

PROPERTY SURVEY
FOR

DAVID YOUNG & TAMMY NORMAN

LOCATED IN THE SW 1/4 OF SECTION 23
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL MERIDIAN

LEGAL DESCRIPTION

The E 1/2 of the E 1/2 of the SE 1/4 of the SW 1/4 of Sec. 23, T 3 S, R 8 W,
Uintah Special Meridian. (Lot 15 of Cedar Mountain #1, an unrecorded plat).

The W 1/2 of the E 1/2 of the SE 1/4 of the SW 1/4 of Sec. 23, T 3 S, R 8 W,
Uintah Special Meridian. (Lot 16 of Cedar Mountain #1, an unrecorded plat).

SURVEYOR'S NARRATIVE

I was contacted by Gerald Wilkerson of Western Land Realty to survey and mark off the boundaries of the above described property for a pending sale. In performing the basic research, of obtaining copies of the vesting deeds of the subject and adjoining parcels, I noticed one parcel to the north being a metes and bounds type description while the others were aliquate (equal parts). Because metes and bounds type descriptions usually have characteristics of overlaps or gaps (if not in record, then in field applications) I searched back to determine senior and junior rights. As I looked back, in time, I noticed that many of the earlier descriptions included a lot number with reference to Cedar Mountain #1 (an unrecorded subdivision). This information, coupled with many of the current deeds having language unique to land conveyances from subdivisions (such as allowing for described easements), lead me to believe that original lot corners may exist and this survey would become a retracement survey.

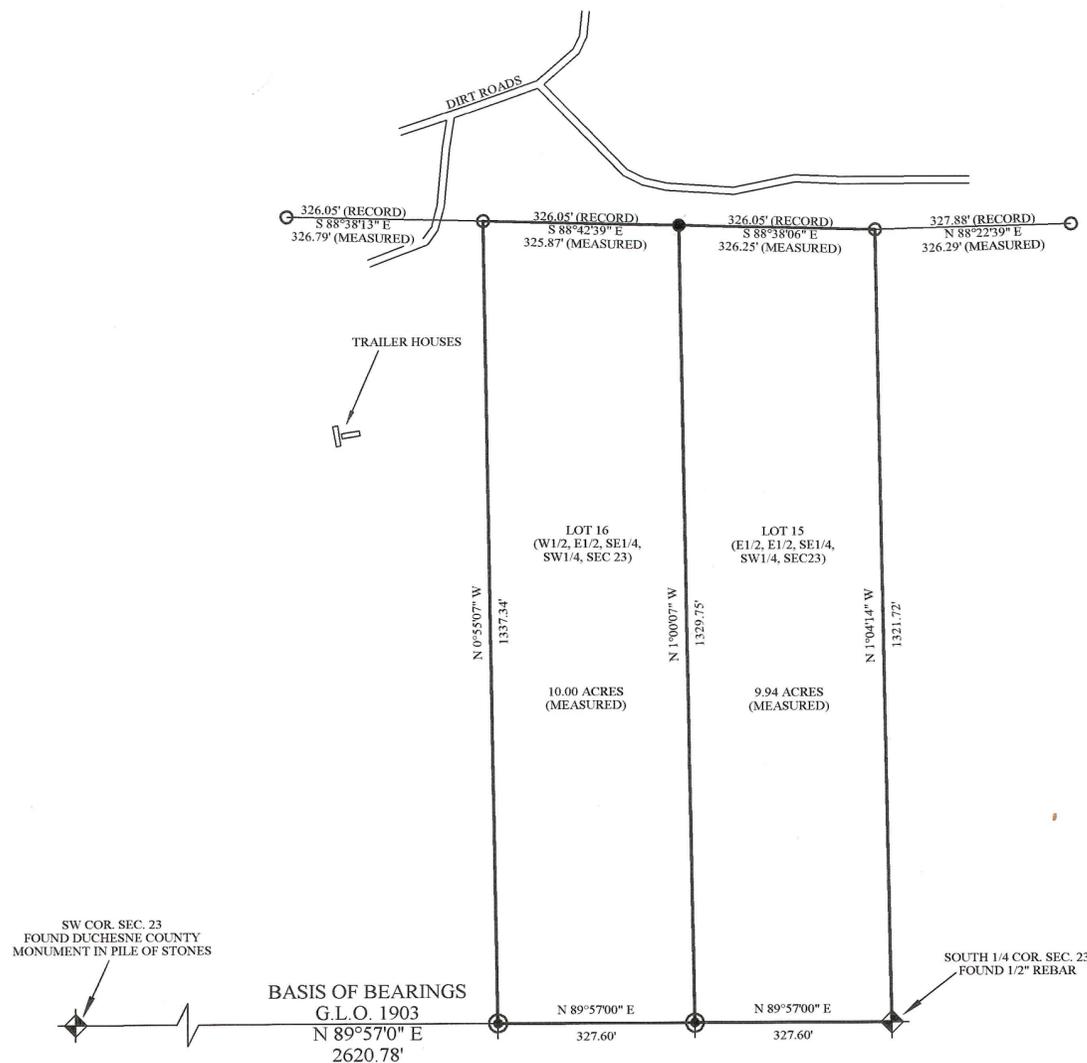
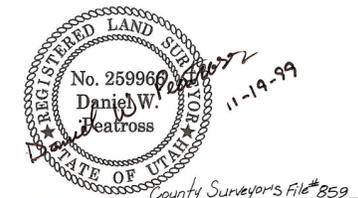
I contacted the original subdividers who at that time were known as Skyways Aircredit Corp., (presently known as Bandana Ranches) to find more information, such as possibly a plat or original survey data. One of its officers informed me that a plat had never been made but that a survey had been done to mark off lots prior to sale by Great Basin Engineering Inc. in 1971. I contacted that firm and acquired a copy of the original field notes of that survey. I had also retrieved a copy of an old layout diagram from Bandana Ranches illustrating the lot arrangement of Cedar Mountain #1.

