

BOUNDARY SURVEY FOR
STEPHEN CLINGER

1342 EAST 5440 SOUTH
SALT LAKE CITY, UT 84117

SECTION 2
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

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. 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:

ORIGINAL DESCRIPTION AS PER THAT CERTAIN QUIT-CLAIM DEED FOUND IN BOOK A277, PAGES 679-680 BEGINNING at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 2, Township 3 South, Range 5 West, Uintah Special Base and Meridian; and running thence West 80 rods; thence North 80 rods; thence West 80 rods; thence North 160 rods; thence Southeasterly to beginning. Also, all hill and bench land in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter except that portion previously deeded to U.S.A.
NOTE: This description shows a LESS 25.78 acre tract of land deeded to the U.S.A., but it never was actually deeded out. A NOTICE OF PENDENCY OF ACTION was recorded against the above described tract of land as found in Book 19 misc., Pages 521 to 524 on 3 August, 1967. The issue was apparently resolved but nothing, as indicated above, was ever deeded out.

NEW DESCRIPTION

A tract of land located in Section 2, Township 3 South, Range 5 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at the South 1/4 Corner of said Section; thence North 0°17'06" West a distance of 1320.71 feet to the Northwest Corner of the SW1/4 of the SE1/4; thence North 89°57'36" West a distance of 1320.02 feet to the Southwest Corner of the NE1/4 of the SW1/4; thence North 0°29'10" West a distance of 1319.75 feet to the Northwest Corner of the NE1/4 of the SW1/4; thence North 0°13'48" West a distance of 1324.48 feet to the Northwest Corner of the SE1/4 of the NW1/4; thence South 89°54'32" East a distance of 450.78 feet along the North line of the SE1/4 of the NW1/4 to the foot of a hill; thence the following 14 courses along said foot of hill: thence South 30°52' East a distance of 262.6 feet (measured South 30°10'52" East a distance of 251.31 feet to close); thence South 26°10' East a distance of 157.00 feet (measured South 25°28'52" East); thence South 27°35' East a distance of 580.7 feet (measured South 26°53'52" East); thence South 14°25' East a distance of 289.1 feet (measured South 13°43'52" East); thence South 28°46' East a distance of 760.7 feet (measured South 28°04'52" East); thence South 37°56' East a distance of 409.8 feet (measured South 37°14'52" East); thence South 47°44' East a distance of 148.7 feet (measured South 47°02'52" East); thence South 39°37' East a distance of 324.6 feet (measured South 38°55'52" East); thence South 16°54' East a distance of 165.1 feet (measured South 16°12'52" East); thence South 27°14' East a distance of 40.4 feet (measured South 26°32'52" East); thence South 37°25' East a distance of 287.2 feet (measured South 36°43'52" East); thence South 22°58' East a distance of 99.9 feet (measured South 22°16'52" East); thence South 26°43' East a distance of 329.2 feet (measured South 26°01'52" East); thence South 25°48' East a distance of 365.4 feet (measured South 25°06'52" East); thence leaving the foot of said hill South 30°09' East a distance of 354.8 feet (measured South 29°27'52" East) to a point on the South line of said Section 2; thence South 89°10' West a distance of 1299.70 feet (measured South 89°51'08" West) to the Point Of Beginning, containing 97.34 acres.

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

NARRATIVE

PURPOSE OF SURVEY: To determine of the position of the boundary lines and the location of the foot of hill, and set permanent monuments at the property corners, as indicated on the plat.

BASIS OF BEARING: Taken from a plat of a previous survey performed in Section 2 on file in the Duchesne County Surveyor's Office, file #677. The basis of bearing from the Southeast section corner to the South 1/4 corner being South 89°51'08" West. The U.S. Bureau of Reclamation called it South 89°10' West making it necessary to rotate the bearings along the South and East property lines by 0°41'08" to the right.

SURVEY FINDINGS: The section breakdown was done by standard methods. The foot of hill had been located by a survey performed by the U.S. Bureau of Reclamation, and deeded out as the property line according to those certain Warranty Deeds found in Book A-2, Pages 176 to 186. The Quit-Claim Deed referenced above from Greg Sheehan to Stephen Clinger should have included the hill and bench land in the NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of said Section 2. This oversight probably goes back to when the land was deeded from Jessop Thomas to Juanita Smith. This may be cleared up by a Quiet Title action.

NOTE: This survey was performed at the request of Stephen Clinger and does not insure or guarantee ownership, or show liens or rights of way recorded or unrecorded.



