

JESUS ROJAS

4571 WEST 5780 SOUTH
KEARNS, UT 84118

LOCATED IN SECTION 29
TOWNSHIP 3 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tracts of land:

PARENT PARCEL
ACCORDING TO THAT WARRANTY DEED
FOUND IN BOOK A496, PAGES 254 TO 256A

That portion of Section 29, Township 3 South, Range 7 West, Uintah Special Meridian, lying Northerly of a line running diagonally from the Northeast corner of said Section to the Southwest corner.

Excepting: West one-half West one-half Northwest quarter Southwest quarter;
West one-half West one-half Northwest quarter Northwest quarter;
West one-half East one-half Southeast quarter Northwest quarter;
West one-half West one-half Southwest quarter Northwest quarter;

Also Excepting: Beginning at the Southwest corner of said Section 29 and running thence North 1320 feet; thence East 330 feet; thence North 1320 feet; thence East 2310 feet to the center quarter corner; thence South 45 degrees West 3733.52 feet, more or less, to the point of beginning.

Also Excepting: East one-half West one-half Southwest quarter Northwest quarter;
East one-half Southwest quarter Northwest quarter;
West one-half West one-half Southeast quarter Northwest quarter;
East one-half West one-half Southeast quarter Northwest quarter.

Also less any portion that lies within the Rights of Way of U.S. Highway 40. Tax I.D. No. 3569

NEW PROPERTY DESCRIPTIONS

LOT 1 (CABIN LOT)
DUCHESE COUNTY, STATE OF UTAH, TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 29: Beginning at a point being North 89°28'02" East 2026.49 feet along the section line from the Northwest Corner of said Section 29; thence continuing North 89°28'02" East 763.00 feet along said section line to the centerline of a 66 foot wide road access easement; thence Southerly the following 5 (five) courses along said access road, South 17°21' West 81.00 feet; thence South 40°17' West 361.00 feet; thence South 30°45' West 160.00 feet; thence 1°50' West 137.00 feet; thence South 21°54' East 247.00 feet; thence North 81°24' West 517.15 feet; thence North 771.89 feet to the point of beginning, containing 10.00 acres. Subject to road access easement as shown on plat.

LOT 2
DUCHESE COUNTY, STATE OF UTAH, TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 29: Beginning at a point being North 89°28'02" East 3979.55 feet along the section line from the Northwest Corner of said Section 29, also being South 89°28'02" West 1273.58 feet from the Northeast Section Corner, said point being on the South right of way line of U.S. Highway 40; thence South 58°28'10" East 570.18 feet along said right of way; thence South 57°08' East 360.20 feet along said right of way to a point on a diagonal line between the Northeast Corner and the Southwest Corner of said Section 29; thence South 43°48'51" West 1142.77 feet along said diagonal line; thence South 89°13'11" West 1143.86 feet to the centerline of a 66 foot wide road access easement; thence Northerly the following 8 (eight) courses along said access road, North 3°18' West 49.15 feet; thence North 31°30' West 220.00 feet; thence North 47°01' West 186.00 feet; thence North 21°54' West 358.00 feet; thence North 1°50' East 137.00 feet; thence North 30°45' East 160.00 feet; thence North 40°17' East 361.00 feet; thence North 17°21' East 81.00 feet to a point on the North section line; thence North 89°28'02" East 1190.06 feet to the point of beginning, containing 53.45 acres. ALSO, including the following: Beginning at the Northeast Corner of said Section 29; thence South 43°48'51" West 293.11 feet along a diagonal line between the Northeast Corner and the Southwest Corner of said Section 29, to a point being on the North right of way line of U.S. Highway 40; thence North 57°08' West 380.78 feet along said right of way to a point on the North line of said section; thence North 89°28'02" East 522.78 feet to the point of beginning, containing 1.26 acres. Total = 54.71 acres. Subject to road access easement as shown on plat.

