

RECORD OF SURVEY
AND
AMENDED MINOR SUBDIVISION
FOR
CEDAR VIEW S.L., LLC

P.O. BOX 217
HEBER CITY, UT 84032

LOCATED IN
SECTION 10
TOWNSHIP 4 SOUTH, RANGE 3 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHEсне COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah do hereby certify to Cedar View S.L., LLC, Randy and Daisy Hanberg, Walt Young, and Atlas Title Insurance Agency, Inc., that I am a 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 parcel of land:

PARENT PARCEL
ACCORDING TO THAT TITLE COMMITMENT, FILE#: 16821 ISSUED BY
ATLAS TITLE INSURANCE AGENCY, INC. 490 WEST 100 SOUTH HEBER CITY, UT 84032
Township 4 South, Range 3 West, Uintah Special Base and Meridian Section 10: the West half of the Northeast Quarter, excepting that portion of the West half of the Northeast Quarter that has been used for Highway 40.
Tax ID No. 4075; Parcel No. 00-0009-6887

NEW DESCRIPTION PARCEL "A"

TOWNSHIP 4 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10: Beginning at the North Quarter Corner of said Section; thence North 89°54'37" East 1320.71 feet along the North line of said Section to the Northeast Corner of the West Half of the Northeast Quarter; thence South 0°02'41" West 474.73 feet along the East line of said W1/2 of said NE1/4 to a point on the North right of way line of U.S. Highway 40; thence South 82°38' West 135.67 feet along said right of way line; thence North 7°22' West 119.45 feet; thence North 86°00' West 610.00 feet to the centerline of Antelope Creek; thence South 4°22' East 240.00 feet along the centerline of said creek back to a point on said right of way line; thence the following three courses along said right of way line, South 82°38' West 176.45 feet; thence North 86°57'39" West 183.79 feet; thence South 83°56' West 222.84 feet to a point on the West line of said W1/2 of said NE1/4; thence North 0°00'39" West 604.78 feet to the point of beginning, containing 14.193 acres.

NEW DESCRIPTION PARCEL "B"

TOWNSHIP 4 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10: Beginning at a point on the North right of way line of U.S. Highway 40, and being South 0°02'41" West 474.73 feet from the Northeast Corner of the W1/2 of the NE1/4, and South 82°38' West 135.67 feet along said right of way line; thence continuing South 82°38' West 610.00 feet along said right of way line to the centerline of Antelope Creek; thence North 4°22' West 240.00 feet along said creek; thence South 86°00' East 610.00 feet; thence South 7°22' East 119.45 feet to the point of beginning, containing 2.500 acres. SUBJECT to a 66 foot wide access easement: Beginning at a point on the North right of way line of U.S. Highway 40, and being South 0°02'41" West 474.73 feet from the Northeast Corner of the W1/2 of the NE1/4, and South 82°38' West 456.27 feet along said right of way line to the beginning of said easement, the centerline of which is described as follows: North 7°22' West 183.90 feet.

NEW DESCRIPTION PARCEL "C"

TOWNSHIP 4 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10: Beginning at the at the Center Quarter Corner of said Section; thence North 0°00'39" West 1896.11 feet along the West line of the West Half of the Northeast Quarter to a point on the South right of way line of U.S. Highway 40; thence the following four courses along said South right of way line, North 78°08' East 112.66 feet; thence North 85°05' East 379.00 feet; thence North 70°05' East 74.56 feet; thence North 82°38' East 768.49 feet to a point on the East line of said W1/2 of said NE1/4; thence South 0°02'41" West 2083.40 feet to the Southeast Corner of said W1/2 of said NE1/4; thence North 89°39'55" West 1318.15 feet to the point of beginning, containing 60.294 acres.

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

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey and set the property corners as shown. Then prepare a Record of Survey and Minor Subdivision plat to legally convey and transfer land ownership.

BASIS OF BEARING: Based on WGS-84 datum using G.P.S. (Global Positioning System) equipment and procedures.