In the field I was able to locate rebar and or old stakes at or near the computed corner locations. The original survey marks were likely 2"x2" wooden hubs and stakes, the rebar found there were likely placed later by other retracing surveyors perpetuating the evidence of those corner locations with the more permanent marker prior to the plat filing act of 1988. I therefore tied them in as accepted original corner locations to be used as controlling elements in recovering the boundary locations of lots 15 and 16. The south corners had never been set in the original survey according to the notes, nor was I able to find any physical evidence on the ground in those locations. I therefore set new markers at the proportionate distances between the south 1/4 and southwest section corners.

The Basis of Bearings for this survey is located along the south section line as being N89°57'E (General Land Office Survey, 1903).

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 hereon and that the same is correct and true to the best of my knowledge and belief.

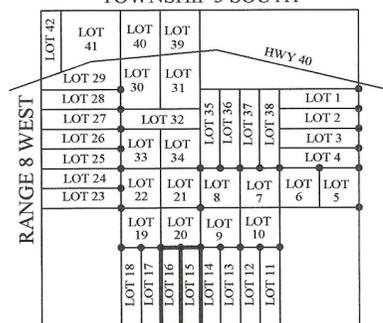


SW COR. SEC. 23
FOUND DUCHESNE COUNTY
MONUMENT IN PILE OF STONES

BASIS OF BEARINGS
G.L.O. 1903
N 89°57'0\"/>

SOUTH 1/4 COR. SEC. 23
FOUND 1/2\"/>

SECTION 23 TOWNSHIP 3 SOUTH



THIS DIAGRAM OF CEDAR MOUNTAIN #1 SHOWS THE ORIGINAL LOT ARRANGEMENT AND CORNERS MARKED OFF IN 1971.

- = FOUND 1/2\"/>

REGISTERED SURVEYORS CORPORATION

DANIEL W. PEATROSS R.L.S.

P.O. BOX 564 - DUCHESNE UTAH, 84021 (435) 738 - 2718

JOB #	99010	SURVEYED BY	D.W.P., D.F.	DATE SURVEYED	6-3-99
SHEET	1 OF 1	DRAFTED BY	Bruce Peatross	DATE DRAFTED	11-12-99