINUM CAP
- = FOUND 1/2" REBAR
- ⊕ = FOUND RIGHT-OF-WAY MARKER
- ⊠ = SECTION CORNERS LOCATED

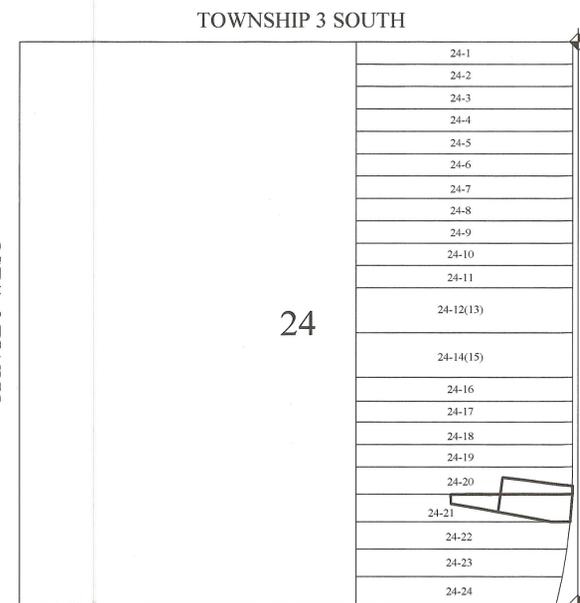
SURVEYOR'S NARRATIVE

SURVEYOR'S NARRATIVE:

I am submitting this drawing as an amendment to a plat previously made by myself, which I have had in my possession, but until now had never been file with the County Surveyor's Office. The original plat lacked the required ties to controlling monuments of public record (Section corners). Also the descriptions that I provided to John Plant lacked those necessary ties. After this oversight was discovered, corrected warranty deeds were prepared and recorded, with ties to the Northeast corner of Section 24 obtained from the unrecorded map of Blue Bench Ranches. I have since made actual measurements to the Section corners and they are shown hereon. The ties to the Section corners used in the corrected warranty deeds are noted as "(by plat)", referring to the unrecorded plat of Blue Bench Ranches.

MEASURED CURVE DATA

| | RADIUS | CHORD BEARING | CHORD |
|----|----------|---------------|---------|
| C1 | 3769.61' | S01°01'46"W | 155.58' |
| C2 | 3769.61' | S02°46'54"W | 75.00' |
| C3 | 3769.61' | S05°19'49"W | 260.30' |
| C4 | 3769.61' | S09°16'42"W | 259.10' |



| REGISTERED SURVEYORS CORP. | | |
|---|---|--------------------------------|
| 61 EAST 300 NORTH, P.O. BOX 564, DUCHESNE, UTAH 84021 (435) 738-2718 | | |
| DATE RESEARCHED: 4-15-99 | RESEARCHED BY: D.W.P. | PROJECT No.: 99008 |
| DATE SURVEYED: 4-20-99 | SURVEYED BY: D.W.P., M.P., D.P. | |
| BRUCE PEATROSS TECHNICAL DRAFTING SERVICES | | |
| P.O. BOX 633, DUCHESNE, UTAH 84021 (435) 738-2089 | | |
| DATE DRAFTED: JANUARY 4, 2005 | DRAFTED BY: D. PEATROSS, R. PEATROSS | DATE PLOTTED: Friday 3/18/5 |
| SHEET: 1 OF 1 | FILE NAME: PLANTS RESIDENCE AMENDED | |

County Surveyors File # 1529