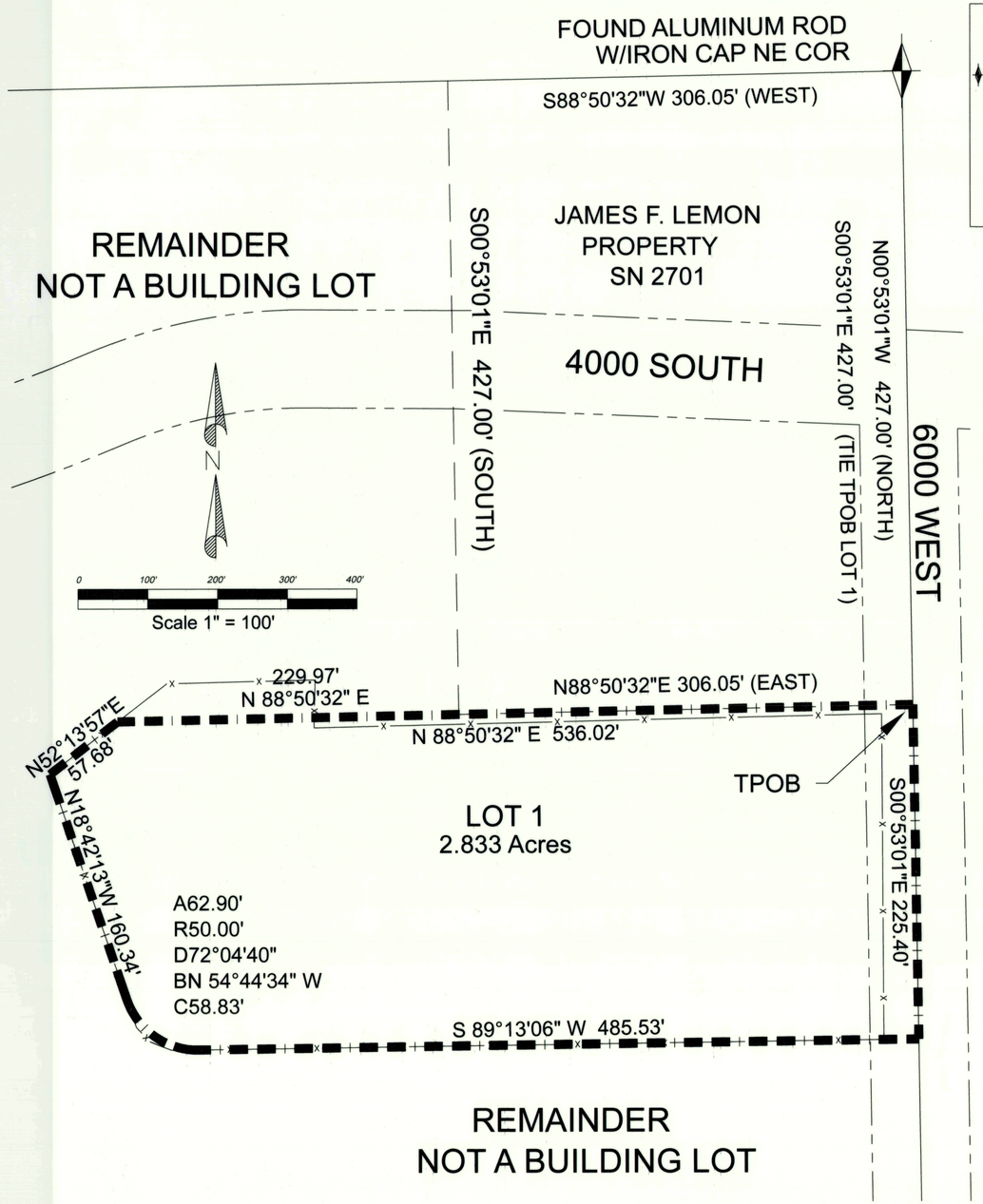
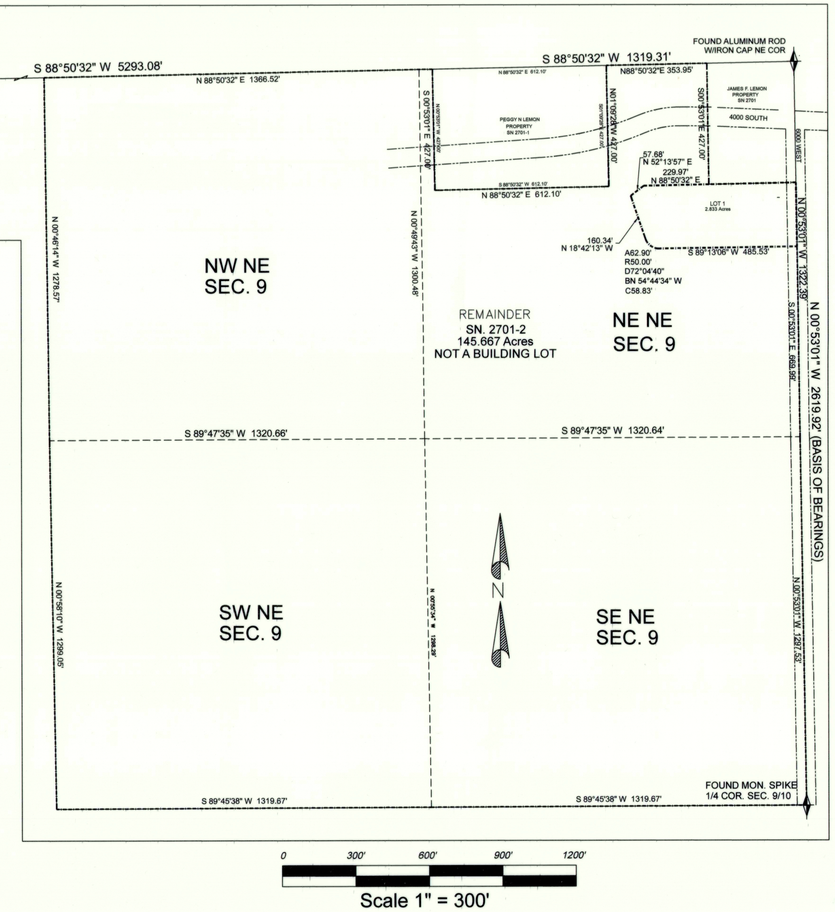
PEGGY N LEMON

