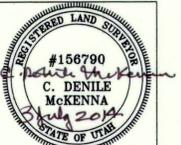


ABEGGLEN GROUP, LLC

LOT LINE ADJUSTMENT AND MINOR SUBDIVISION

LOCATED IN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, USM
Duchesne County, Utah



SURVEYOR CERTIFICATE
I, C. DeNile McKenna, do hereby certify that I am a Registered 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.

ORIGINAL DESCRIPTIONS
PARCEL NO. 00-0009-4619 - ABEGGLEN GROUP, LLC

SEC 1 T4S R2W USM E2SE4 EXCEPT: BEG AT A PT IN THE R/W LINE OF A CO ROAD SD PT BEING S ALONG E LINE OF SD 1/4, S 1566 FT & S 33 FT W FR THE NE COR OF SD SE 4, S ALONG R/W LINE 355 FT, W 228 FT, N 355 FT, E 228 FT TO BEG. 1.86 ACRES OUT 78.14 AC.

PARCEL NO. 00-0009-4627 - KURTIS ABEGGLEN
BEG AT A PT IN THE R/W LINE OF A CO RD SD PT BEING S ALONG E LINE OF SD 1/4, S 1566 FT & S 33 FT W FR THE NE COR OF SD SE 4, S ALONG R/W LINE 355 FT, W 228 FT, N 355 FT, E 228 FT TO BEG. 1.86 ACRES.

PARCEL 00-0009-4627 - KURTIS ABEGGLEN LOT LINE ADJUSTMENT TOWNSHIP 4 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, SECTION 1 SHOWN AS LOT 3
Beginning on the East line of the East Half of the Southeast Quarter of said Section 1 at a point 1432.59 feet South 00°50'15" East along said East line from the East Quarter Corner of said Section 1 to the True Point of Beginning. Thence South 00°50'15" East a distance of 487.66 feet to the extension of an existing fence corner; thence South 88°00'25" West a distance of 246.25 feet along the extension of and along said fence to an existing fence corner; thence North 02°20'53" West a distance of 94.34 feet along an existing fence to an existing fence corner; thence North 71°53'21" West a distance of 24.97 feet along an existing fence to an existing fence corner; thence North 87°47'36" West a distance of 164.83 feet along an existing fence to an existing fence corner; thence South 87°29'32" West a distance of 106.54 feet along an existing fence; thence South 89°12'40" East a distance of 543.61 feet to the True Point of Beginning.
The above described parcel of land contains an area of 5.5000 acres. Subject to that portion being used for County Road Right-of-Way.

MINOR SUBDIVISION OF
PARCEL NO. 00-0009-4619 - ABEGGLEN GROUP, LLC

TOWNSHIP 4 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, SECTION 1 EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 1. EXCEPT: LOT 3 ABOVE

LOT 1
TOWNSHIP 4 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, SECTION 1
Beginning on the East line of the East Half of the Southeast Quarter of said Section 1 at a point 1920.25 feet South 00°50'15" East along said East line from the East Quarter Corner of said Section 1 to the True Point of Beginning. Thence South 00°50'15" East a distance of 481.21 feet along said East line; thence South 89°13'06" West a distance of 244.78 feet; thence North 00°09'10" West a distance of 277.72 feet; thence North 02°12'22" West a distance of 198.36 feet to an existing fence corner; thence North 88°00'25" East a distance of 246.25 feet along said fence and the extension of said fence to the True Point of Beginning.
The above described parcel of land contains an area of 2.675 acres. Subject to that portion being used for County Road Right-of-Way.

LOT 2
TOWNSHIP 4 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, SECTION 1
Beginning at an East Quarter Corner of said Section 1 and running thence South 00°50'15" East a distance of 1432.59 feet along the East line of said Section 1; thence North 89°12'40" West a distance of 543.61 feet; thence South 00°50'15" East a distance of 399.99 feet to an existing fence; thence North 87°29'32" East a distance of 106.54 feet along said existing fence to an existing fence corner; thence South 87°47'36" East a distance of 164.83 feet along an existing fence to an existing fence corner; thence South 71°53'21" East a distance of 24.97 feet along an existing fence to an existing fence corner; thence South 02°20'53" East a distance of 94.34 feet; thence South 02°12'22" East a distance of 198.36 feet; thence South 00°09'10" East a distance of 277.72 feet; thence South 02°12'22" East a distance of 198.36 feet; thence South 00°09'10" East a distance of 277.72 feet to the Southeast corner of said Section 1; thence South 88°43'41" West a distance of 1317.70 feet along the South line of said Section 1 to an existing fence; thence North 01°11'13" West a distance of 1323.96 feet along said existing fence to an existing three way fence corner; thence North 00°57'31" West a distance of 1322.67 feet along an existing fence to an existing three way fence corner; thence North 88°47'12" East a distance of 1328.57 feet to the point of beginning.
The above described parcel of land contains an area of 72.275 acres. Subject to that portion being used for County Road Right-of-Way.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY AND DESCRIPTIONS IS THE EAST LINE THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN, WHICH BEARS NORTH 00°50'15" WEST 2645.33 FEET.

