

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
FOR

**SCOTT & LENORE BURGI**

7970 SOUTH 6000 WEST  
MYTON, UT 84052

TO BE KNOWN AS  
**PHEASANT MEADOWS  
ESTATES, PHASE II**

LOCATED IN THE SE1/4 OF SECTION 28  
TOWNSHIP 3 SOUTH, RANGE 2 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Scott and Lenore Burgi that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land for a Minor Subdivision:

PARENT PARCEL  
ACCORDING TO THAT CERTAIN WARRANTY DEED, DATED 19 SEPTEMBER, 2012  
AS FOUND BY ENTRY #450015, IN BOOK A658, PAGE 5  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN  
SECTION 28: Southeast Quarter of the Southeast Quarter

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey of the above described tract of land, and then prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: Being North 0°37'24" East from the Southeast Corner to the East 1/4 Corner of Section 28, T3S, R2W, USB&M, according to the Pheasant Meadows Estates subdivision plat on file in the Duchesne County Recorder's Office.  
SURVEY FINDINGS: Section 28 and parts of T3S, R2W, USB&M, had a "Resurvey" performed by the General Land Office in 1919 and approved in 1923. They followed the "three mile method" survey procedure originally performed in 1882. Brass Cap monuments were set in 1919 at the section corners, quarter corners, and 1/16th corners (40 acre corners). Most of these corners have been "obliterated" due to the construction of roads, canals, fence lines, and cultivation of the land. Their positions have been perpetuated by other surveyors, or should be determined by the best evidence available. Single or double proportionate measurements should only be applied to determine the position of "lost" corners.  
NOTE: This survey was performed at the request of Scott and Lenore Burgi. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

I further certify that the visible improvements affecting the boundaries of the above described tract of land are as shown on this plat.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

SCOTT E. BURGI

LENORE BURGI

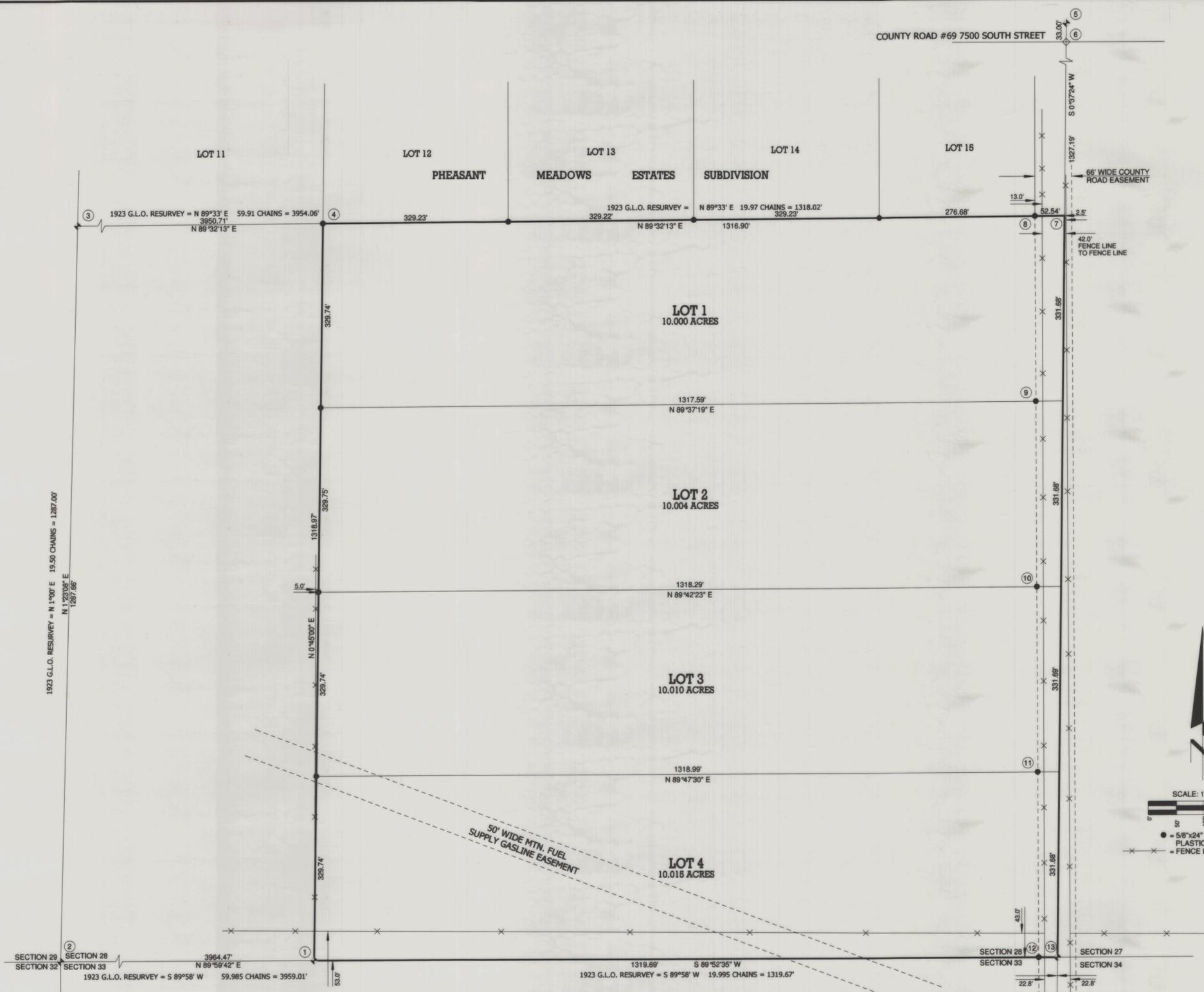
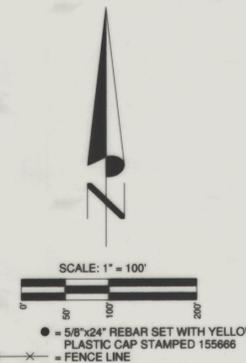
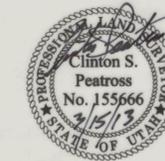
ACKNOWLEDGEMENT

