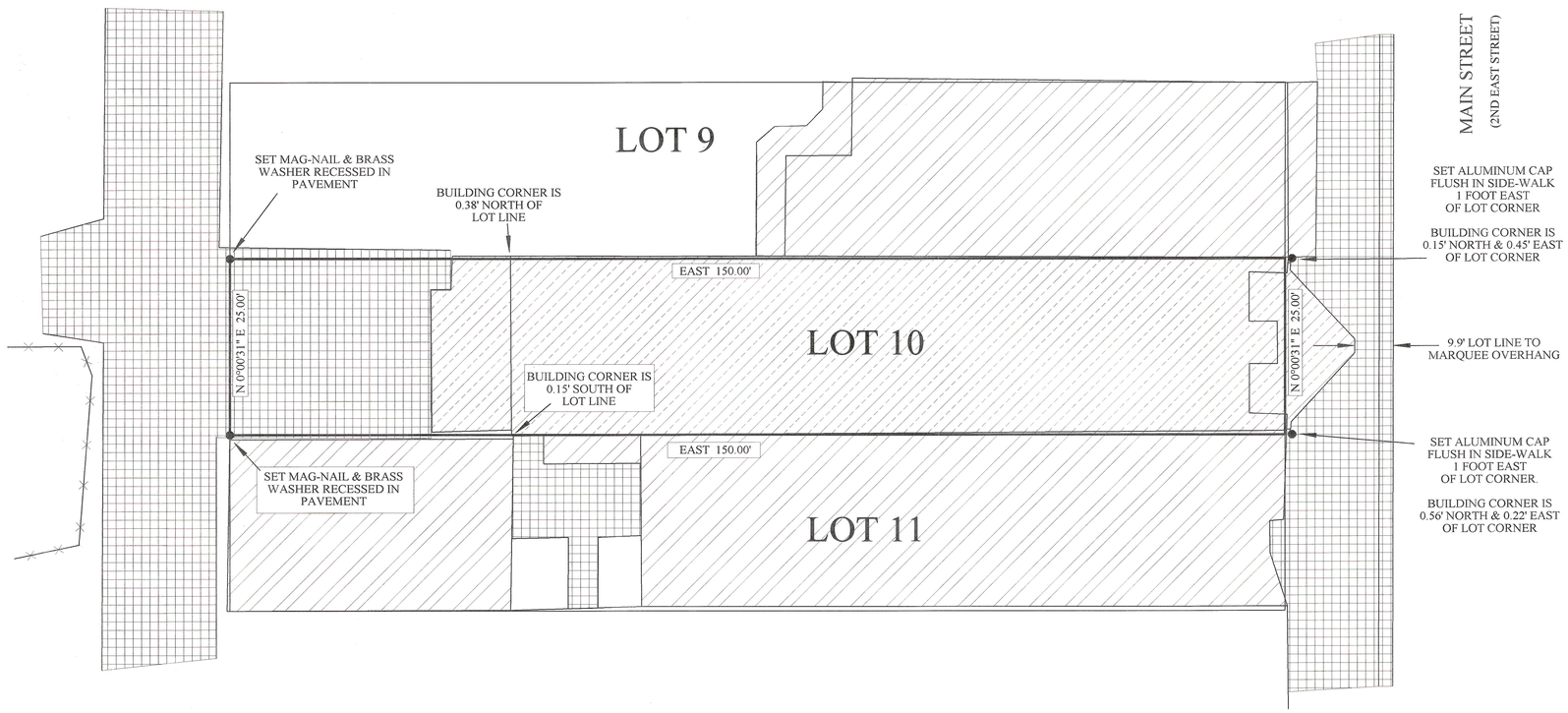
PROPERTY SURVEY
FOR
JOHN D. CHASEL

OF THE
UINTAH THEATRE
LOCATED IN BLOCK 8
PLAT "A"
TOWNSITE OF ROOSEVELT



LEGAL DESCRIPTION

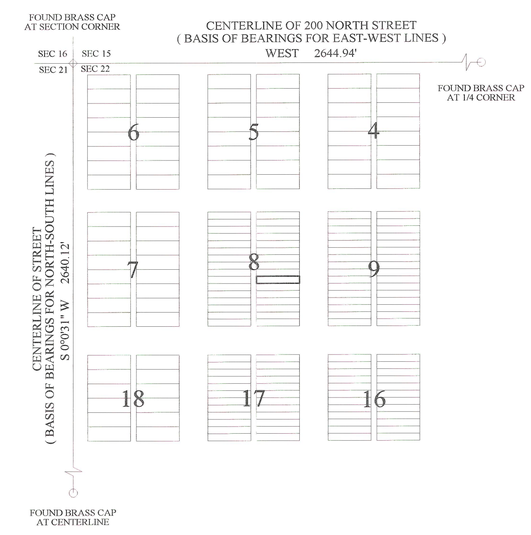
ALL OF LOT 10, BLOCK 8, PLAT "A" ROOSEVELT TOWNSITE, ROOSEVELT CITY SURVEY ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF DUCHESNE COUNTY RECORDER

SURVEYOR'S NARRATIVE

I WAS CONTACTED BY WALT BURDETTE OF FARM & HOME TITLE INSURANCE AGENCY TO PERFORM A BOUNDARY SURVEY OF THE UINTAH THEATRE IN ROOSEVELT THAT WOULD DISCLOSE ANY ENCROACHMENTS. FOR CONTROL I USED ROOSEVELT CITIES CENTER LINE MONUMENTS AS INDICATED ON THIS PLAT. OTHER REFERENCES WERE THE MAP OF PLAT "A" OF THE TOWNSITE OF ROOSEVELT AS WELL AS OTHER SURVEYS FILED WITH THE DUCHESNE COUNTY SURVEYOR WITHIN THE PLAT "A" AREA.

AS SHOWN ON THIS PLAT THE CENTERLINE CONTROL POINTS ARE NOT ABSOLUTELY PERPENDICULAR. THE MOST LIKELY EXECUTION OF THE ORIGINAL LAYOUT OF THE LOTS AND BLOCKS IN PLAT "A" WAS TO STAKE THE BLOCK CORNERS FIRST, RUNNING FROM WEST TO EAST STARTING ALONG THE NORTH TIER OF BLOCK CORNERS FIRST AND RUNNING PARALLEL WITH THE SECTION LINE MONUMENTATION TO THE NORTH. THIS PROCESS WOULD CREATE A SERIES OF PARALLELOGRAMS