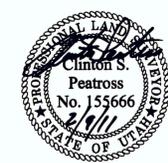
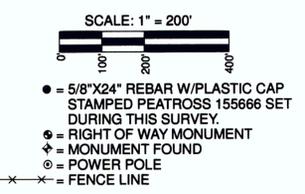
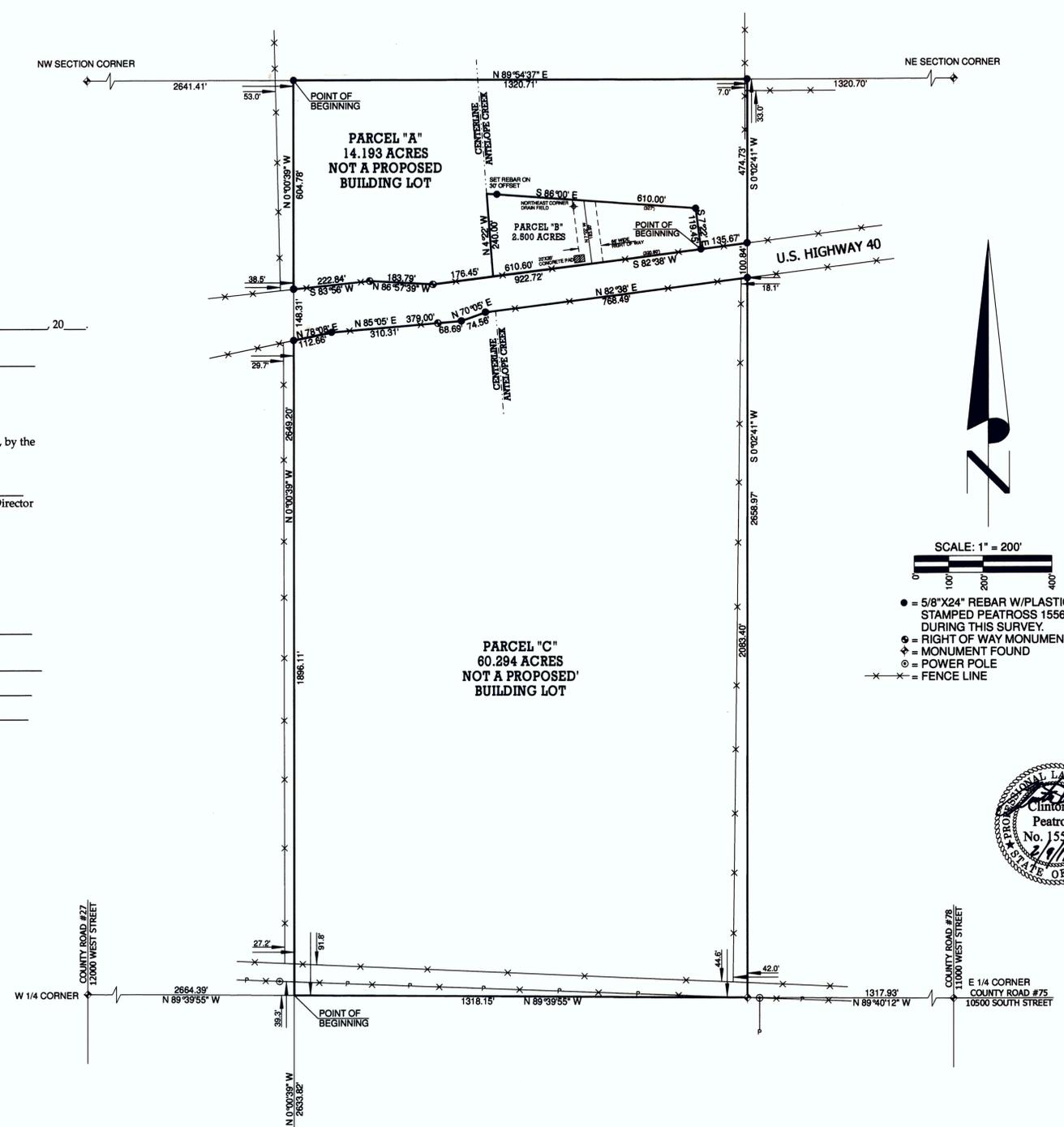
SURVEY FINDINGS: The right of way lines for U.S. Highway 40 were determined from right of way monuments, fence lines, the highway centerline, and the 1925 and 1961 highway plats.

Also, exceptions 18 and 19 listed in Schedule B Section II of the above mentioned Title Commitment.

18. Warranty Deed from John and Mary Liddell to the State of Utah Road Commission dated 29 April 1953 and recorded 4 June 1953 and entry no. 97244 in book 26 at page 328 of the Official Records.

19. Easement dated 10 June 1925, created for Duchesne County recorded 8 July 1925 as entry no. 33033 in book 8 at page 587, records of Duchesne County, Utah.
The position of the property lines for the West Half of the Northeast Quarter of Section 10 were determined from the section corners, 1/4 corners, and 1/16 corners found and shown on the plat. These are monuments set by the Duchesne County Surveyor and the B.L.M.

NOTE: This survey was performed at the request of Walt Young. It does not insure or guarantee ownership. It does not show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may be recorded or unrecorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.



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

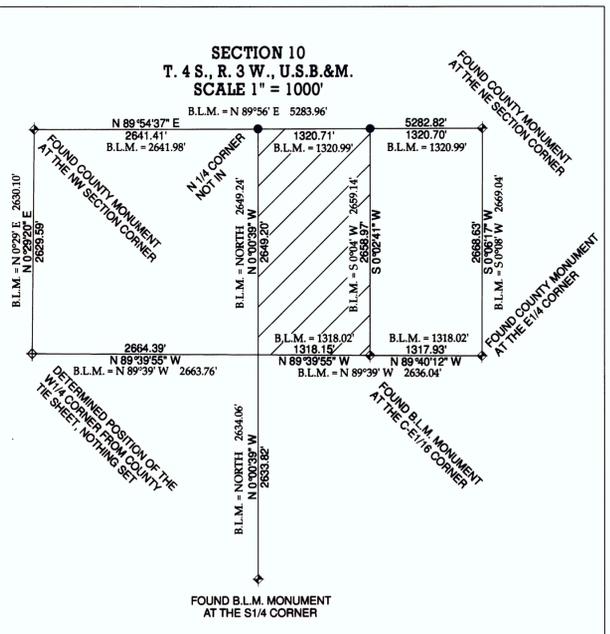
Colene Nelson Duchesne County Treasurer

DUCHEсне COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHEсне COUNTY RECORDER

State of _____ } 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



OWNER'S ACKNOWLEDGEMENT

Know all men by these presents that I, the undersigned owner of the above described Parent Parcel of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

GEORGE P. HOLMES
CEDAR VIEW S.L., LLC

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____ }
On this _____ day of _____, 20____, GEORGE P. HOLMES, CEDAR VIEW S.L., LLC, 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

Duchesne County Surveyor's File # 2400
PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
DUCHEсне UTAH, 84021
PHONE: (435) 738-5753 CELL: (435) 724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 9/7/10	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: CEDAR VIEW L.L.C. JOB# 1100	