

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR

**JON AND KIMBERLY
MAUM WILKERSON**

4530 NORTH 4000 WEST
ROOSEVELT, UT 84066

LOCATED IN SECTION 25
TOWNSHIP 1 SOUTH, RANGE 2 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Jon and Kimberly Maum Wilkerson 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 tract of land:

PARENT PARCEL

ACCORDING TO THAT CERTAIN TITLE REPORT PREPARED BY EXPRESS TITLE
DATED 2 MARCH 2012, COMMITMENT NUMBER: 07759, TAX I.D. #579

TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 25:
The North half of the Northwest quarter of the Southwest quarter. And the South 15 acres of the Southwest quarter of the Northwest quarter.

EXCEPT: Beginning at a point on the East End Center of Right of Way Road which is 820 feet North of Southwest corner of the Northeast quarter of the Southwest quarter; thence West 1320 feet; thence South 160 feet, to the Northwest corner of the South half of the Northwest quarter of the Southwest quarter; thence East 1320 feet, to the Northeast corner of the South half of the Northwest quarter of the Southwest quarter; thence North 160 feet, to point of beginning.

NEW DESCRIPTION FOR PARCEL #1

TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 25:
Beginning at the West Quarter Corner of said Section; thence North 0°11'11" West 331.71 feet along the West line of said Section; thence South 89°53'05" East 262.41 feet; thence South 0°11'11" East 830.00 feet; thence North 89°53'05" West 262.41 feet to a point on the West line of said Section; thence North 0°11'11" West 498.29 feet to the point of beginning, containing 5.000 acres. Subject to that portion along the West side in the County Road to a 33 foot wide easement; and that portion along the South side in a right of way to a 16.5 foot wide easement.

NEW DESCRIPTION FOR PARCEL #2

TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 25:
Beginning at the Northeast Corner of the Northwest quarter of the Southwest Quarter (Center-West 1/16th Corner) of said Section; thence South 0°35'54" West 501.31 feet along the East line of said NW1/4 of said SW1/4 to a point being North 0°35'54" East 160.00 feet from the Southeast Corner of the North Half of said NW1/4 of said SW1/4; thence North 89°53'05" West 1051.54 feet along a line parallel with the South line of said NW1/2 of said SW1/4 of said SW1/4; thence North 0°11'11" West 830.00 feet along a line parallel with the West line of said Section; thence North 89°53'05" West 262.41 feet to a point on the West line of said Section; thence North 0°11'11" West 162.01 feet along the West line of said Section to a proportionate measurement point being North 0°11'11" West 493.72 feet (record = 495 feet) from the West Quarter Corner and South 0°11'11" East 822.87 feet (record = 825 feet) from the Northwest Corner of the Southwest Quarter of the Northwest Quarter; thence North 89°59'11" East 1320.99 feet to a point on the East line of said SW1/4 of said NW1/4, said point is a proportionate measurement being South 0°09'53" East 822.81 feet (record = 825 feet) from the Northeast Corner of said SW1/4 of said NW1/4; thence South 0°09'53" East 493.68 feet (record = 495 feet) to the point of beginning, containing 25.086 acres. Subject to that portion along the West side in the County Road to a 33 foot wide easement; and that portion along the South side in a right of way to a 16.5 foot wide easement.

NARRATIVE

PURPOSE OF SURVEY: To survey the boundary of the above described Parent Parcel, separate into two pieces, set the property corners, and then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from a Record of Survey on file in the Duchesne County Surveyor's Office, file #2227.

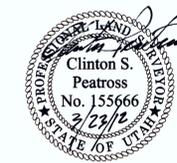
SURVEY FINDINGS: Section 25, Township 1 South, Range 2 West, Uintah Special Base and Meridian was surveyed in 1875 using the "three mile method" during which the section corners, quarter corners, and 1/16th or 40 acre corners were set with marked stones for Indian Allotments. Many of these original corners have been monumented by other surveyors. Some original corners are "obliterated" due to the construction of roads, ditches, fence lines, and farming of the land. Their positions are usually determined by "best evidence" or a proportionate measurement.

NOTE: This survey was performed at the request of Jon Wilkerson. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, agreements, 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.

NOTE: See the Title Report prepared by Express Title, Commitment Number: 07759, Schedule B - Section Two, Exception Number 19. The terms, covenants and provisions of the certain Easement for Right of Way, executed by and between G. David Hunt and Fontella H. Hunt and Eric L. Hall and Karen A. Hall, dated September 20, 1996, and recorded September 23, 1996, as Entry No. 315620, in Book A269 at Page 270 of Official Records of the Duchesne County Recorder.

TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE & MERIDIAN. SECTION 25:
Beginning at a point 820 feet North of the Southwest Corner of the Northeast Quarter of said Section 25 (said point being in the center of an existing roadway) thence North 16.5 feet; thence West 1320 feet to the West Section line of said Section 25; thence South 33 feet; thence East 1320 feet; thence North 16.5 feet, more or less to the point of beginning.

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 # 2582

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
Duchesne Utah, 84021

Phone: (435)738-5753 Cell: (435)724-4386
email: cpeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 2/19/2012	DATE PLOTTED: Friday 3/23/12
SHEET: 1 OF 1		FILE NAME: JON WILKERSON JOB # 1150

