

DRAWING NUMBER

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2053

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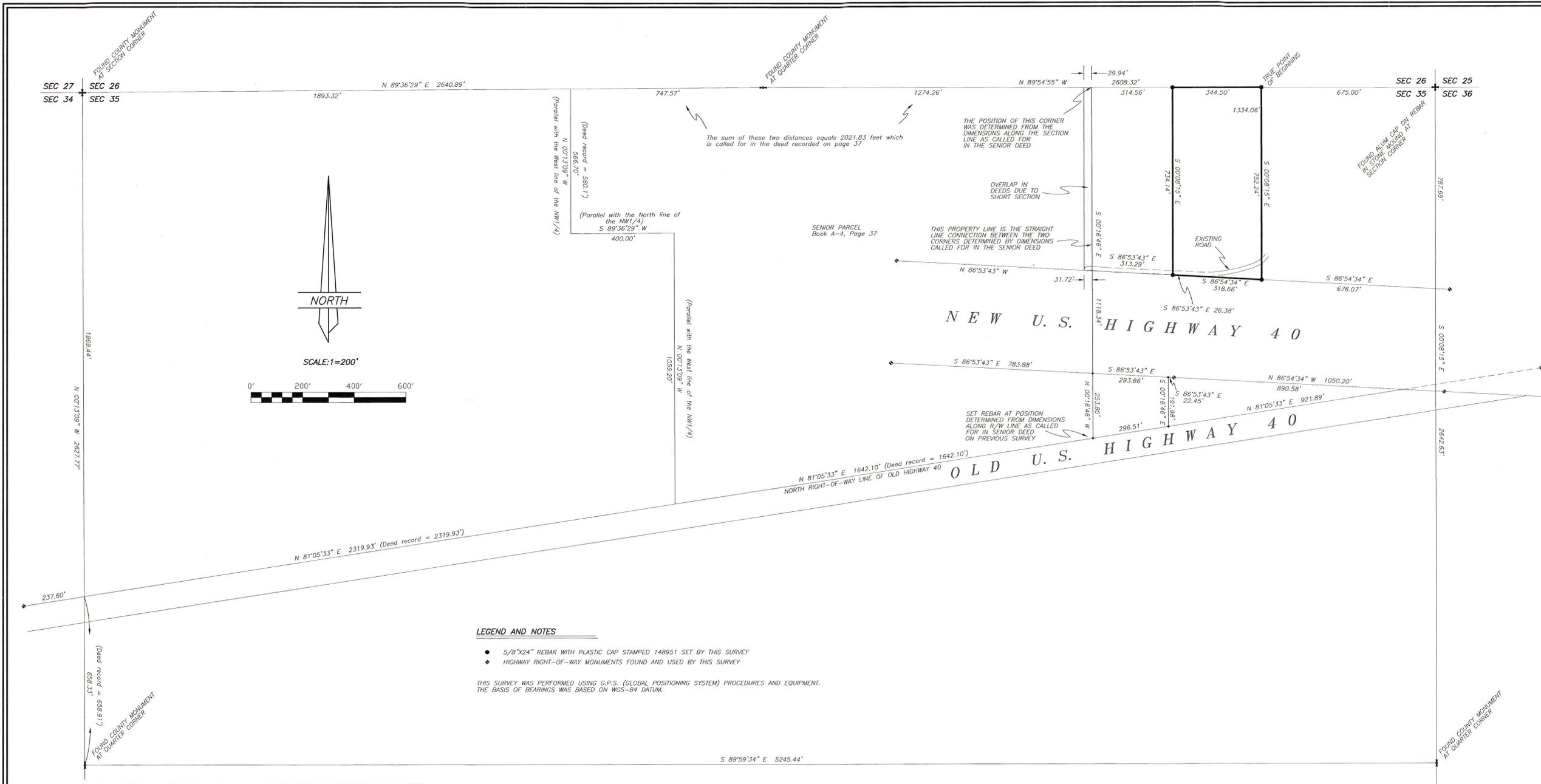
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SAPCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER (651)

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- LEGEND AND NOTES**
- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
 - ◆ HIGHWAY RIGHT-OF-WAY MONUMENTS FOUND AND USED BY THIS SURVEY

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS WAS BASED ON WGS-84 DATUM.

NARRATIVE FROM COUNTY SURVEYOR FILE NUMBER 1813

This survey was performed at the request of Rod Ewell for the purpose of dividing off and describing the 1.5 acre parcel shown on this plot.

The monuments marking the Public Lands Survey System corners were found as noted on the plot.

Highway right-of-way monuments were found defining both the Old and New U.S. Highway 40 right-of-way lines.

A search of recorded deeds in the Duchesne County Recorder's office revealed the following:
Book 34, page 589: Stanley Title acquired all of Section 35 North of Old U.S. Highway 40.

The parcel shown on this plot and labeled as the Senior parcel was conveyed by Stanley Title to Sampson:
Sampson conveyed to United Stereo:
United Stereo conveyed to Hardman in Book A-4, page 37 in 1967.

All other conveyances in this part of Section 35 were executed after the creation of this parcel and are therefore junior to it.

The East line of this parcel defines the West line of the subject of this survey.

It seems that those parcels North of Old Highway 40 and East of the senior parcel were described assuming that the North line of the NE1/4 of Section 35 was the nominal distance of one half mile or 2640 feet. Measurement between the found monuments shows the actual distance to be 2608.32 feet. Because of the seniority of the conveyances this shortage of 31.68 feet falls east of the line called for in the deed in said Book A-4.

Using these findings this survey established the lines of the surveyed parcel so as to encompass 1.5 acres.

DESCRIPTION BY RECORD WARRANTY DEED
Book A384, page 188

TOWNSHIP 3 SOUTH, RANGE 7 WEST, UTAH SPECIAL BASE AND MERIDIAN.
SECTION 35: Beginning at a point on the North Section Line 675 feet West of the Northeast corner of Section 35; Thence West 344.5 feet; Thence South 719 feet to the North Line New Highway #40; Thence South 88° East 344.5 feet; Thence North 735 feet, to beginning.

DESCRIPTION BY SURVEY

Commencing at the Northeast Corner of Section 35, Township 3 South, Range 7 West of the Uintah Special Base and Meridian;
Thence North 89°54'55" West (West, by record) 675.00 feet along the North line of the NE1/4 of said Section to the TRUE POINT OF BEGINNING;
Thence North 89°54'55" West (West, by record) 344.50 feet;
Thence South 00°08'15" East 734.14 feet (South 719 feet, by record) parallel with the East line of said NE1/4 to the North right-of-way line of U.S. Highway 40;
Thence Southeast 345.05 feet (South 88° East 344.5 feet, by record) along said North r/w line;
Thence North 00°08'15" West 752.24 feet (North 733, by record) parallel with said East line to the TRUE POINT OF BEGINNING, containing 5.88 acres.

NARRATIVE

This survey was performed at the request of Lamar Larsen for the purpose of setting boundary markers on the parcel of land shown on this plot. The monuments marking the corners of the Public Land Survey System were found as noted and used to control the survey. Several highway right-of-way monuments were found and used to define the right-of-way line of U.S. Highway 40. The narrative prepared for a survey performed in August 2006 filed as County Surveyor File number 1813 is included for an explanation of the deed elements used to determine the locations of the property lines north of old U.S. Highway 40.

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor,
Certificate No. 148951, (Utah)

**PROPERTY SURVEY FOR
LAMAR LARSEN
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN**

COUNTY SURVEYOR'S FILE NO. **2053**

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