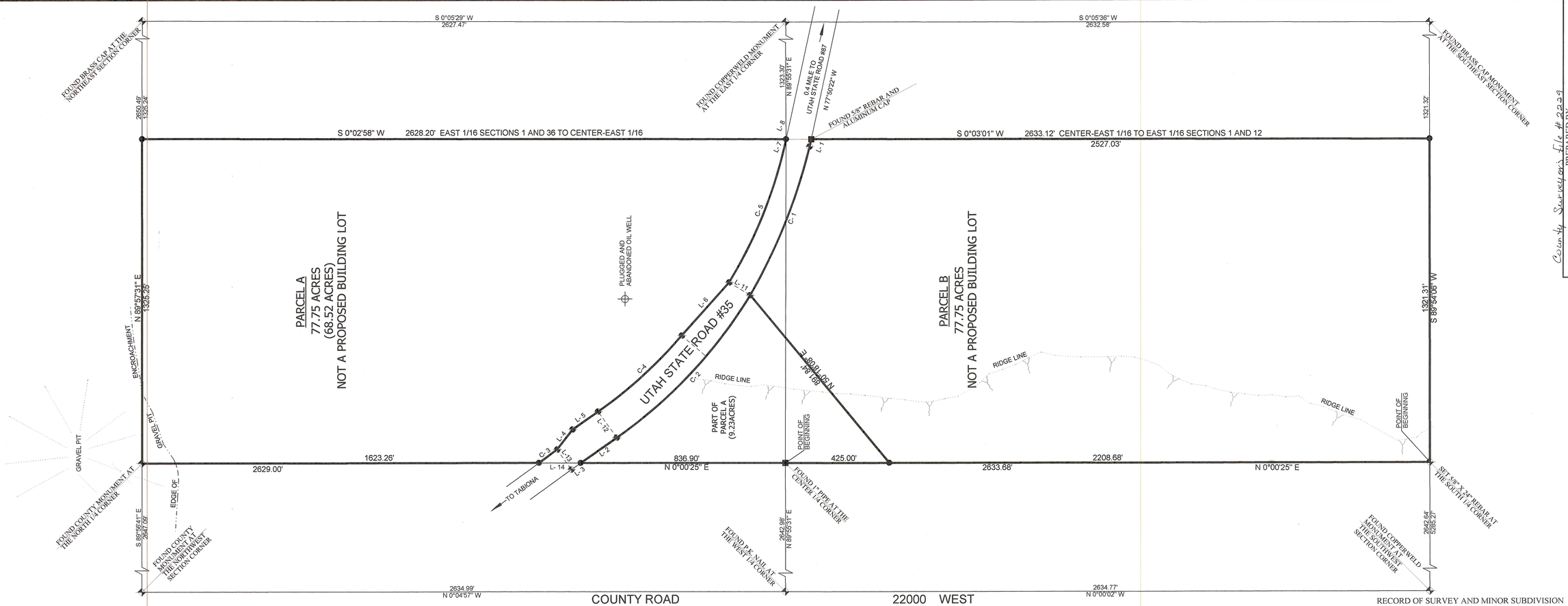

County Surveyor File # 2229

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. Box 34
Duchesne Utah, 84021
Phone: (435)738-5753 Cell: (435)724-4386
email: espeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS | DATE DRAFTED: 9/24/09 | DATE PLOTTED: Thursday 10/8/9
SHEET: 1 OF 1 | FILE NAME: JOB# 1050 WINSLOW

CURVE TABLE

	Δ ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
C-1	19°12'40"	1959.85'	657.13'	654.05'	S 68°13'31" E
C-2	23°28'24"	1959.85'	802.93'	797.39'	S 46°54'19" E
C-3	3°33'44"	1482.39'	92.16'	92.15'	N 36°54'56" W
C-4	14°28'29"	1829.85'	462.28'	461.09'	N 42°21'09" W
C-5	19°12'27"	1859.85'	623.49'	620.56'	N 68°12'42" W

LINE TABLE

	BEARING	DISTANCE
L-1	S 77°50'22" E	30.34'
L-2	S 35°08'04" E	180.33'
L-3	N 35°08'04" W	46.20'
L-4	N 35°08'04" W	102.49'
L-5	N 35°08'04" W	127.32'
L-6	N 48°17'53" W	291.06'
L-7	N 77°50'22" W	8.91'
L-8	S 0°03'01" W	3.88'
L-9	S 0°03'01" W	100.21'
L-10	N 12°09'19" E	99.94'
L-11	N 31°25'55" E	100.10'
L-12	N 54°50'59" E	130.29'
L-13	N 55°00'03" E	100.04'
L-14	N 0°00'25" E	169.84'

SCALE: 1" = 200'

.0 .100 .200 .400

= FOUND STATE ROAD RIGHT OF WAY MONUMENT

= SET 5/8"X24" REBAR

RECORD OF SURVEY AND MINOR SUBDIVISION
FOR

LENORE J. WINSLOW

11514 GROVEDALE DRIVE
WHITTIER, CA 90604

AND

DIANE N. TOUSSAINT

1300 13th STREET NW, UNIT A-401
CEDAR RAPIDS, IA 52405

LOCATED IN THE
WEST1/2 OF THE EAST1/2, SECTION 1, 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 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 tracts of land:

PARENT PARCEL AND VESTING DOCUMENTS
According to that Order For Distribution by the Fourth Judicial District Court of the State of Utah, Book A-7, Pages 513-514. And that Affidavit-Death of Trustee found in Book A477, Page 468 for Lenore J. Winslow. And that Personal Representative's Deed found in Book A546, Page 29 for Diane N. Toussaint on file and of record in the Duchesne County Recorder's Office. TAX I.D. #3224
West Half of the East Half of Section 1, Township 3 South, Range 5 West, Uintah Special Base and Meridian.