LOT 3
DUCHESE COUNTY, STATE OF UTAH, TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 29: Beginning at the Center 1/4 Corner; thence South 88°58'29" West 331.47 feet to the Southwest Corner of the E1/2 of the SE1/4 of the NW1/4; thence North 0°39'43" West 1325.37 feet to the Northwest Corner of said E1/2 of said E1/2 of said SE1/4 of said NW1/4; thence North 89°13'11" East 1663.44 feet to a point on a diagonal line between the Northeast Corner and the Southwest Corner of said Section 29; thence South 43°48'51" West 1859.06 feet along said diagonal line to a point on the East-West 1/4 section line; thence South 88°58'29" West 29.51 feet to the point of beginning, containing 30.77 acres. Subject to a 66 foot wide road access easement as shown.

LOT 4
DUCHESE COUNTY, STATE OF UTAH, TOWNSHIP 3 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 29: Beginning at a point being North 89°28'02" East 328.32 feet along the section line from the Northwest Corner of said Section 29, said point also being the Northwest Corner of the E1/2 of the W1/2 of the NW1/4 of the NW1/4; thence continuing North 89°28'02" East 1698.17 feet along said section line; thence South 89°13'11" West 1143.86 feet to the centerline of a 66 foot wide road access easement; thence Southerly the following 4 (four) courses along said access road, South 21°54' East 111.00 feet; thence South 47°01' East 186.00 feet; thence South 31°30' East 220.00 feet; thence South 3°18' East 49.15 feet; thence South 89°13'11" West 2498.92 feet to the Southwest Corner of said E1/2 of said W1/2 of said NW1/4 of said NW1/4; thence North 0°15'27" West 1333.93 feet to the point of beginning, containing 59.55 acres. Subject to road access easement as shown on plat.

NARRATIVE

PURPOSE OF SURVEY: Perform a Record of Survey and prepare a Minor Subdivision Plat for a Cabin Lot (Lot 1), and to be in compliance with the Duchesne County Subdivision Ordinance to legally convey and transfer land ownership. The remaining three new parcels are not proposed as building lots at this time. The existing road is platted as a sixty-six foot wide access easement. A health department approval will be required, and it may be necessary to upgrade the access road to accommodate fire apparatus equipment if building permits are ever desired. BASIS OF BEARING: Being North 57°08' West from a right of way monument at Sta. 155+00 to a right of way monument at Sta. 141+00.83 along the south side of U.S. Highway 40, as per highway plats.

SURVEY FINDINGS: As noted on the plat.
NOTE: This survey was performed at the request of Jesus Rojas. It does not insure or guarantee ownership, nor does it show liens or all rights of way recorded or unrecorded.

I further certify that the visible improvements affecting the boundaries of the above described tracts of land are as shown on this plat.



