

PROPERTY SURVEY

FOR

FREEDOM REALTY

LOCATED IN THE NORTH HALF
OF SECTION 34, TOWNSHIP 3 SOUTH,
RANGE 2 WEST,
UINTAH SPECIAL MERIDIAN.

LAND DESCRIPTION

That portion of the East half of the Southwest quarter of the Northwest quarter of Section 34, Township 3 South, Range 2 west, Uintah Special Meridian, which lies North of the Price-Myton road, which highway is designated as U-51 of Duchesne County, Utah.

SURVEYOR'S NARRATIVE

I was contacted by Susan Hamilton of Freedom Realty Corp to perform a survey of the tract of land described above.

In performing the records research it was found that the Price-Myton road was called for in all surrounding descriptions as the dividing line between them, so that no conflict in the record existed on the face thereof.

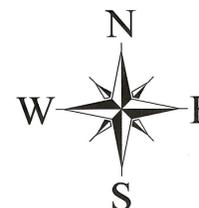
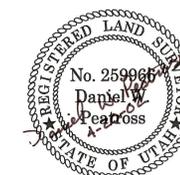
It was also found that the original GLO (General Land Office) survey had been conducted in 1882 by D. G. Major, who also subdivided that Section using the 3-mile method. In 1922 Ralph Gentry another GLO surveyor, performed a retracement survey along the West and North lines of Section 34, setting new monuments at the Section and quarter and sixteenth corners. Between the remaining evidence of these two surveys, there seems to be some distortion in the North-South direction between the top and foot of the hill, which runs East and West along the South edge of the Duchesne Valley. The Section ties shown on the construction plans for US Highway 40 were heavily relied upon since the location survey (performed by M. C. Moffet in 1924) for the highway had been conducted only 2 years after the last GLO survey.

Where the words "record" and "measured" are shown in parenthesis indicates the difference in measurement between this survey and three other previous surveys. The first being between the original GLO survey on record from 1882, the second being the 1922 GLO retracement survey, and the third being the 1924 location survey by the Utah State Road Commission.

The Basis of Bearings for this survey is along the South Township line, being the South line of Section 34, which bearing was measured as West by D. G. Major in 1882.

SURVEYOR'S CERTIFICATE

I, Daniel W. Peatross, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 259966, as prescribed by the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described above, and that the same is correct and true to the best of my knowledge and belief.



- ◆ = SECTION CORNERS LOCATED
- ◇ = SECTION CORNERS SEARCHED FOR, NOT FOUND
- = SET 5/8" REBAR AND ALUMINUM CAP
- ⊕ = SET MAG-NAIL AND BRASS WASHER
- = RIGHT OF WAY MARKERS LOCATED

REGISTERED SURVEYORS CORP.

61 EAST 300 NORTH, P.O. BOX 564, DUCHEсне, UTAH 84021
(435) 738-2718

DATE RESEARCHED: MARCH 19, 22, 2001	RESEARCHED BY: D. PEATROSS	PROJECT No.: 01008
DATE SURVEYED: MARCH 20-23, 2001	SURVEYED BY: D. PEATROSS, D. FAUST	DATE REVISED:
BRUCE PEATROSS TECHNICAL DRAFTING SERVICES P.O. BOX 633, DUCHEсне, UTAH 84021 (435) 738-2089		
DRAFTED BY: B. PEATROSS, D. PEATROSS	DATE DRAFTED: APRIL 15-20, 2002	DATE PLOTTED: Saturday 4/20/2
SHEET: 1 OF 1	FILE NAME: SUSAN.H.PLAT	

