

# PROPERTY SURVEY

FOR  
**OTTO PONATH**  
LOCATED IN THE SOUTHWEST QUARTER  
OF THE SOUTHWEST QUARTER OF  
SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 5 WEST,  
UINTAH SPECIAL MERIDIAN

**LAND DESCRIPTIONS:**

A PORTION OF 200 WEST TO BE VACATED BY DUCHESNE CITY

TOWNSHIP 4 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN.  
SECTION 1: Beginning at a point that is West 15.00 feet and South 80.00 feet from the Southwest corner of Block 58, Duchesne Township, said point being at the Southeast corner of the intersection of 200 West and 400 South Streets, as shown on the Plat to vacate portions of Duchesne City Streets, recorded on April 6th, 1978 in the Office of the Duchesne County Recorder; Thence South 00°00'00" East 51.03 feet along the East side of 200 West Street to the South line of old South Boundary Street; Thence South 89°17'16" West 50.00 feet along said South line to the West side of 200 West Street; Thence North 00°00'00" East 23.65 feet along said West line to a point 108.00 feet South of the Southwest corner of Block 58; Thence North 90°00'00" East 33.22 feet to a three-way fence corner; Thence North 00°55'58" East 28.00 feet along the Northernly extension of a fence approaching from the South, to a point on the Westerly extension of the South line of 200 West Street; Thence North 90°00'00" East 16.33 feet to the Point of Beginning. Contains 1630 square feet more or less.

PARCEL A  
TOWNSHIP 4 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN.  
SECTION 1: Beginning at a point that is West 31.78 feet and South 108.00 feet from the Southwest corner of Block 58, Duchesne Township, said point being at the Southeast corner of a fence running West and South; Thence South 00°55'58" West 186.70 feet along said South fence line to property owned by the USA for fisherman parking; Thence South 65°32'00" West 178.16 feet along said USA property to the North bank of the Strawberry River; Thence North 72°30'00" West 187.24 feet along said bank; Thence North 89°17'16" East 130.00 feet; Thence North 13°00'00" East 122.00 feet; Thence North 90°00'00" East 218.22 feet to the Point of Beginning. Contains 1.39 acres more or less. Basis of Bearings being North along the centerline of 200 West Street, from 400 South Street to 300 South Street, Duchesne Township.

PARCEL B  
TOWNSHIP 4 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN.  
SECTION 1: Beginning at a point that is West 31.33 feet and South 80.00 feet from the Southwest corner of Block 58, Duchesne Township; Thence North 90°00'00" East 80.00 feet; Thence South 00°55'58" West 178.03 feet to property owned by the USA for fisherman parking; Thence South 65°32'00" West 148.55 feet along said USA property to a fence line running Northernly; Thence North 00°55'58" East 214.71 feet along said fence and the Northernly extension thereof to the Point of Beginning. Contains 0.36 acres more or less. Basis of Bearings being North along the centerline of 200 West Street, from 400 South Street to 300 South Street, Duchesne Township.