NEW PARCEL "A"
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 1: Beginning at the North Quarter Corner; thence North 89°57'31" East 1325.25 feet to the Northeast Corner of the N1/2 of the W1/2 of the E1/2; thence South 0°02'58" West 2628.20 feet to the Southeast Corner of said N1/2 of said W1/2 of said E1/2; thence South 0°03'01" West 3.88 feet along the East line of the S1/2 of said W1/2 of said E1/2 to a point on the North right of way line of Utah State Road #35; thence North 77°50'22" West 8.91 feet along said right of way line to the beginning of a 1859.85 foot radius curve to the right; thence Northwesterly 623.49 feet along the arc of said curve and right of way line (long chord = 620.56 feet, long chord bearing = North 68°12'42" West); thence North 48°17'53" West 291.06 feet along said right of way line to the beginning of a 1829.85 foot radius curve to the right; thence Northwesterly 462.28 feet along the arc of said curve and right of way line (long chord = 461.09 feet, long chord bearing = North 42°21'09" West) to the point of tangency; thence North 35°08'04" West 127.32 feet along said right of way line; thence North 52°08'01" West 103.46 feet along said right of way line to the beginning of a 1482.39 foot radius curve to the left; thence Northwesterly 92.16 feet along the arc of said curve and right of way line (long chord = 92.15 feet, long chord bearing = North 36°54'56" West) to a point on the North-South Quarter section line; thence North 0°00'25" East 1623.26 feet to the point of beginning, containing 68.52 acres.
ALSO, beginning at the Center Quarter Corner of said Section 1; thence North 0°00'25" East 836.90 feet along the North-South Quarter section line to a point on the South right of way line of Utah State Road #35; thence South 35°08'04" East 180.33 feet along said right of way line to the beginning of a 1959.85 foot radius curve to the left; thence Southeasterly 802.93 feet along the arc of said curve and right of way line (long chord = 797.39 feet, long chord bearing = South 46°54'19" East); thence South 50°18'08" West 891.84 feet to a point on said North-South Quarter section line; thence North 0°00'25" East 425.00 feet to the point of beginning, containing 9.23 acres for a total of 77.75 acres.

NEW PARCEL "B"
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 1: Beginning at the South Quarter Corner; thence North 0°00'25" East 2208.68 feet along the North-South Quarter section line; thence North 50°18'08" East 891.84 feet to a point on the South right of way line of Utah State Road #35, said point being on a 1959.85 foot radius curve; thence Southeasterly 657.13 feet along the arc of said curve and right of way line (long chord = 654.05 feet, long chord bearing = South 68°13'31" East) to the point of tangency; thence South 77°50'22" East 30.34 feet along said right of way line to a point on the East line of the W1/2 of the E1/2; thence South 0°03'01" West 2527.03 feet to the Southeast Corner of said W1/2 of said E1/2; thence South 89°54'06" West 1321.31 feet to the point of beginning, containing 77.75 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a Boundary Survey and prepare and Record of Survey Plat along with new Legal Descriptions for a Minor Subdivision, to legally convey and transfer land ownership.
BASIS OF BEARING: Basis of bearing and section breakdown taken from that certain plat on file in the Duchesne County Surveyor's Office: #1334.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request Lenore J. Winslow. It does not insure or guarantee ownership, nor does it show liens or rights of way recorded or unrecorded.

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

PROFESSIONAL LAND SURVEYOR
Clinton S. Peatross
No. 155666
10/8/09
STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents: that I/we, the undersigned owner(s) of the above described parcels of land, have caused the same to be surveyed for a property split, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

Lenore J. Winslow, Trustee

ACKNOWLEDGEMENT

State of
County of } s.s.

On this _____day of _____, 20___, personally appeared before me, the signer(s) of the above Owner's Dedication, who acknowledged to me that she/they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. Notary Public

OWNER'S DEDICATION

Know all men by these presents: that I/we, the undersigned owner(s) of the above described parcels of land, have caused the same to be surveyed for a property split, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

John S. Toussaint

ACKNOWLEDGEMENT

State of
County of } s.s.

On this _____day of _____, 20___, personally appeared before me, the signer(s) of the above Owner's Dedication, who acknowledged to me that she/they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. Notary Public

OWNER'S DEDICATION

Know all men by these presents: that I/we, the undersigned owner(s) of the above described parcels of land, have caused the same to be surveyed for a property split, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

Diane N. Toussaint

ACKNOWLEDGEMENT

State of
County of } s.s.

On this _____day of _____, 20___, personally appeared before me, the signer(s) of the above Owner's Dedication, who acknowledged to me that she/they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. Notary Public

OWNER'S DEDICATION

Know all men by these presents: that I/we, the undersigned owner(s) of the above described parcels of land, have caused the same to be surveyed for a property split, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

Carol Diane Toussaint Gannon

ACKNOWLEDGEMENT

State of
County of } s.s.

On this _____day of _____, 20___, personally appeared before me, the signer(s) of the above Owner's Dedication, who acknowledged to me that she/they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. Notary Public

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____day of_____20___.

Colene Nelson, Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____day of _____, 20___, by the Duchesne County Planning Director.

Michael A. Hyde, Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

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

Filed for recording at the request of _____ on this _____

day of _____, 20___. Time_____Book_____Page(s)_____

Fee: _____

Carolyne Madsen, Duchesne County Recorder