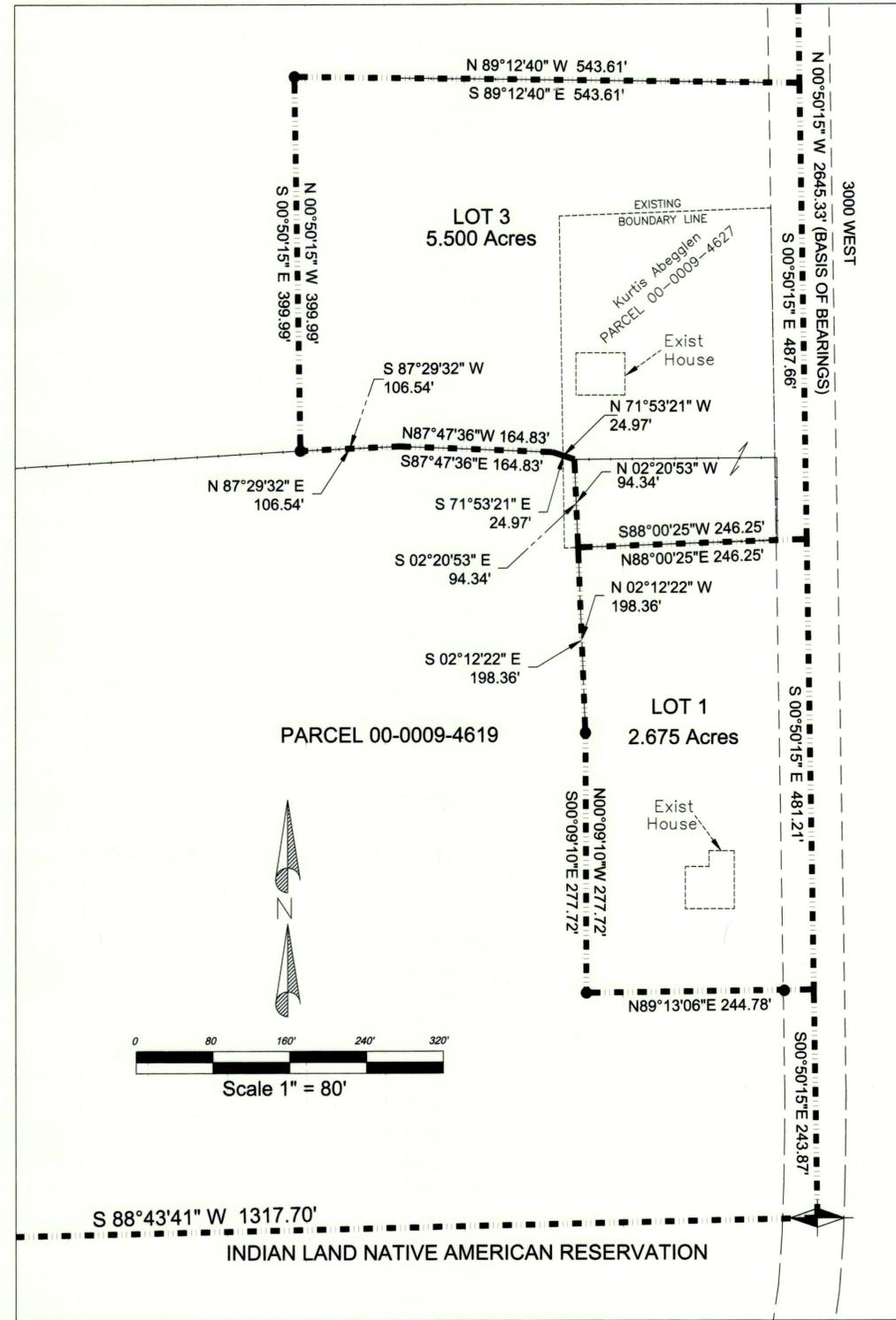
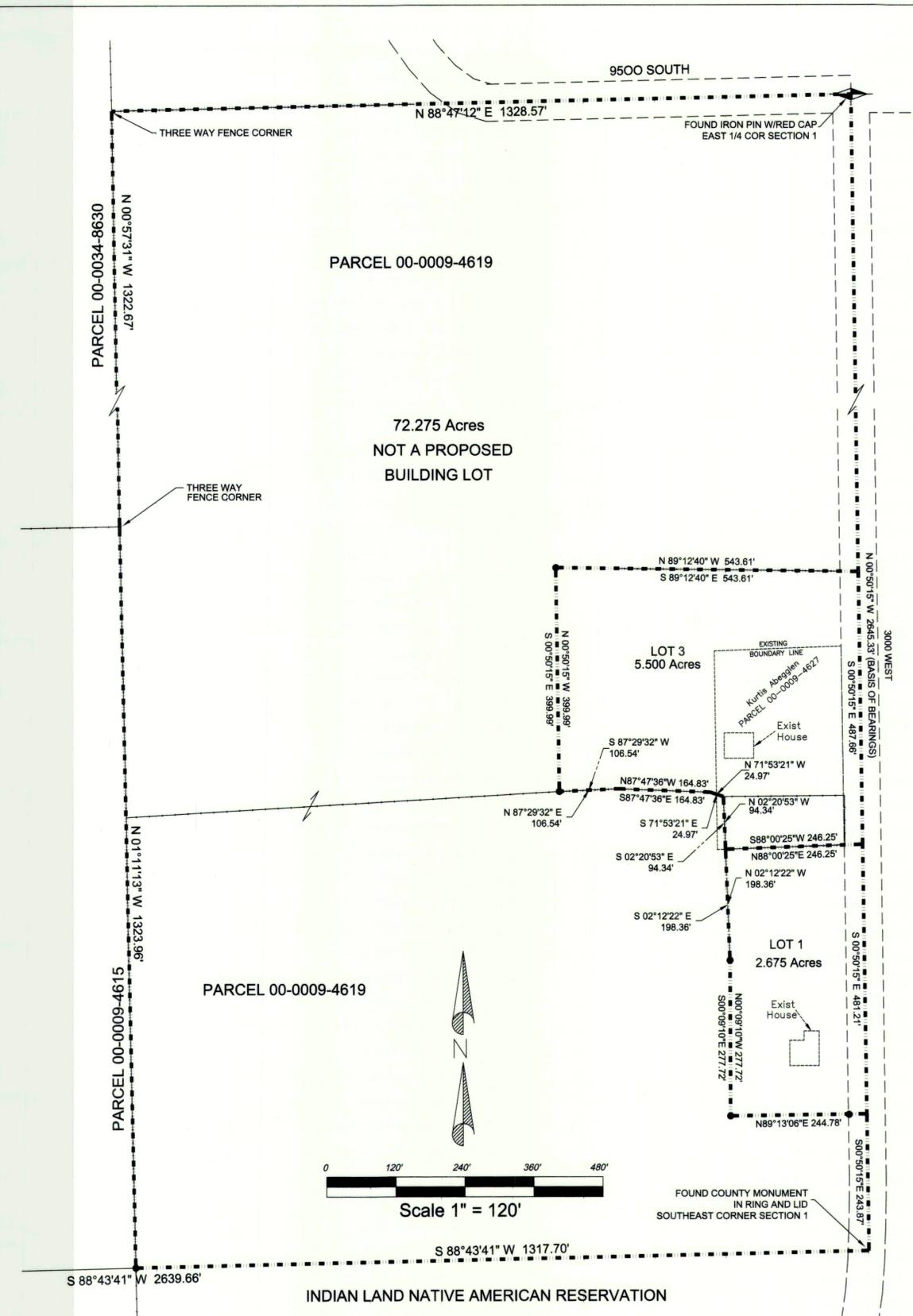
OWNERS CERTIFICATE:
We, the undersigned, Trustees or Owners of the parcels of land shown hereon, have caused the plat of the ABEGGLEN GROUP, LLC Minor Subdivision and Lot line adjustment to be surveyed as shown on this plat.