MINOR SUBDIVISION

LOCATED IN SECTION 9,
T. 3 S., R. 2 W., U.S.M.





SURVEYOR'S CERTIFICATE:

I, C. DeNile McKenna, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 156790 as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this map, and that the same has been correctly surveyed as shown on this map.

PROFESSIONAL LAND SURVEYOR #156790 C. DENILE McKENNA STATE OF UTAH

ORIGINAL DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 9
NE4; EXCEPT: BEGINNING AT THE NORTHEAST CORNER THENCE 306.05 FEET WEST; THENCE 427 FEET SOUTH; THENCE 306.05 FEET EAST; THENCE 427 FEET NORTH TO THE POINT OF BEGINNING. 151.00 ACRES

LOT 1
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 9
BEGINNING ON THE EAST LINE OF SAID SECTION 9 AT A POINT 427.00 FEET SOUTH 00°53'01" EAST, ALONG SAID EAST LINE, FROM THE NORTHEAST CORNER OF SAID SECTION 9, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°53'01" EAST 225.40 FEET TO THE EXTENSION OF AN EXISTING FENCE LINE; THENCE SOUTH 89°13'06" WEST 485.53 FEET ALONG THE EXTENSION OF SAID FENCE AND ALONG SAID FENCE; THENCE WESTERLY AND NORTHWESTERLY 62.90 FEET ALONG SAID FENCE WHICH IS ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 72°04' 40"; THENCE NORTH 18°42'13" WEST 160.34 FEET ALONG SAID FENCE; THENCE NORTH 52°13'57" EAST 57.68 FEET; THENCE NORTH 88°50'32" EAST 535.98 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 2.833 ACRES, MORE OR LESS.
SUBJECT TO THAT PORTION BEING USED AS COUNTY ROAD RIGHT OF WAY.

REMAINDER PARCEL

TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 9
THE NORTHEAST QUARTER OF SAID SECTION 9.
LESS AND EXCEPTING THE FOLLOWING 3 PARCELS.

SN 2701
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 9
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE 308.05 FEET SOUTH 88°50'32" WEST (WEST); THENCE 427.00 FEET SOUTH 00°53' EAST (SOUTH); THENCE 308.05 FEET NORTH 88°50'32" EAST (EAST); THENCE 427 FEET NORTH 00°53'01" WEST (NORTH) TO THE POINT OF BEGINNING. AREA 3.00 ACRES.

