

DRAWING NUMBER  
**1067**  
 SAFECO PRODUCTS • NEW HOPE, MINNESOTA  
 RECORDED BY PART NUMBER 0501

**LOT 136  
 BUCKBOARD PHASE**

**LOT 146  
 CHUCKWAGON PHASE**

**LOT 147**

**LOT 37  
 BUCKBOARD PHASE**

**LOT 148  
 CHUCKWAGON PHASE**

**LOT 149**

**SURVEYOR'S CERTIFICATE**

I, Dannie B. Green, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 376078 as prescribed by the State of Utah, and that I have made a survey of the following described property.

**LEGAL DESCRIPTION**

All of lots 147 & 148 BANDANA RANCH SUBDIVISION, CHUCKWAGON PHASE, as recorded as Entry No. 207717 in Book A-73 Pages 302-306 in the office of the Duchesne County Recorder, being more particularly described as:

Beginning at the northwest corner of Lot 146 of said subdivision, and running thence S05°45'38"W 759.70 feet (measured S05°50'28"W 757.96 feet) to a point along the centerline of a 50' private road, said point also being a point along the exterior of the BANDANA RANCH SUBDIVISION, BUCKBOARD PHASE; thence along said exterior boundary the following two courses: S87°55'44"W 252.76 feet (measured S87°52'20"W 252.82 feet), and S42°36'21"W 247.21 feet (measured S42°32'57"W 248.86 feet); thence N04°19'45"W 1081.22 feet (measured N04°15'22"W 1080.57 feet); thence S77°15'00"E 293.07 feet (measured 293.17 feet; thence S77°15'00"E 299.70 feet to beginning.

Contains 435,209 sq. ft. or ten (9.99) acres

*Dannie B. Green*  
 Dannie B. Green  
 P.L.S. No. 376078  
 August 7, 2001  
 Date

**NARRATIVE**

THIS SURVEY WAS REQUESTED BY CRAIG TAYLOR TO DETERMINE AND MARK BOUNDARY CORNERS OF LOTS 147 AND 148 BANDANA RANCH SUBDIVISION.

**BASIS OF BEARING**  
 BASIS OF BEARING WAS BETWEEN TWO LOT CORNERS, ALONG THE NORTH LINE OF LOTS 147 AND 148, SAID LINE ALSO BEING THE COMMON SUBDIVISION LINE OF THE BANDANA RANCH, CHUCKWAGON PHASE AND THE BANDANA RANCH, STAGECOACH STAGE.

**SURVEY FINDINGS**  
 THE SUBJECT PROPERTY IS WITHIN THE CHUCKWAGON PHASE, AND SHARES COMMON BOUNDARIES WITH THE BUCKBOARD PHASE ON THE NORTH AND THE SOUTH. MONUMENTS WERE FOUND ALONG THE NORTH LINE OF THE CHUCKWAGON PHASE AS FOLLOWS: METAL STAKES WERE FOUND AT THE NORTHWEST CORNERS OF LOTS 146, 148, 149, 150, AND 151. A REBAR WAS FOUND MARKING THE NORTHWEST CORNER OF LOT 233, A REBAR WAS ALSO FOUND AT THE SOUTHWEST CORNER OF LOT 136 BUCKBOARD PHASE (NOT AN ORIGINAL CORNER, AND FOUND OFF-LINE). THE SOUTH LINE OF THE CHUCKWAGON PHASE IS THE CENTERLINE OF A FIFTY FOOT WIDE PRIVATE ROAD. THE OFFSETS ON THE NORTH SIDE OF SAID PRIVATE DRIVE WERE MARKED AS FOLLOWS: THE WESTERLY LINES OF LOTS 146, 150, 151, 152, AND 153. THE WESTERLY LINE OF 149 WAS MONUMENTED WITH A T-POST. THE MONUMENTS FOR THE WESTERLY LINES OF LOTS 147 AND 148 WERE NOT FOUND, NOR WAS THE COMMON NORTHERLY CORNER OF LOTS 147 AND 148. 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ALTA SURVEYING" WERE SET AT THE 25 FOOT OFFSET OF THE PRIVATE DRIVE ON THE WESTERLY LINE OF LOT 147. AT THE 25 FOOT OFFSET ALONG THE WESTERLY LINE OF 148, A RAIL ROAD SPIKE WAS SET IN THE ROAD AND A BAR AND CAP WAS PLACED AT A 65 FOOT OFFSET. A BAR AND CAP WAS PLACED AT THE COMMON NORTHERLY CORNER ON LINE BETWEEN THE TWO FOUND METAL STAKES, AT THE CORRECT DISTANCE FROM THE NORTHWEST CORNER OF LOT 148. METAL STAKES FOUND WERE DETERMINED TO BE ORIGINAL CORNERS.

THE PRIVATE ROAD LEAVES THE RIGHT OF WAY, AS IS SHOWN ON THE SURVEY, IN TWO PLACES. FIRST IT DEPARTS FROM THE BOUNDS OF THE RIGHT OF WAY TOWARD THE SOUTH AND ENCLOSES UPON LOT 37 OF THE BUCKBOARD PHASE. SECOND IT ENCLOSES UPON THE SUBJECT PROPERTY, UP TO 20.87 FEET, AT THE SOUTHWEST CORNER OF LOT 148. IT ALSO ENCLOSES UPON LOT 149.

THE CHUCKWAGON PHASE WAS RECORDED AS ENTRY No. 207717 ON APRIL 16, 1980 AFTER THE BUCKBOARD PHASE WHICH WAS RECORDED AS ENTRY No. 205045 ON SEPT 16, 1979. ACCORDING TO THE RULE OF SEQUENTIAL CONVEYANCES THE BUCKBOARD PHASE HAS SENIOR RIGHTS. THE CORRECTION OF THE ENCROACHMENT AND THE OVERLAPS OF THE TWO PHASES ALONG THE SOUTH LINE WERE NOT WITHIN THE SCOPE OF THIS SURVEY.

County Surveyor's File # 1067

**BOUNDARY SURVEY**

**CRAIG TAYLOR**  
 LOTS 147 AND 148 BANDANA RANCH  
 DUCHESE COUNTY  
 STATE OF UTAH

PART OF THE SOUTHWEST QUARTER  
 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 9 WEST  
 UTAH SPECIAL BASE AND MERIDIAN

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