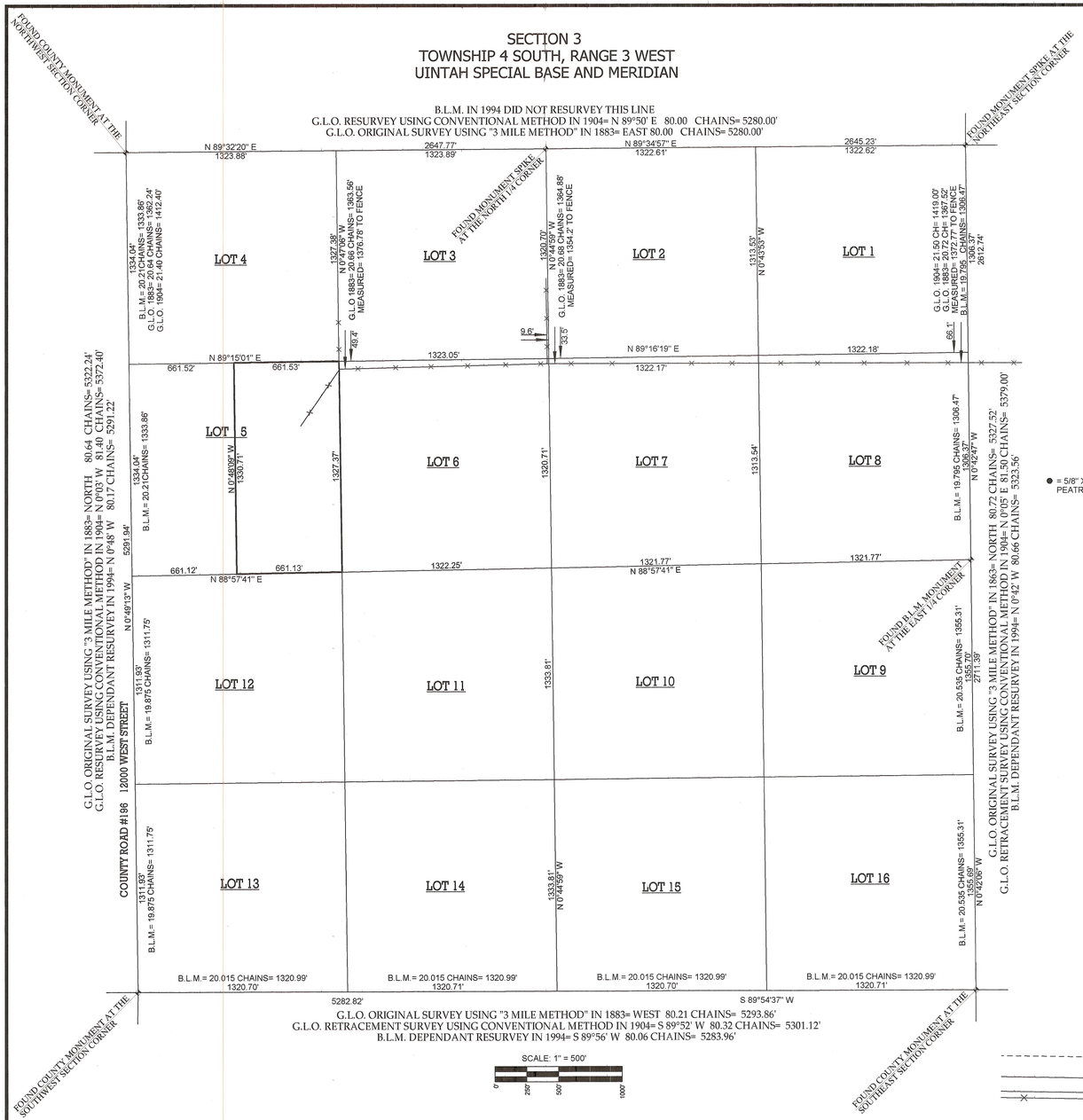
RECORD OF SURVEY AND MINOR SUBDIVISION FOR LARRY & BONNIE BARKER

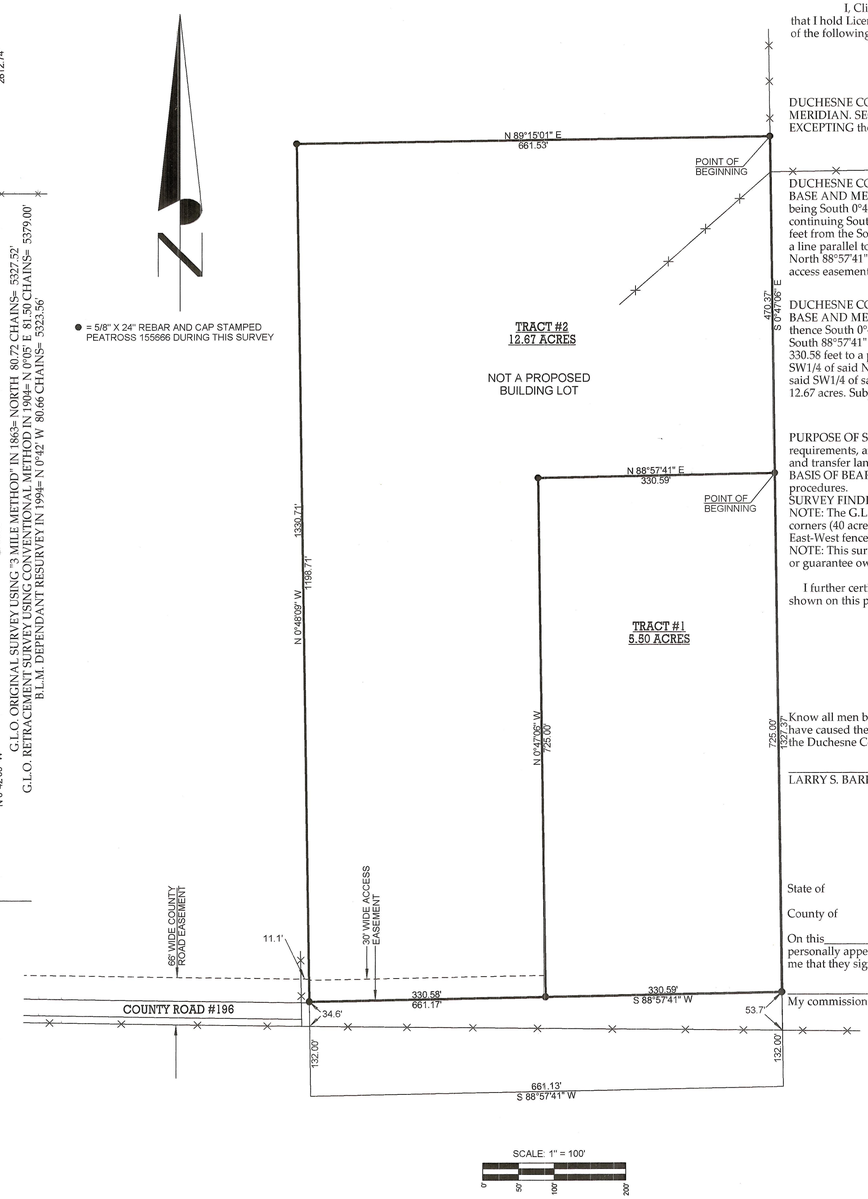
HC 64 BOX 155-4
DUCHESNE UT, 84021

LOCATED IN THE NW1/4 OF SECTION 3
TOWNSHIP 4 SOUTH, RANGE 3 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SECTION 3
TOWNSHIP 4 SOUTH, RANGE 3 WEST
UINTAH SPECIAL BASE AND MERIDIAN



● = 5/8" X 24" REBAR AND CAP STAMPED PEATROSS 155666 DURING THIS SURVEY



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
ACCORDING TO THAT WARRANTY DEED
FOUND IN BOOK A231, PAGE 688

DUCHESNE COUNTY, STATE OF UTAH: TOWNSHIP 4 SOUTH, RANGE 3 WEST, UINTAH SPECIAL MERIDIAN. SECTION 3: The East one-half of the Southwest quarter of the Northwest quarter. EXCEPTING there from two (2) acres along the South property line. Tax I.D. #4048-1-2

NEW PROPERTY DESCRIPTIONS

TRACT #1

DUCHESNE COUNTY, STATE OF UTAH: TOWNSHIP 4 SOUTH, RANGE 3 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 3: Beginning at a point on the East line of the SW1/4 of the NW1/4 and being South 0°47'06" East 470.37 feet from the Northeast Corner of said SW1/4 of said NW1/4; thence continuing South 0°47'06" East 725.00 feet along said East line to a point being North 0°47'06" West 132.00 feet from the Southeast Corner of said SW1/4 of said NW1/4; thence South 88°57'41" West 330.59 feet along a line parallel to the South line of said SW1/4 of said NW1/4; thence North 0°47'06" West 725.00 feet; thence North 88°57'41" East 330.59 feet to the point of beginning, containing 5.50 acres. Together with a 30 foot wide access easement along the South side of the West1/2 of the East1/2 of said SW1/4 of said NW1/4.

TRACT #2

DUCHESNE COUNTY, STATE OF UTAH: TOWNSHIP 4 SOUTH, RANGE 3 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 3: Beginning at the Northeast Corner of the SW1/4 of the NW1/4; thence South 0°47'06" East 470.37 feet along the East line of said SW1/4 of said NW1/4; thence South 88°57'41" West 330.59 feet; thence South 0°47'06" East 725.00 feet; thence