

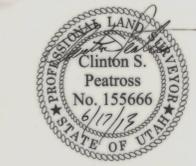
RECORD OF SURVEY
AND
LOT LINE ADJUSTMENT
FOR
DUCHESNE LAND LC

P.O. BOX 358
DUCHESNE, UT 84021
AND

JAMES AND LINDA SIGG

P.O. BOX 820
DUCHESNE, UT 84021

AMENDING LOT 173
UTAH MINI RANCHES, PHASE 5
LOCATED IN SECTION 9
TOWNSHIP 4 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Duchesne Land LC, and James E. Sigg And Linda Lee Sigg, Co Trustees of the James and Linda Sigg Trust, 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 tracts of land for the purpose of a Lot Line Adjustment:

ORIGINAL SIGG DESCRIPTION

ACCORDING TO THAT CERTAIN QUIT CLAIM DEED, PARCEL #00:0033:6856, SERIAL #UMR-5-173 AS FOUND BY ENTRY #425270, IN BOOK A597, PAGE 649, DATED 17 JUNE 2010
Lot 173, Utah Mini Ranches Subdivision, Phase 5, according to the official plat thereof on file in the office of the Recorder, Duchesne County, Utah.

NEW SIGG DESCRIPTION

Lot 173-A, according to the Lot Line Adjustment Plat amending Utah Mini Ranches Subdivision, Phase 5, as found in the office of the Recorder, Duchesne County, Utah. Containing 9.520 acres.

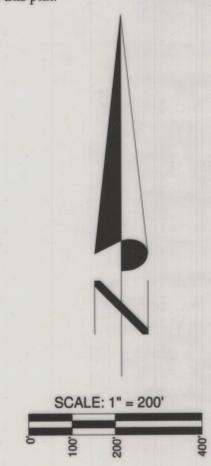
NEW DUCHESNE LAND LC DESCRIPTION (REMAINDER)

TOWNSHIP 4 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 9: Beginning at the Northwest Corner of said Section; thence North 88°36'22" East 611.46 feet along the North section line to a point on the West line of Lot 118, Utah Mini Ranches Subdivision, Phase 4; thence South 31°07'35" West 64.62 feet to the Southwest Corner of said Lot 118, said point being on a 1878.00 foot radius curve to the right, the radius point of which bears South 20°09'52" West; thence Southeasterly through a delta angle of 12°11'08" for an arc distance of 399.41 feet along the South line of said Lot 118 to the point of tangency, said curve having a long chord bearing and distance of South 63°44'35" East 398.66 feet; thence South 57°39'00" East 438.00 feet along the South line of Lots 118 and 119 to the Southeast Corner of said Lot 119, Utah Mini Ranches Subdivision, Phase 4; thence South 32°21'00" West 66.00 feet to a point on the North line of Lot 169, Utah Mini Ranches Subdivision, Phase 5; thence North 57°39'00" West 438.00 feet along the North line of said Lot 169 and projection thereof to the beginning of a 1812 foot radius curve to the left, the radius point of which bears South 32°21'00" West; thence Northwesterly through a delta angle of 15°26'00" for an arc distance of 488.08 feet to the point of tangency, said curve having a long chord bearing and distance of North 65°22'00" West 486.61 feet; thence North 73°05'00" West 32.71 feet; thence South 15°38'56" West 511.16 feet; thence South 40°43'33" East 264.47 feet; thence South 954.35 feet to the Southwest Corner of Lot 174, Utah Mini Ranches Subdivision, Phase 5; thence South 67°18'04" West 562.08 feet along the North line of Lot 174, Utah Mini Ranches Subdivision, Phase 5 to a point on the West line of said Section 9; thence North 1°42'32" East 1924.98 feet to the point of beginning, containing 18.607 acres. Subject to the right of ways as dedicated for the use of the UMR and DMR land owner's.

NARRATIVE

PURPOSE OF SURVEY: Survey a parcel of land to add to Lot 173, Utah Mini Ranches Subdivision, Phase 5, and then prepare a Record of Survey and Lot Line Adjustment plat, amending said Lot 173.
BASIS OF BEARING: Taken from the Utah Mini Ranches Subdivision, Phase 5 plat.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Duchesne Land LC. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

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 File # 2804
PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
DUCHESNE UTAH, 84021
PHONE: (435) 738-5753 CELL: (435)724-4386
email: cspatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 8/17/13	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: DUCHESNE LAND LC JOB# 773	

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place our common boundaries between our individual properties as shown on this plat.

