

**LOT 20, 21 CEDAR MOUNTAIN - 2**  
**RECORD OF SURVEY**  
 LOCATED IN SECTION 15, T.4S., R.7W, USB&M  
 DUCHESNE COUNTY, UTAH

**SURVEYOR'S CERTIFICATE:**  
 I, C. DeNile McKenna, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 156790 as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this map, and that the same has been correctly surveyed as shown on this map.

  
 DATE 05/17/07

**LEGAL DESCRIPTIONS**  
TOWNSHIP 4 SOUTH, RANGE 7 WEST, UTAH SPECIAL BASE AND MERIDIAN.  
 LOT 20 AND 21, CEDAR MOUNTAIN - 2, SUBDIVISION.

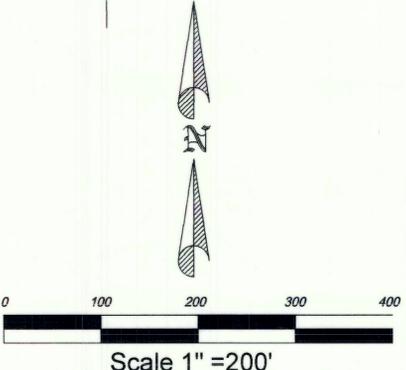
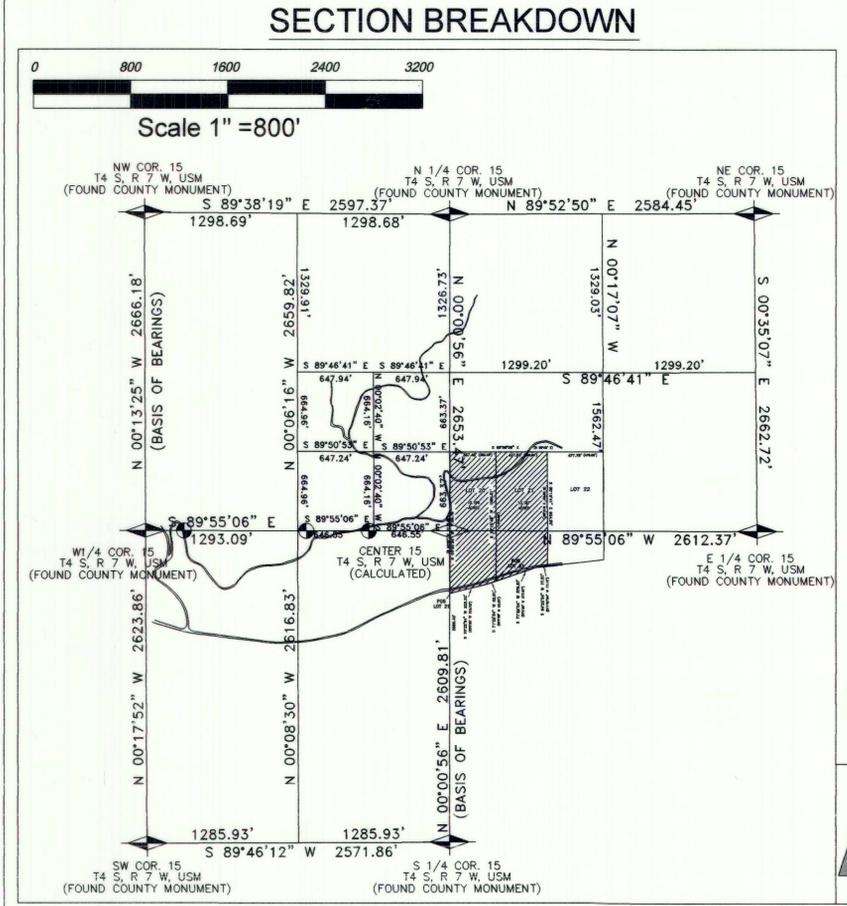
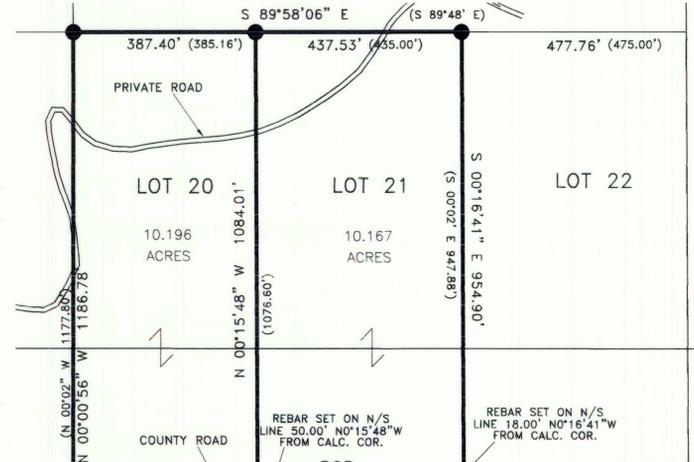
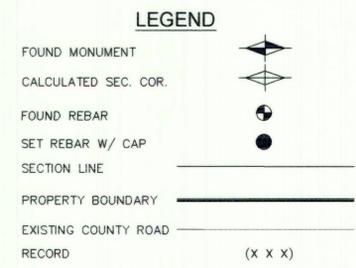
**AS SURVEYED DESCRIPTION**  
TOWNSHIP 4 SOUTH, RANGE 7 WEST, UTAH SPECIAL MERIDIAN.  
SECTION 15.

