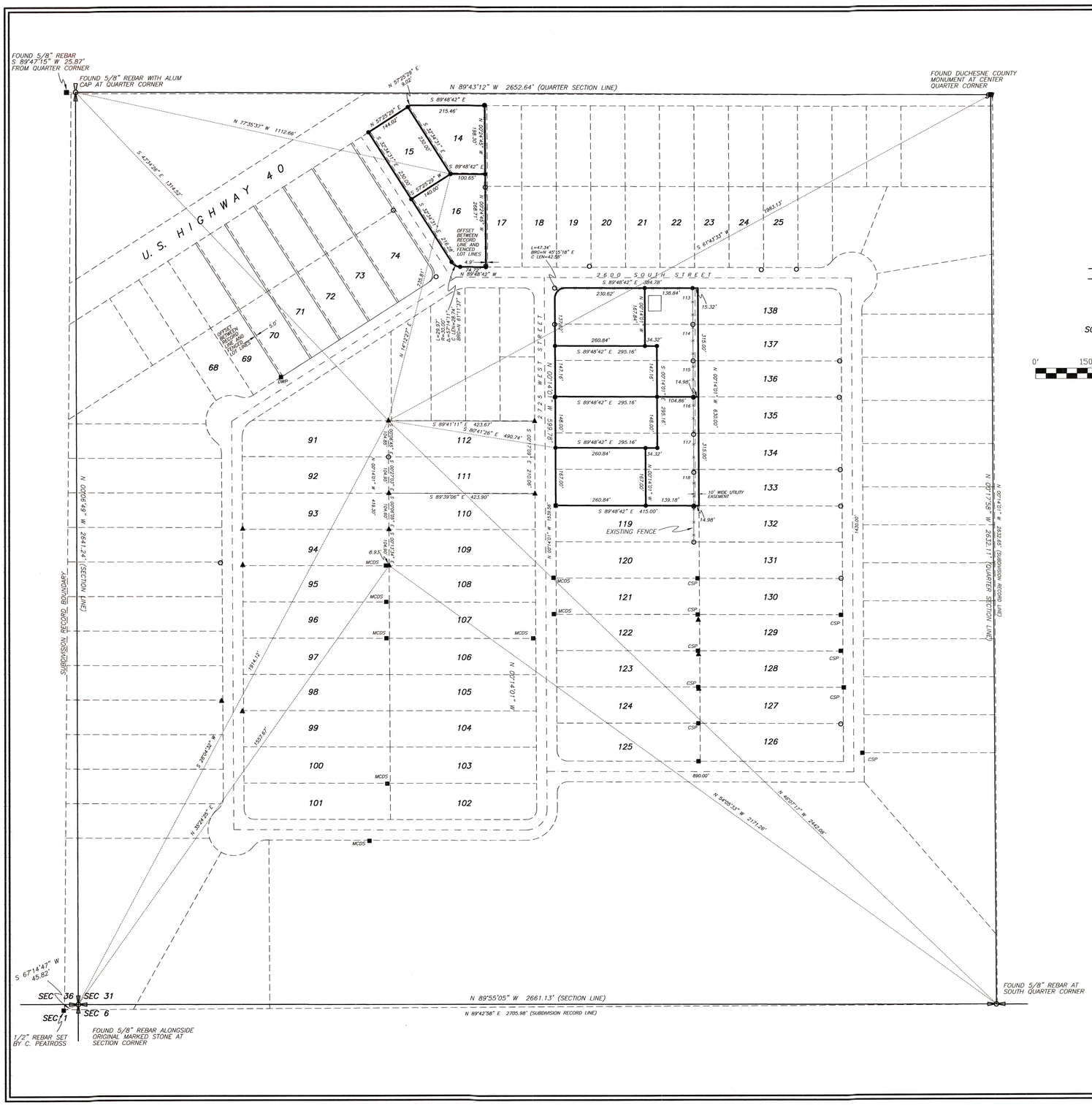

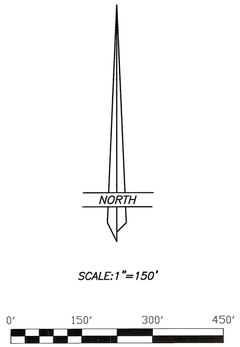

COMBINED PROPERTY SURVEY FOR

PEGGY GARDNER

AND

BBS, INC.

LOCATED IN SECTION 31
TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

LEGEND AND NOTES

- ▲ FOUND ORIGINAL SPIKE LOT CORNERS
- ■ FOUND REBAR SET BY OTHERS (CSP=PEATROSS: MCDS=MCKENNA: DWP=DAN PEATROSS)
- ● 5/8"X24" REBAR WITH PLASTIC CAP SET BY THIS SURVEY
- ○ FOUND FENCE CORNER
- —x—x— FOUND EXISTING FENCES

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) EQUIPMENT AND PROCEDURES. THE BASIS OF BEARINGS IS WGS-84 DATUM.

NARRATIVE

This survey was performed at the request of Peggy Gardner in order to amend Lots 113-118 as shown on this plat and BBS, Inc. in order to set the corners on Lots 14, 15, and 16 . A field search was performed to locate existing subdivision boundary markers and monuments at lot corners within the subdivision. The results are as follows and are noted on the plat:

A 5/8" rebar with cap set by A. Davis along side the original marked stone was found at the Southwest Corner of Section 31. A 1/2" rebar erroneously set as the section corner by C. Peatross was also found near the corner and is indicated on the plat.

A 5/8" rebar was found at the South Quarter Corner.

A Duchesne County monument was found at the Center Quarter Corner. The County Monument Record sheet shows that the County aluminum pipe monument replaced an existing 5/8" rebar.

A 5/8" rebar with alum cap was found at the West Quarter Corner and another rebar was found about 25 west of the Quarter Corner near a fence corner. The fence running north from this corner to the section corner may, at one time been assumed to be on the section line. However, at the section corner it is evident that it is on the extension of an existing right-of-way fence and not on the section line.

Several original monument spikes marking the lot corners were found and used to control this survey.

Several rebar set by Clint Peatross (CSP), Denile McKenna (MCDS) and Dan Peatross (DWP) were also found and tied in.

Only the lot corner spikes, the bar at the South Quarter Corner and the County monument at the Center Quarter Corner were considered to be original subdivision monuments. All other monuments have been set later

The subdivision was then plotted using the record distances and bearings from the original subdivision plat and then rotated so that the bearing between the spikes along the West line of Lots 109-112 coincided with the GPS bearing base being used for this survey. The lot corner spike at the southwest corner of lot 109 was used to fix the record dimensions of the subdivision to the GPS survey. This agreed very closely with the average of the positions of the other original lot corners found as well as the existing property line fences.

It was found that there is an approximately 5 feet error in the East-West dimension of the C1/4 Corner. This causes an East-West offset in the evidence found locating the East lines of Lots 113-124. This evidence was accepted even though it shortens the East-West distances for these lots. This error is also evident in lots 14-25, the side yard fences being check by this survey as well as lots 67-74 as indicated on the property survey performed by D. Peatross as marked by a rebar found and tied in by this survey.

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.

PROFESSIONAL LAND SURVEYOR No. 148951 JERRY D. ALLRED STATE OF UTAH

Jerry D. Allred, Professional Land Surveyor
Utah Certificate Number 148951

COUNTY SURVEYOR'S FILE # 1996

JERRY D. ALLRED AND ASSOCIATES
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121 NORTH CENTER ST.--P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352

11 JAN 2008 07-100-009 & 05-122-004

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