<u>FRANK J. STEED</u> PARTNER, DUCHESNE LAND LC	<u>JOAN ANN STEED</u> PARTNER DUCHESNE LC
<u>JAMES E. SIGG</u> Co-Trustee of the James and Linda Sigg Trust	<u>LINDA LEE SIGG</u> Co-Trustee of the James and Linda Sigg Trust

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____ }
On this _____ day of _____, 20____, personally appeared before me, JAMES E. SIGG and LINDA LEE SIGG, Co-Trustees of the James and Linda Sigg Trust, the signers of the above OWNER'S CERTIFICATE, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.
My commission expires: _____ Notary Public _____

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____ }
On this _____ day of _____, 20____, personally appeared before me, FRANK J. STEED and JOAN ANN STEED, Partners of Duchesne Land LC, the signers of the above OWNER'S CERTIFICATE, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.
My commission expires: _____ Notary Public _____

DUCHESNE COUNTY TREASURER

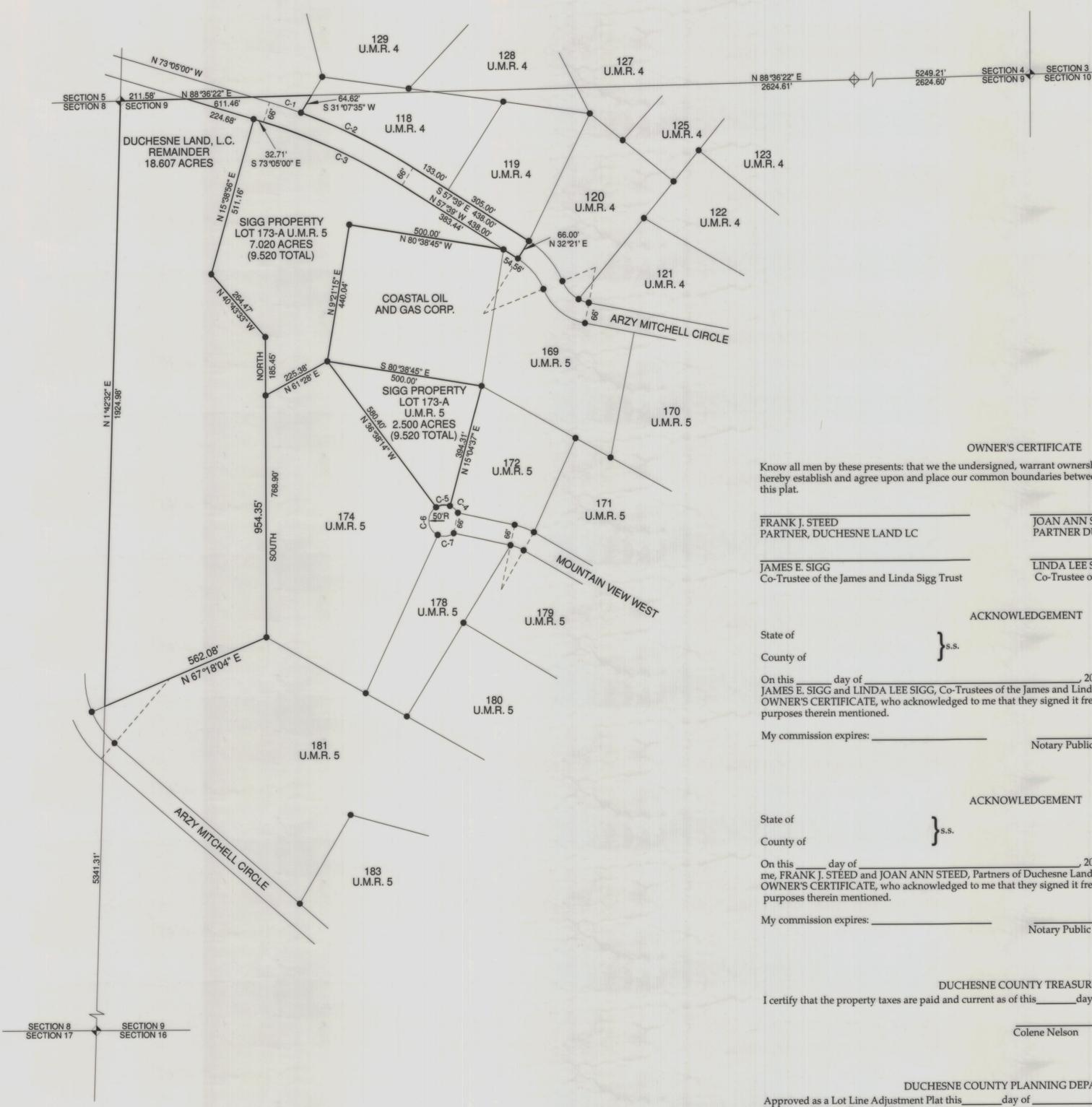
I certify that the property taxes are paid and current as of this _____ day of _____, 20____.
Colene Nelson Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Lot Line Adjustment Plat this _____ day of _____, 20____, by the Duchesne County Planning Director.
Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

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



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	LONG CHORD	LONG CHORD
C-1	3°14'52"	1878.00	53.24'	106.45'	106.44'	N 71°27'34" W
C-2	12°11'08"	1878.00	200.46'	399.41'	398.66'	N 63°44'35" W
C-3	15°26'00"	1812.00	245.53'	488.08'	486.61'	N 65°22'00" W
C-4	39°07'39"	50.00	17.71'	34.04'	33.39'	
C-5	58°37'30"	50.00	24.91'	46.21'	44.59'	
C-6	123°54'17"	50.00	93.85'	108.13'	88.26'	
C-7	61°31'34"	50.00	29.76'	53.89'	51.15'	