JOB # 875

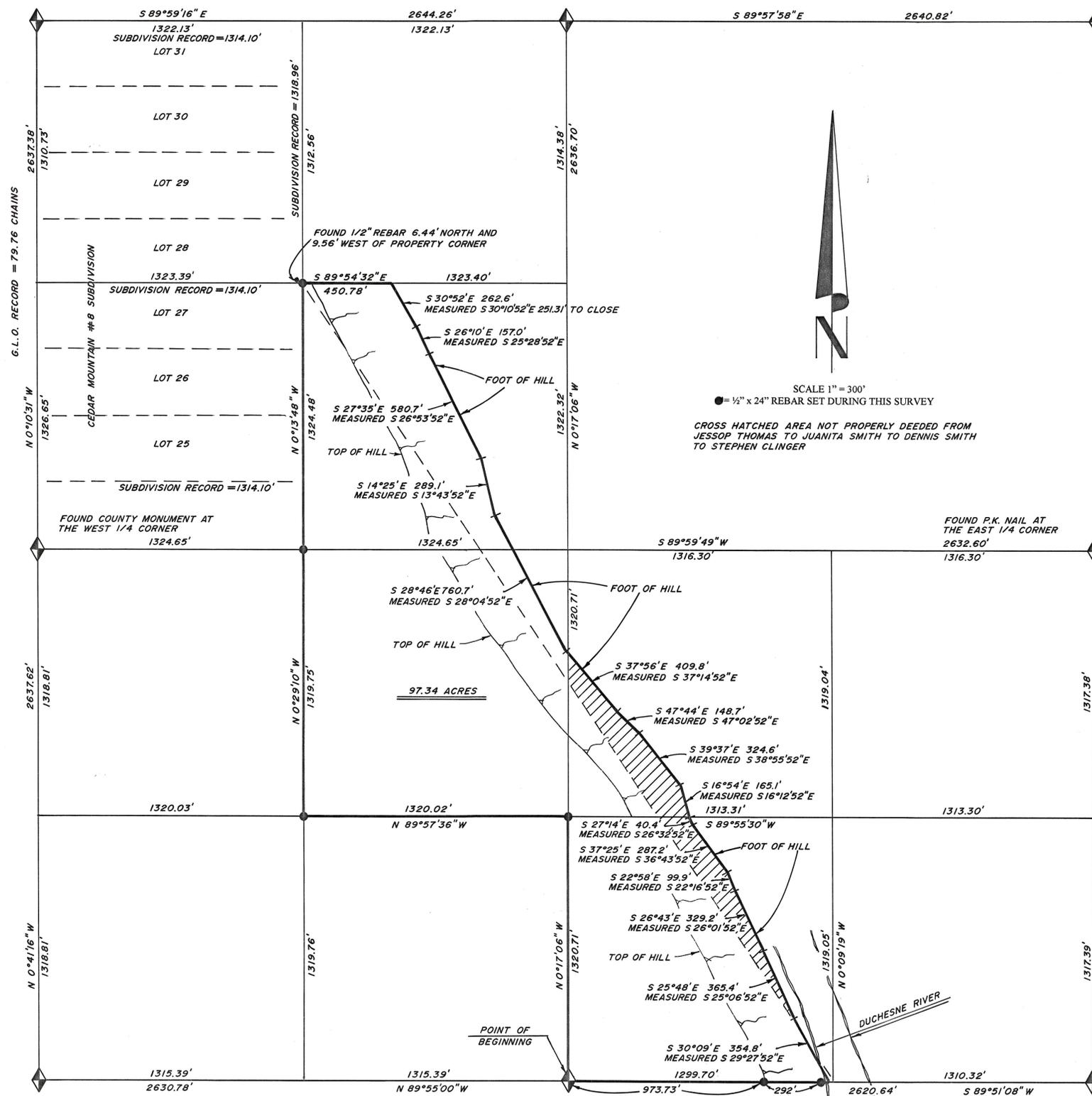
PREPARED BY
PEATROSS LAND SURVEYS
P.O. BOX 271
DUCHESTER, UT 84021
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County Surveyor's File #1120

FOUND ORIGINAL MARKED STONE AT THE
NORTHWEST CORNER OF SECTION 2

FOUND 5/8" REBAR AT
THE NORTH 1/4 CORNER

FOUND MONUMENT SPIKE AT THE
NORTHEAST CORNER OF SECTION 2



FOUND COUNTY MONUMENT AT THE
SOUTHWEST CORNER OF SECTION 2

FOUND ORIGINAL MARKED STONE
AT THE SOUTH 1/4 CORNER

U.S.B.R. DATA = S 89°10' W GRID 2599.3' GROUND 2600.3'

FOUND COPPER-WELD MONUMENT AT THE
SOUTHEAST CORNER OF SECTION 2