County of \_\_\_\_\_ } s.s.

State of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, SCOTT E. BURGI and LENORE BURGI, signers of the above OWNER'S CERTIFICATE, have acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public



DESCRIPTION OF POINT NUMBERS

1. The SW Corner of the SE1/4 of the SE1/4 (East 1/16th Corner of Sections 28 and 33) is a Brass Cap on a 1" diameter iron pipe that is bent over; set a rebar and cap.
2. The SW Corner of Section 28 is a 1/2" rebar with a yellow plastic cap set during previous surveys.
3. The NW Corner of the SW1/4 of the SW1/4 (South 1/16th Corner of Sections 28 and 29) is a Brass Cap on a 1" diameter iron pipe.
4. The NW Corner of the SE1/4 of the SE1/4 (SE 1/16th Corner of Section 28) was not found, its position was determined by a single proportionate measurement along the South 1/16th line between points #3 and #7, set a rebar and cap.
5. Found a 3" diameter galvanized pipe with cap set by the B.I.A. in 1961 as a Reference Monument to the East Quarter Corner of Section 28, and is 33 feet northerly of said Corner.
6. The East Quarter Corner of Section 28 was not found and nothing was set.
7. The Northeast Corner of the SE1/4 of the SE1/4 (South 1/16th Corner of Sections 27 and 28) was not found, its position was determined along the East section line during previous surveys.
8. Set a rebar and cap along the west side of the County Road easement, and is offset 52.54 feet from the NE corner of Lot 1.
9. Set a rebar and cap along the west side of the County Road easement, and is offset 47.66 feet from the corner of Lots 1 and 2.
10. Set a rebar and cap along the west side of the County Road easement, and is offset 42.77 feet from the corner of Lots 2 and 3.
11. Set a rebar and cap along the west side of the County Road easement, and is offset 37.89 feet from the corner of Lots 3 and 4.
12. Set a rebar and cap along the west side of the County Road easement, and is offset 33.00 feet from the SE Corner of Lot 4.
13. The SE Corner of Section 28 is nail and washer set by other surveyors.
14. The North 1/16th Corner of Sections 33 and 34 is a 5/8" rebar with an aluminum cap.

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Colene Nelson Duchesne County Treasurer

Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

State of Utah } s.s.  
County of Duchesne }

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_  
Carolyne Madsen Duchesne County Recorder

NO.	REVISION	DATE	BY

County Surveyor File # 2798

PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 34  
Duchesne Utah, 84021

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DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 3/10/2013 DATE PLOTTED: Friday 3/15/13

SHEET: 1 OF 1 FILE NAME: SCOTT BURGI JOB # 1175