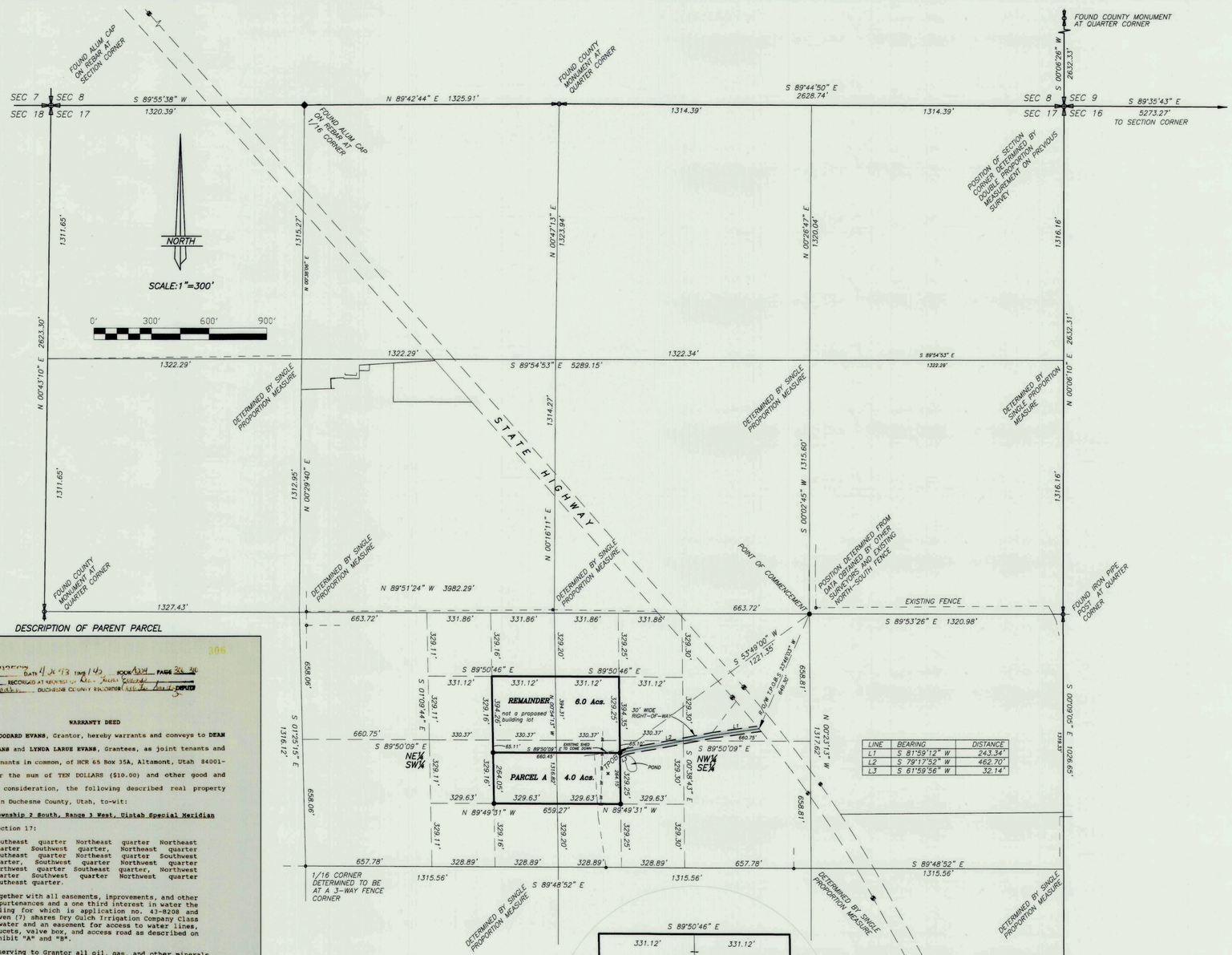
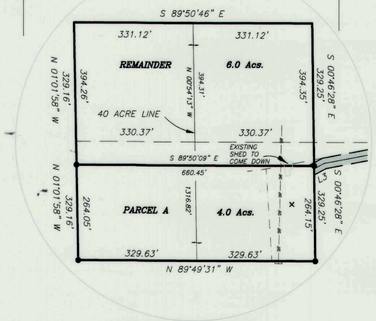


LINE	BEARING	DISTANCE
L1	S 81°59'12" W	243.34'
L2	S 79°17'52" W	462.70'
L3	S 61°59'56" W	32.14'



DETAIL OF PROJECT AREA

N.T.S.