South 88°57'41" West 330.58 feet to a point being North 0°48'09" West 132.00 feet from the Southwest Corner of the East1/2 of said SW1/4 of said NW1/4; thence North 0°48'09" West 1198.71 feet to the Northwest Corner of said East1/2 of said SW1/4 of said NW1/4; thence North 89°15'01" East 661.53 feet to the point of beginning, containing 12.67 acres. Subject to a 30 foot wide access easement along the South property line.

NARRATIVE

PURPOSE OF SURVEY: Perform a Record of Survey, prepare a Minor Subdivision Plat to satisfy a lender's requirements, and to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.
BASIS OF BEARING: Based on WGS84 datum using GPS (Global Positioning Satellites) equipment and procedures.
SURVEY FINDINGS: As shown on plat.
NOTE: The G.L.O. (General Land Office) used the "3 Mile Method" and set stones at all of the interior 1/16 corners (40 acre corners) for Indian Allotments during the survey performed in 1883. It appears that the East-West fenceline running along the North 1/16 line may have followed the old stones.
NOTE: This survey was performed at the request of Susan Hamilton with Freedom Realty. 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 are as shown on this plat.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, have caused the same to be subdivided, to satisfy a lender's requirements, and to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

LARRY S. BARKER BONNIE G. BARKER

ACKNOWLEDGEMENT

State of
County of } s.s

On this_____day of_____,20____, LARRY S. BARKER and BONNIE G. BARKER personally appeared before me as the signers of the above Owner's Acknowledgement, who acknowledged to me that 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

County Surveyor's File # 2238

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
DUCHESNE UTAH, 84021
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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 12/8/09	DATE PLOTTED: Thursday 12/10/9
SHEET: 1 OF 1	FILE NAME: LARRY BARKER JOB# 1069	