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 signers of the above certificate who acknowledged to me that they did execute the same.

Notary Public _____ My commission expires _____

PROJECT NAME: ABEGGLEN GROUP LLC LOT LINE ADJUSTMENT & MINOR SUBDIVISION	OWNER: ABEGGLEN GROUP, LLC 304 SOUTH STATE STREET BOX 37-2 ROOSEVELT, UTAH 84066	DATE 9 JAN 14
LOCATION E 1/2 SE 1/4 SECTION 1 Township 4 S., Range 2 W., U.S.M.	DRAWN cdm	CHECKED PROJECT NUMBER
	FILE NAME: c:\projects\PERRY	SHEET 1 OF 1



LEGEND

FOUND MONUMENT	
SET REBAR W/ CAP	
SECTION LINE	
PROPERTY BOUNDARY	
R/W	
EXISTING FENCE	

SURVEYORS NARRATIVE
THIS SURVEY AND PLAT WERE MADE AT THE REQUEST OF LAWELLA ABEGGLEN PERRY AND KURTIS ABEGGLEN FOR A LOT LINE ADJUSTMENT AND MINOR SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT.

DUCHESNE COUNTY TREASURER APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE DUCHESNE COUNTY TREASURER _____ TREASURER	DUCHESNE COUNTY RECORDER _____ DUCHESNE COUNTY RECORDER	DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE DUCHESNE COUNTY PLANNING DEPARTMENT _____ DIRECTOR	COUNTY SURVEYOR STATE OF UTAH, COUNTY OF DUCHESNE. _____ DATE _____ FILE NUMBER _____ DUCHESNE COUNTY SURVEYOR	M&M ASSOCIATES LAND SURVEYING 3841 West Cobble Hollow Drive Roosevelt, Utah 84066 (435)722-0707
---	---	---	--	--