DESCRIPTION OF PARENT PARCEL

ENTRY NO. 292507 BK 4 X 93 PAGE 143 BOOK A214 PAGE 26-28
FEE $ 13.00 RECORDED AT REQUEST OF Rec. Juan County
Carolyn Morris DUCHESNE COUNTY RECORDER Lee Ann Ivie DEPUTY

WARRANTY DEED

WOODARD EVANS, Grantor, hereby warrants and conveys to **DEAN LAVAR EVANS** and **LYNDA LARUE EVANS**, Grantees, as joint tenants and not as tenants in common, of HCR 65 Box 35A, Altamont, Utah 84001-9704, for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the following described real property located in Duchesne County, Utah, to-wit:

Township 2 South, Range 3 West, Uintah Special Meridian

Section 17:

Southeast quarter Northeast quarter Northeast quarter Southwest quarter, Northeast quarter Southeast quarter Northeast quarter Southwest quarter, Southwest quarter Northwest quarter Northwest quarter Southeast quarter, Northwest quarter Southwest quarter Northwest quarter Southeast quarter.

Together with all easements, improvements, and other appurtenances and a one third interest in water the filing for which is application no. 43-8208 and seven (7) shares Dry Gulch Irrigation Company Class B water and an easement for access to water lines, faucets, valve box, and access road as described on Exhibit "A" and "B".

Reserving to Grantor all oil, gas, and other minerals.

SUBJECT TO:

a. Easements or rights of way, including the water line, faucet and valve box shown on Exhibit "C" attached, and any other easements or rights of way, not recorded, but which have been established and now exist by operation of law upon said premises, or any portion or portions thereof.

NARRATIVE

The purpose of this survey is to divide the parent parcel shown into the 6.0 acre and 4.0 acre pieces platted. And also to include and describe a 30 feet wide right-of-way into the South parcel from the state highway.
Section 17 was originally surveyed by the General Land Office by using the "3-Mile" method during which the 1/16 corners were set. These 1/16 corners (40 acre corners) that define the various aliquot parts in this area of Section 17 have long been lost. Fence lines, ditches and general construction have removed evidences that would establish said corners. In order to determine the location of these corners, this survey utilized previous surveys done by this and other surveyors and also physical evidences and monuments on the ground.
All monuments found, used, and set by this survey in this section are shown hereon.

LEGEND AND NOTES

- SET 5/8"X24" REBAR WITH PLASTIC CAP STAMPED 148951
- EXISTING FENCE CORNERS
- FOUND HIGHWAY RIGHT-OF-WAY MARKERS
- EXISTING FENCE LINES
- TEST HOLE LOCATION
- EXISTING POWER LINE

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

MINOR SUBDIVISION SURVEY FOR

KIT & FELICITY EVANS

SECTION 17, TOWNSHIP 2 SOUTH, RANGE 3 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

DESCRIPTION OF PARCEL

Commencing at the NE Corner of the NW1/4 of the SE1/4 of Section 17, Township 2 South, Range 3 West of the Uintah Special Base and Meridian;
Thence South 53°49'00" West 1221.35 feet to the TRUE POINT OF BEGINNING, said point being on the East line of the NW1/4 of the SW1/4 of said NW1/4 of said SE1/4;
Thence South 00°46'28" East 264.15 feet along said East line to the SE Corner of said NW1/4 of said SW1/4;
Thence North 89°49'31" West 329.63 feet to the SW Corner of said aliquot part;
Thence North 89°49'31" West 329.63 feet to the SW Corner of the NE1/4 of the SE1/4 of the NE1/4 of the SW1/4;
Thence North 01°01'58" West 264.05 feet along the West line of said aliquot part;
Thence South 89°50'09" East 660.45 feet to the TRUE POINT OF BEGINNING, containing 4.0 acres.
TOGETHER WITH AND SUBJECT TO:
A 30 feet wide right-of-way the centerline of which is further described as follows:
Commencing at said NE Corner of Said NW1/4 of said SE1/4;
Thence South 23°46'03" West 649.30 feet to the TRUE POINT OF BEGINNING, said point being on the Westerly right-of-way line of State Highway 87;
Thence South 81°59'12" West 243.34 feet;
Thence South 79°17'52" West 462.70 feet;
Thence South 61°59'56" West 32.14 feet. Said right-of-way being 783.18 feet in length with the sidelines being shortened or elongated to intersect said Highway right-of-way lines and property lines.

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 right-of-way 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, Certificate 148951 (Utah)

OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided into the parcels shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures	Print Name	Date Acknowledged to Notary	Notary's Initials

ACKNOWLEDGMENT

State of Utah
County of Duchesne } SS

On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires _____ Notary Public

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 20___.

COLENE NELSON
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON

THIS _____ DAY OF _____ OF 20___.

MICHAEL HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF DUCHESNE } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20___, AT _____ O'CLOCK ___M, AND IS DULY RECORDED.

FILING NO. _____ COUNTY RECORDER

COUNTY SURVEYOR FILE NO. 3034

10 JUL 2014 14-100-023

JERRY D. ALLRED AND ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST--P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352