SN 2701-1
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 9
BEGINNING AT A POINT ON THE NORTH SECTION LINE WHICH POINT IS SOUTH 88°50'32" WEST (WEST) 660.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH 01°09'28" EAST (SOUTH) PERPENDICULAR TO THE NORTH SECTION LINE 427.00 FEET; THENCE NORTH 88°50'32" EAST (EAST) PARALLEL TO SAID NORTH LINE 612.10 FEET; THENCE NORTH 01°09'28" WEST (NORTH) 427.00 FEET TO THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 88°50'32" EAST (EAST) ALONG SAID NORTH LINE 612.10 FEET TO THE POINT OF BEGINNING. AREA 6.00 ACRES.

LOT 1
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, SECTION 9
BEGINNING ON THE EAST LINE OF SAID SECTION 9 AT A POINT 427.00 FEET SOUTH 00°53'01" EAST, ALONG SAID EAST LINE, FROM THE NORTHEAST CORNER OF SAID SECTION 9, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°53'01" EAST 225.40 FEET TO THE EXTENSION OF AN EXISTING FENCE LINE; THENCE SOUTH 89°13'06" WEST 485.53 FEET ALONG THE EXTENSION OF SAID FENCE AND ALONG SAID FENCE; THENCE WESTERLY AND NORTHWESTERLY 62.90 FEET ALONG SAID FENCE WHICH IS ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 72°04' 40"; THENCE NORTH 18°42'13" WEST 160.34 FEET ALONG SAID FENCE; THENCE NORTH 52°13'57" EAST 57.68 FEET; THENCE NORTH 88°50'32" EAST 535.98 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 2.833 ACRES, MORE OR LESS.
SUBJECT TO THAT PORTION BEING USED AS COUNTY ROAD RIGHT OF WAY.

REMAINDER CONTAINS AN AREA OF 145.667 ACRES , MORE OR LESS
SUBJECT TO THAT PORTION BEING USED AS COUNTY ROAD RIGHT OF WAY.

LEGEND

- FOUND MONUMENT
- FOUND REBAR
- SET REBAR W/ CAP
- SECTION LINE
- PROPERTY BOUNDARY
- STREET ROW
- EXISTING FENCE
- ADJACENT PROPERTY

OWNERS CERTIFICATE AND MINOR SUBDIVISION:
I, the undersigned owner of the parcels of land shown hereon, have caused the property to be divided into lots for the Peggy Lemon Minor Subdivision and surveyed as described on this plat.

Landowner's Signature | Date Acknowledged to Notary | Notary's Initials

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DUCHESNE)

On the dates shown by each signature, personally appeared before me the signer of the above certificate who acknowledged to me that she did execute the same as Trustee of the Peggy Nelson Lemon Trust dated September 4, 2012.

Notary Public | My commission expires

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY AND DESCRIPTIONS IS THE EAST LINE THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN, BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION, WHICH BEARS NORTH 00°53'01" WEST 2619.92 FEET.

SURVEYORS NARRATIVE
THIS SURVEY AND PLAT WERE MADE AT THE REQUEST OF PEGGY N. LEMON FOR A 1 LOT MINOR SUBDIVISION WITH REMAINDER PARCEL.

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL	DUCHESNE COUNTY TREASURER	COUNTY RECORDERS NO.	COUNTY SURVEYOR
APPROVED THIS ____ DAY OF ____ A.D. 20____ BY THE DUCHESNE COUNTY PLANNING DEPARTMENT	APPROVED THIS ____ DAY OF ____ A.D. 20____ BY THE DUCHESNE COUNTY TREASURER	STATE OF UTAH, COUNTY OF DUCHESNE, RECORDED AND FILED AT THE REQUEST OF	STATE OF UTAH, COUNTY OF DUCHESNE,
DIRECTOR	TREASURER	DATE TIME BOOK PAGE FEE $ DUCHESNE COUNTY RECORDER	DATE FILE NUMBER DUCHESNE COUNTY SURVEYOR

McKENNA LAND SURVEYING, LLC
3041 West Cobble Hollow Drive
Roosevelt, Utah 84066
(435)722-0707

OWNERS	PROJECT NAME	DATE
PEGGY NELSON LEMON TRUSTEE	PEGGY N LEMON Minor Subdivision	1/30/2013
		SCALE VARIES
LOCATION	DRAWN cdm / CHECKED GJM / PROJECT NUMBER	SHEET
IOKA, Utah	FILE NAME: c:\projects\LELMON	1 OF 1

County Surveyor's File # 3054