**LOT 20:**  
 BEGINNING AT A POINT WHICH IS LOCATED 2086.40 FEET N 00°00'56" EAST FROM THE SOUTH QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST, UTAH SPECIAL MERIDIAN, AND RUNNING THENCE NORTH 00°00'56" EAST 1186.78 FEET, THENCE SOUTH 89°58'06" EAST 387.40 FEET, THENCE SOUTH 00°15'48" EAST 1084.01 FEET, THENCE SOUTH 71°22'54" WEST 82.81 FEET, THENCE SOUTH 76°22'54" WEST 323.32 FEET TO THE POINT OF BEGINNING. CONTAINS 10.196 ACRES MORE OR LESS.

**LOT 21:**  
 BEGINNING AT A POINT WHICH IS LOCATED 2086.40 FEET N 00°00'56" EAST, 323.32 FEET NORTH 76°22'54" EAST AND 82.81 FEET NORTH 71°22'54" EAST FROM THE SOUTH QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST, UTAH SPECIAL MERIDIAN, AND RUNNING THENCE NORTH 00°15'48" WEST 1084.01 FEET, THENCE SOUTH 89°58'06" EAST 437.53 FEET, THENCE SOUTH 00°16'41" EAST 954.90 FEET, THENCE SOUTH 84°22'54" WEST 77.57 FEET, THENCE SOUTH 71°22'54" WEST 379.87 FEET TO THE POINT OF BEGINNING. CONTAINS 10.167 ACRES MORE OR LESS.

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 15, T.4S., R.7W., USB&M, WHICH BEARS NORTH 00°13'25" WEST 2866.18'.

**SURVEYORS NARRATIVE:**  
 THIS SURVEY WAS MADE AT THE REQUEST OF MOUNTAINS WEST RANCHES FOR THE PURPOSE OF ESTABLISHING THE BOUNDARIES FOR THE TWO PARCELS DESCRIBED AND SHOWN HEREON. A SURVEY, FILE NO. 1242, DUCHESNE COUNTY SURVEYORS OFFICE, PERFORMED BY JERRY ALLRED SHOWS THAT THE ACTUAL SECTION LINES ARE NOT CONGRUANT WITH RECORD LINES FOR THE CEDAR MOUNTAIN-2 SUBDIVISION PLAT. IT WAS EVIDENT THAT THE INTENT OF THE ORIGINAL PLAT WAS FOR THE NORTH LINE OF LOTS 20, 21, AND 22 WERE MEANT TO BE ALONG A LINE OF AN ALIQUOT PART. SAID LINE BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 4 SOUTH RANGE 7 WEST, UTAH SPECIAL BASE AND MERIDIAN. THE LENGTHS OF THE NORTH LINES OF SAID LOTS WERE PROPORTIONATELY MEASURED USING THE FACTOR BETWEEN THE RECORD DISTANCE AND THE SURVEYED DISTANCE. THE LENGTH OF THE EAST LINE OF LOT 22 WAS LEFT THE SAME AS ON THE ORIGINAL PLAT LESS THE SURVEYED LENGTH OF THE EAST LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, NORTHEAST QUARTER. THE BEARINGS FOR THE SOUTH LINES OF LOTS 20, 21, AND 22, WERE ROTATED TO MATCH THE EAST LINE OF SAID SOUTHWEST QUARTER, NORTHEAST QUARTER, AND THE DISTANCES PROPORTIONED USING THE SAME FACTOR AS THE NORTH LINES. THE LINES BETWEEN LOTS 20 AND 21, AND 21 AND 22, WERE THEN DRAWN TO MATCH THE NEW PROPORTIONED DISTANCES. THIS APPROACH WAS USED AS IT SEEMED TO BE THE MOST EQUITABLE FOR ALL LOTS, AND NO ORIGINAL MONUMENTATION WAS FOUND FOR THE LOTS SURVEYED.



COUNTY SURVEYOR  
 STATE OF UTAH, COUNTY OF DUCHESNE,  
 \_\_\_\_\_  
 DATE \_\_\_\_\_ FILE NUMBER \_\_\_\_\_  
 \_\_\_\_\_  
 DUCHESNE COUNTY SURVEYOR

**MADS** McKenna Construction & Development Services, LLC  
 57 North 100 East Suite 2  
 Roosevelt, Utah 84066  
 (435)781-0709  
 INDEPENDENCE • VERSATILITY • SERVICE

PROJECT NAME: <b>LOT 20, 21 - CEDAR MOUNTAIN - 2 RECORD OF SURVEY</b>	OWNERS: <b>MOUNTAIN WEST RANCHES DUCHESNE, UTAH</b>	DATE: <b>05/17/07</b>
LOCATION: <b>SECTION 15</b>	DRAWN: <b>CN</b>	SCALE: <b>VARIES</b>
<b>T. 4 S., R. 7 W., USB&amp;M</b>	CHECKED: PROJECT NUMBER	SHEET: <b>1 OF 1</b>
RELEASED TO CLIENT: 10/09/06	FILE NAME: C:\MD\PROJECTS\WIN WEST	
NO. REVISION DATE		

County Surveyors File # 1875

DRAWING NUMBER  
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