



DETERMINED POSITION OF NORTHEAST CORNER OF SECTION 17 BY SINGLE PROPORTION METHOD NORTH & SOUTH & BY SPLITTING RIGHT OF WAY FENCES EAST & WEST. SET 1/2" X 24" REBAR

DETERMINED POSITION OF NORTHWEST CORNER OF SECTION 17 BY SINGLE PROPORTION METHOD NORTH & SOUTH & BY SPLITTING RIGHT OF WAY FENCES EAST & WEST. SET 1/2" X 24" REBAR

MEASURED = 5784.60'
670.00'

DATA AS PER G.L.O. PLAT. BASIS OF BEARING RECORD = 5283.96
625.00'

POINT OF BEGINNING

POINT OF BEGINNING

TRACT #1
12.61 ACRES

TRACT #2
6.46 ACRES

TRACT #3
8.69 ACRES

RECORD = EAST 1600', MORE OR LESS, TO A FENCE ON EAST SIDE OF LANE; MEASURED 1429.0'

SCALE 1" = 100'
* * * = FENCE LINE
• SET 1/2" X 24" IRON ROD

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Registered Land Surveyor, and that I hold License No. 4779, as prescribed by the laws of the state of Utah, and that I have made a survey of the following described tracts of land:

TRACT #1

A tract of land located in Section 17, Township 3 South, Range 1 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Commencing at the North quarter corner of said section; thence South 89°56' East a distance of 400 feet along the North line of said section to the Point Of Beginning (record = East 400 feet); thence South 0°04' West a distance of 820.00 feet (record = South 820 feet); thence South 89°56' East a distance of 670.00 feet along a line parallel to the North line of said section; thence North 0°04' East a distance of 820.00 feet to said North section line; thence North 89°56' West a distance of 670.00 feet along said North section line to the Point Of Beginning, containing 12.61 acres.

TRACT #2

A tract of land located in Section 17, Township 3 South, Range 1 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Commencing at the Northeast corner of said section; thence North 89°56' West a distance of 947.30 feet along the North line of said section to the Point Of Beginning; thence South 0°04' West a distance of 450.00 feet (record = South 450 feet); thence North 89°56' West a distance of 625.00 feet on a line parallel to the North line of said section; thence North 0°04' East a distance of 450.00 feet to said North section line; thence South 89°56' East a distance of 625.00 feet along said North section line to the Point Of Beginning, containing 6.46 acres.

TRACT #3

A tract of land located in Section 17, Township 3 South, Range 1 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Commencing at the Northeast corner of said section; thence North 89°56' West a distance of 680.00 feet along the North line of said section to the Point Of Beginning (record = West 680 feet); thence South 0°09'25" West a distance of 324.37 feet to a fence corner (record = South 325 feet); thence South 88°51'32" West a distance of 110.00 feet along old corral fences (record = West 110 feet); thence South 26°02'38" West a distance of 116.30 feet along fences for pens (record = South 136 feet); thence South 4°04'21" East a distance of 389.78 feet along a fence on the East side of a lane (record = Northerly along fence on East side of a lane); thence North 89°56' West a distance of 759.00 feet on a line parallel to the North line of said section; thence North 0°04' East a distance of 370.00 feet; thence South 89°56' East a distance of 625.00 feet; thence North 0°04' East a distance of 450.00 feet to the North line of said section (record = North 450 feet); thence South 89°56' East a distance of 267.30 feet along the North section line to the Point Of Beginning, containing 8.69 acres.

I further certify that the visible improvements effecting the boundaries of the above described tracts of land, are as shown on this plat.

5/16/88
Date

Clinton S. Peatross
Clinton S. Peatross
License No. 4779 (Utah)

NOTE - THE POSITIONS OF THE THREE CORNERS AROUND THE CORRAL WERE SHOWN TO ME BY RALPH KETTLE ON 5/10/88. THIS WAS AGREED UPON, AND MEASURED IN BY HIM AND FLOYD TANNER, TO BE THE LINE TO SEPARATE THEIR PROPERTIES IN MARCH 1974.
CSP

JOB #406

PROPERTY BOUNDARY SURVEY FOR
FELIX MANZANARES
CEDARVIEW, UTAH

SECTION 17
T.3S., R.1W., U.S.B.M.
DUCHEсне COUNTY, UTAH

PREPARED BY
PEATROSS LAND SURVEYS
REGISTERED LAND SURVEYORS
R.O. BOX 271
DUCHEсне, UTAH 84021
(801) 738-2386

JOB #406

FELIX MANZANARES