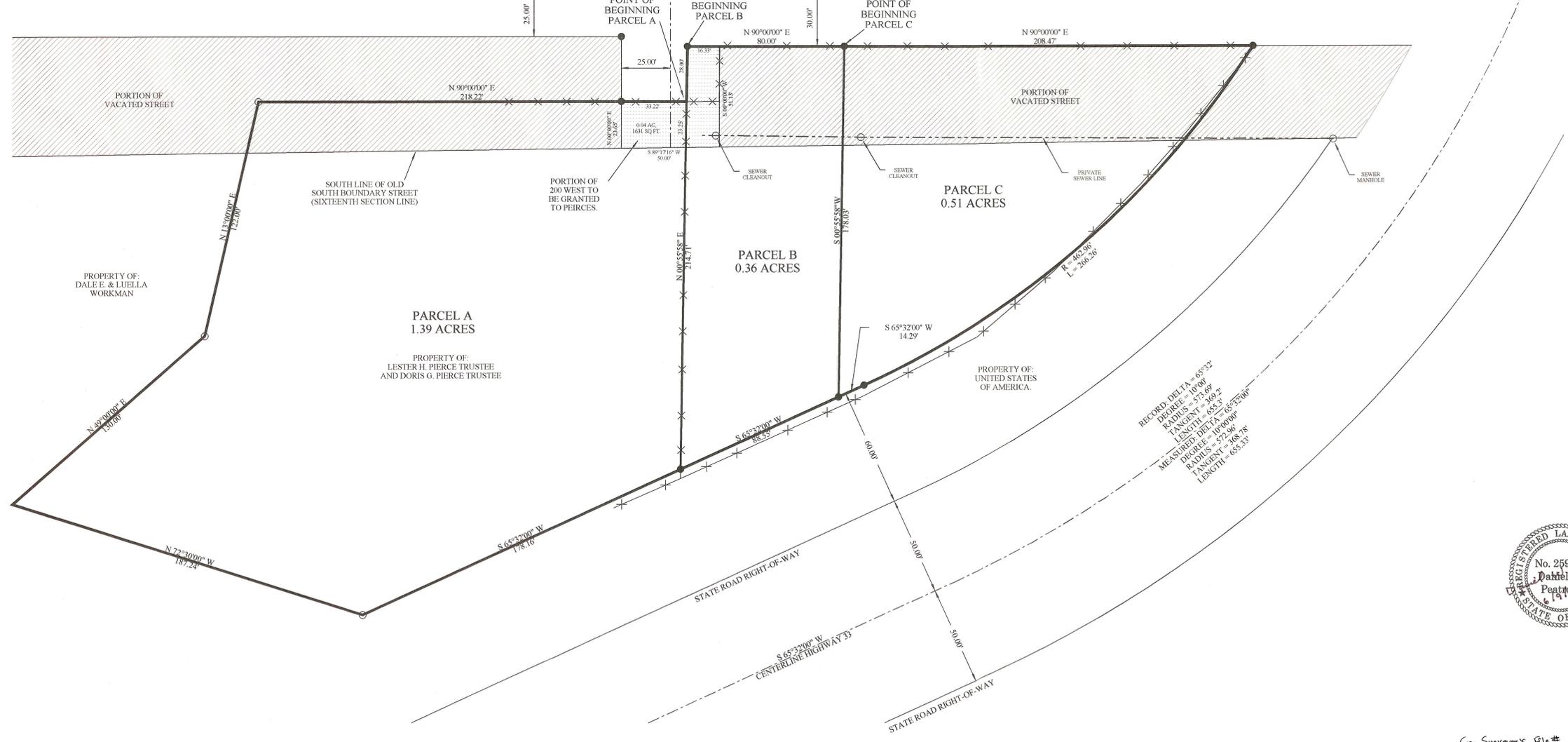
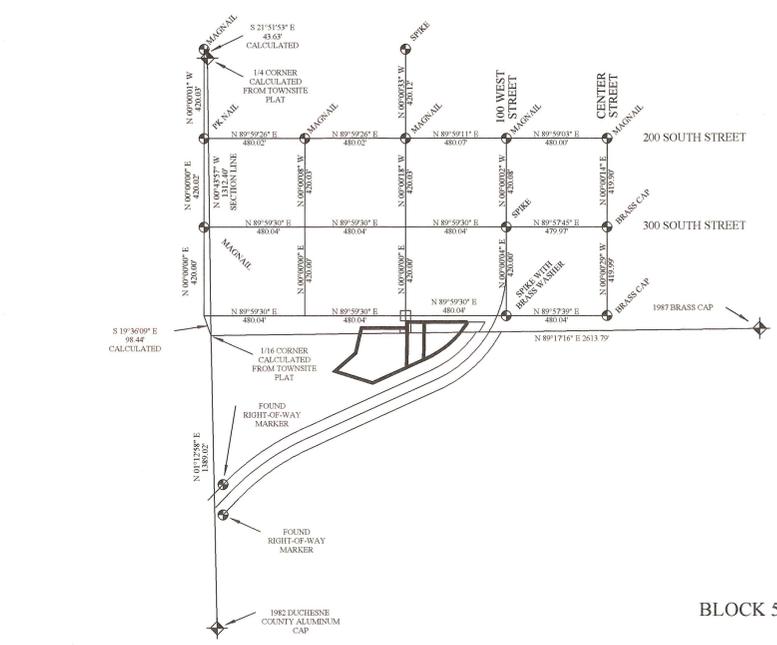
PARCEL C  
TOWNSHIP 4 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN.  
SECTION 1: Beginning at a point that is East 48.67 feet and South 80.00 feet from the Southwest corner of Block 58, Duchesne Township; Thence North 90°00'00" East 208.47 feet to property owned by the USA for fisherman parking; Thence through a non-tangent curve to the right, the radius point of which bears North 57°25'08" West, having a 462.96 foot radius and a central angle of 32°57'07"; Thence 266.26 feet along the arc of said curve, being the common boundary of said USA property; Thence South 65°32'00" West 14.29 feet along said USA property; Thence North 00°55'58" East 178.03 feet to the Point of Beginning. Contains 0.51 acres more or less. Basis of Bearings being North along the centerline of 200 West Street, from 400 South Street to 300 South Street, Duchesne Township.