County Surveyor's File #2236

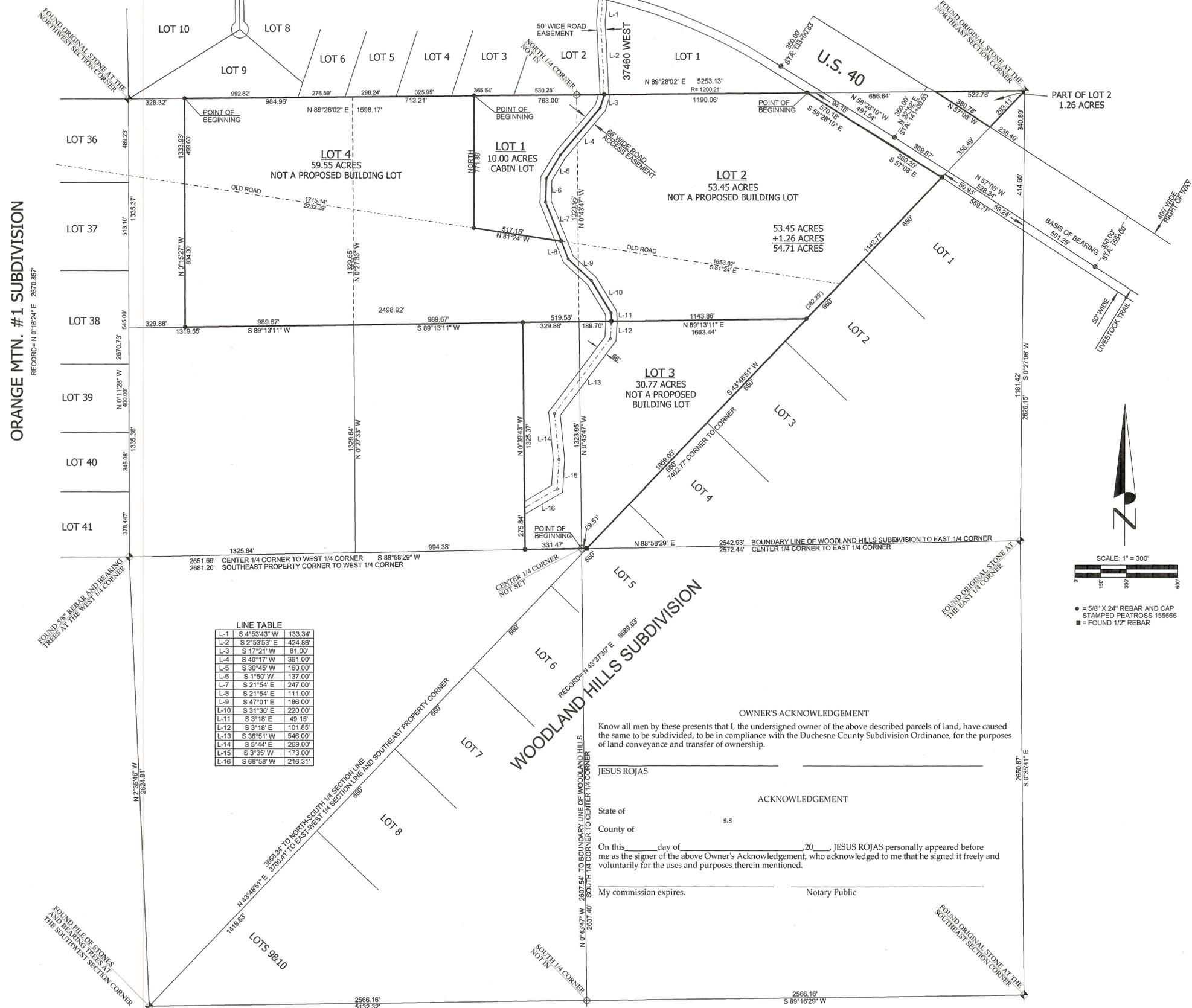
PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
DUCHESE, UTAH 84021
OFFICE: 435-738-5753 CELL: 435-724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 11/10/09 DATE PLOTTED: Tuesday 11/17/09

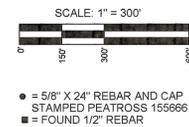
SHEET: 1 OF 1 FILE NAME: JESUS ROJAS JOB# 1065

TABBY SHADOWS #1 SUBDIVISION

RECORD= N 89°29'18" E 5253.49'



LINE TABLE with columns for line ID, bearing, distance, and stationing.



OWNER'S ACKNOWLEDGEMENT

Know all men by these presents that I, the undersigned owner of the above described parcels of land, have caused the same to be subdivided, to be in compliance with the Duchesne County Subdivision Ordinance, for the purposes of land conveyance and transfer of ownership.

JESUS ROJAS

ACKNOWLEDGEMENT

State of _____ s.s.
County of _____
On this _____ day of _____, 20____, JESUS ROJAS personally appeared before me as the signer of the above Owner's Acknowledgement, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____ Notary Public

DUCHESE COUNTY TREASURER

DUCHESE COUNTY PLANNING DEPARTMENT

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Colene Nelson Duchesne County Treasurer

Approved as a Minor Subdivision this _____ day of _____, 20____.

by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

State of Utah s.s. Entry Number _____
County of Duchesne
Filed for recording at the request of _____ on this _____ day of _____, 20____. Time _____ Book _____ Page(s) _____
Fee: _____
Carolyne Madsen Duchesne County Recorder

DUCHESE COUNTY RECORDER