NOT ABSOLUTELY PERPENDICULAR TO EACH OTHER. THE LOT LINES WERE THEN RUN NORTH AND SOUTH BY SIGHTING FORWARD TO THE NEXT BLOCK CORNER AND RUNNING THENCE SETTING POINTS AT 25 FOOT OR 50 FOOT INTERVALS.

IN PERFORMING THIS SURVEY I ALSO TOOK SEVERAL OBSERVATIONS ON BUILDING CORNERS BEYOND THE REACHES OF THE ONES SHOWN HEREON TO VERIFY THE MOST PROBABLE LAYOUT OF THIS AREA. THE VAST MAJORITY OF THESE BUILDINGS VERIFIED THE ACCURACY OF THE PRESENT CENTERLINE SURVEY MONUMENTS, MOST BUILDINGS CHECKING WITHIN LESS THAN 0.5 FEET OF LOT LINE PROJECTIONS.



VICINITY MAP
NOT TO SCALE

CONCRETE SIDE WALKS & PAVEMENT

UINTAH THEATRE BUILDING & MARQUEE

ADJACENT BUILDINGS

N
W E
S

SCALE: 1" = 10'

REGISTERED LAND SURVEYOR No. 259966 Daniel W. Peatross STATE OF UTAH
5-29-99

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 SHOWN ON THIS PLAT AND DESCRIBED ABOVE AND THAT THE SAME IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

County Surveyor's File # 856

REGISTERED SURVEYORS CORPORATION
DANIEL W. PEATROSS R.L.S.
P.O. BOX 564 - DUCHESNE UTAH, 84021 (435) 738 - 2718

JOB #	SURVEYED BY:	DATE SURVEYED:
99011	D.W.P., D.F.	5 - 26 - 99
SHEET: 2 OF 3	DRAFTED BY: Bruce Peatross	DATE DRAFTED: 5 - 28 - 99