**SURVEYOR'S NARRATIVE:**  
I was contacted by Otto Ponath to perform this survey to mark off and describe for purchase, the two East parcels for development. The chain of title indicates a change in over-all property descriptions starting back in 1972, when David Sam sold the entire area which might as well have been described as all that land North of Strawberry River and West of State Highway 33 in the Southwest quarter of the Southwest quarter of Section 1. The description was instead, a precise miles and bounds description apparently produced by a survey, that ran Southerly along the highway right of way, with curve data differing from that used by the state road commission. It then ran Northwesterly along the river, at an undetermined inland offset for unknown reasons, then ran back Easterly along the forty acre line to the point of beginning. This description had been in use until 1996 when this area was re-surveyed with a whole new set of dimensions, and inserting calls to go to and along the North bank of the Strawberry River. This resurvey and the subsequent description for the Eastern portion had a miss-closure of 5.00 feet, which was not corrected in the following corrected deed recorded later that year. The other parcels in the Southwest quarter of the Southwest quarter each recited boundary calls to the natural monuments of the river and highway. There is no indication in the record or on the ground of an intent by David Sam, in 1972, to retain a strip of land along the North side of the river. In this survey, while calculating the highway curve data from the original Warranty Deed to the State Road Commission of Utah, and the from construction drawings, I held the degree of curve at centerline and the delta angle. This gave a curve length that was consistent with stationing, but yielded a different radius and tangent length than as per plan. The 1996 resurvey and description for Pierces property inadvertently included a 50 foot wide portion of 200 West Street that stubbed to the South and terminated at the South line of old South Boundary Street. To correct this, a description has been prepared here to acquire the area from Duchesne City, and to grant to Ponath a "squared up" parcel consistent with existing fence lines. The Basis of Bearings for this survey is North along the centerline of 200 West Street, from 400 South Street to 300 South Street, Duchesne Township.

**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 as shown on this plat, and that the same is correct and true to the best of my knowledge and belief.



- = FOUND CENTERLINE MONUMENT AS DESCRIBED.
- ◆ = SECTION CORNERS DETERMINED AS NOTED.
- = FOUND 1/2" REBAR WITH PLASTIC CAP SET DURING SURVEY FOR PLAT FILING #
- = SET 5/8" REBAR WITH ALUMINUM CAP.
- = SET MAGNAIL WITH ALUMINUM WASHER.



RECORD DELTA = 65°32'  
DIODETE = 10700  
RADIUS = 773.09  
TANGENT = 85.23  
LENGTH = 171.00  
RADIUS = 773.09  
DIODETE = 10700  
RECORD DELTA = 65°32'  
LENGTH = 655.33



**REGISTERED SURVEYORS CORP.**  
61 EAST 300 NORTH, P.O. BOX 564, DUCHESNE, UTAH 84021  
(435) 738-2718

DATE RESEARCHED: MARCH 28 - APRIL 11, 2007	RESEARCHED BY: D. PEATROSS	PROJECT No.:
DATE SURVEYED: MARCH 29, APRIL 30, 2007	SURVEYED BY: D. PEATROSS	07004

**BRUCE PEATROSS**  
TECHNICAL DRAFTING SERVICES  
P.O. BOX 633, DUCHESNE, UTAH 84021  
(435) 738-2089

DATE DRAFTED: APRIL 10 - 16, 2007	DRAFTED BY: D. PEATROSS, B. PEATROSS	DATE PLOTTED: Tuesday 6:57
SHEET: 1 OF 1	FILE NAME: OTTO PONATH	

Co. Surveyor's File # 1953

DRAWING NUMBER  
**1953**  
 SAECO PRODUCTS • NEW HOPE, MINNESOTA  
 REORDER BY PART NUMBER (851)