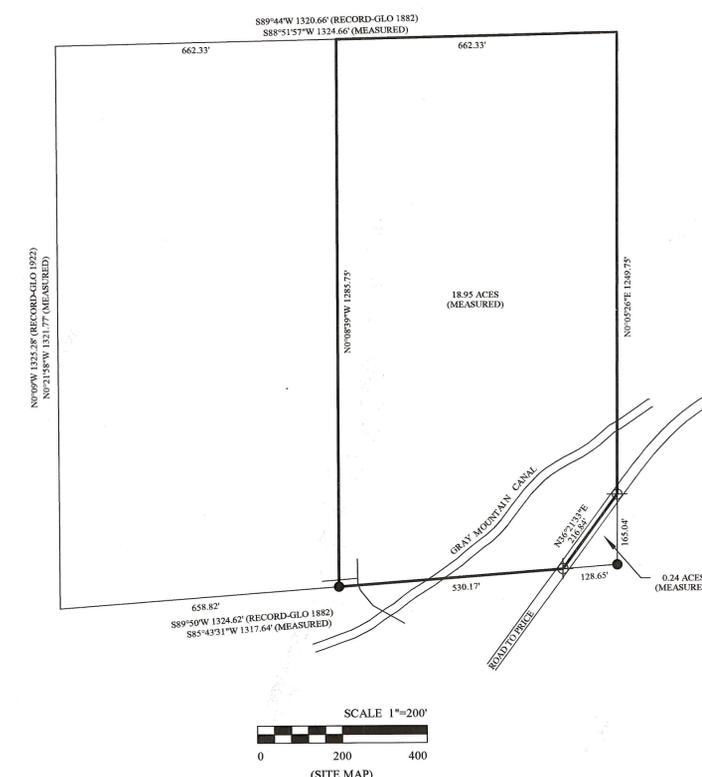
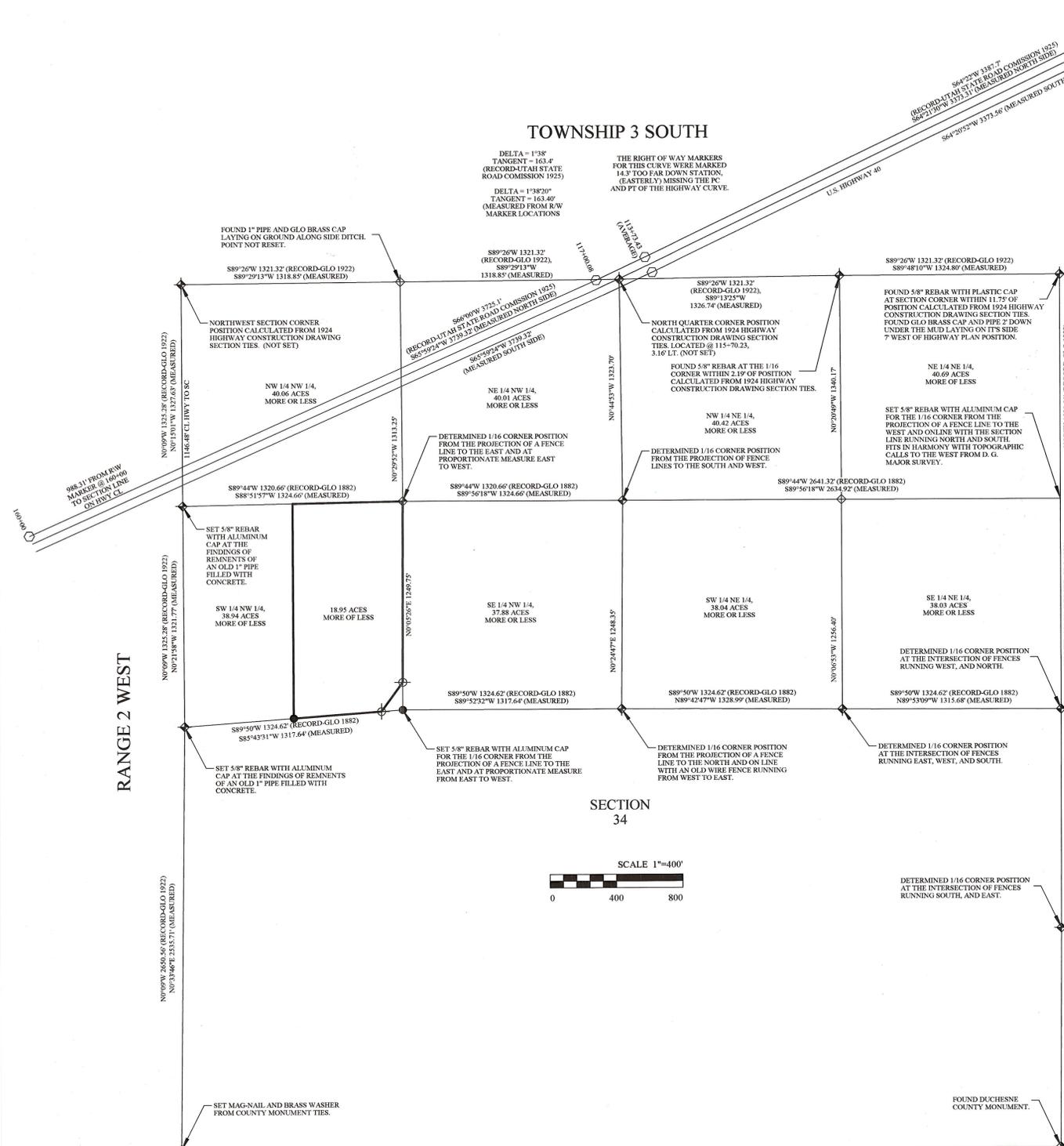
Co. Surveyor's File # 1160

TOWNSHIP 3 SOUTH

DELTA = 1°38'
TANGENT = 163.4'
(RECORD-UTAH STATE ROAD COMMISSION 1923)

DELTA = 1°38'20"
TANGENT = 163.40'
(MEASURED FROM R/W MARKER LOCATIONS)

THE RIGHT OF WAY MARKERS FOR THIS CURVE WERE MARKED 14.3' TOO FAR DOWN STATION, (EASTERLY) MISSING THE PC AND PT OF THE HIGHWAY CURVE.



BASIS OF BEARINGS-GLO 1882
EAST 5280.00' (RECORD)
EAST 5294.14' (MEASURED)