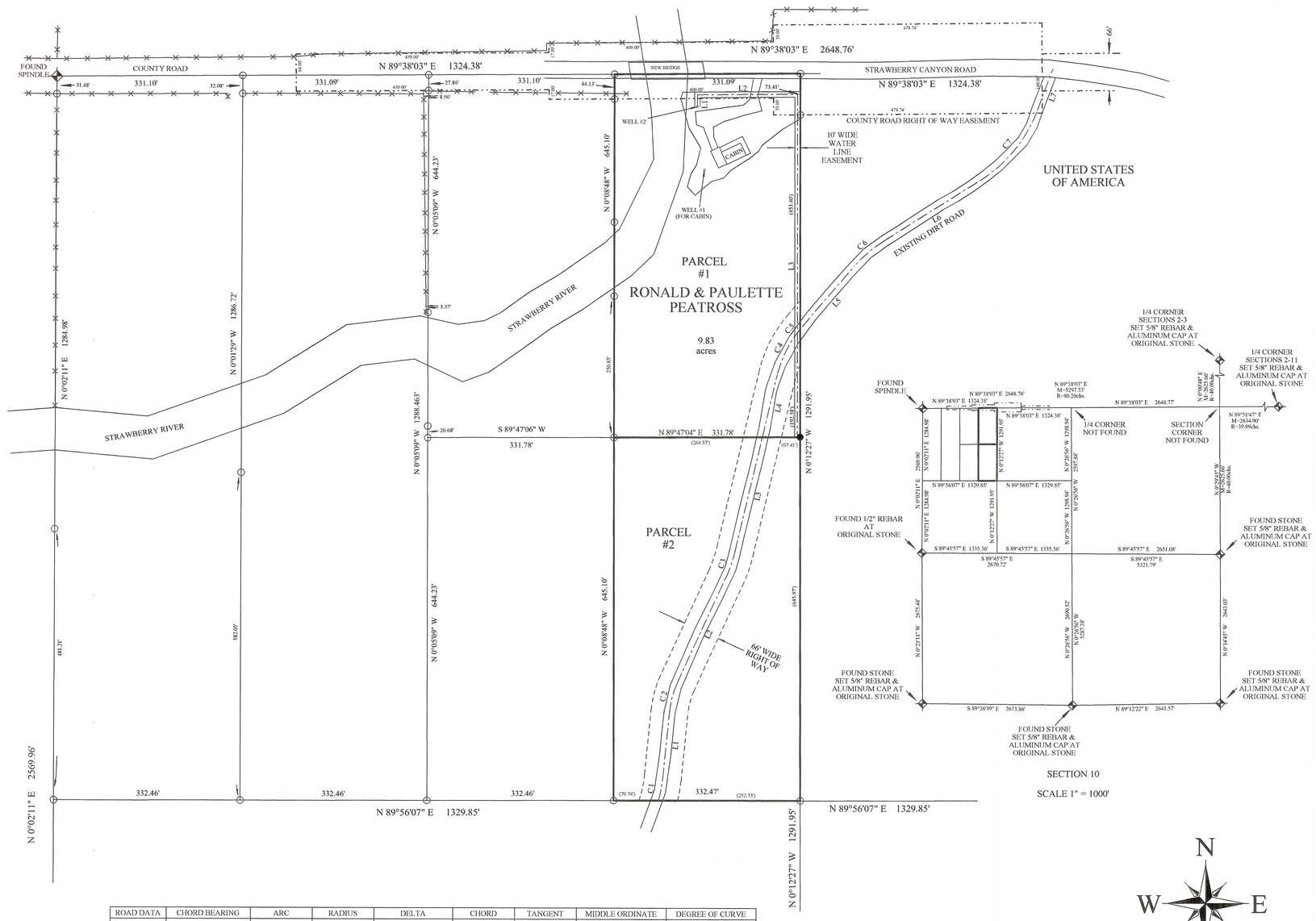
PROPERTY SURVEY
FOR
RONALD PEATROSS

LOCATED IN
SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 6 WEST
UINTAH SPECIAL MERIDIAN



ROAD DATA	CHORD BEARING	ARC	RADIUS	DELTA	CHORD	TANGENT	MIDDLE ORDINATE	DEGREE OF CURVE
C1	N11°12'09"E	39.37'	206.20'	10°56'17"	39.31'	19.74'	0.94'	27°47'10"
L1	N05°44'00"E	122.34'						
C2	N15°09'52"E	49.55'	150.51'	18°51'43"	49.32'	25.00'	2.03'	38°04'06"
L2	N24°35'43"E	206.43'						
C3	N18°57'22"E	49.84'	253.18'	11°16'43"	49.76'	25.00'	1.23'	22°37'50"
L3	N13°19'00"E	208.96'						
L4	N13°19'00"E	113.57'						
C4	N26°13'50"E	92.55'	205.30'	25°49'40"	91.76'	47.07'	5.19'	27°54'31"
C5	N39°55'06"E	5.55'	205.30'	1°32'51"	5.55'	2.77'	0.02'	27°54'31"
L5	N40°41'32"E	141.71'						
C6	N49°18'07"E	69.47'	231.16'	17°13'10"	69.21'	35.00'	2.61'	24°47'10"
L6	N57°54'42"E	201.58'						
C7	N39°09'20"E	163.88'	250.31'	37°30'44"	160.97'	85.00'	13.29'	22°53'22"
L7	N20°23'58"E	78.66'						

WATER LINE	BEARING	DISTANCE
L1	N00°25'53"W	21.36'
L2	N89°34'07"E	178.46'
L3	S00°12'27"E	609.02'

✦ = SECTION CORNERS USED ON PLAT FILING #1775
○ = OTHER POINTS SET FOR PLAT FILING #1775
● = SET 5/8" REBAR WITH ALUMINUM CAP

PROPERTY DESCRIPTIONS:

PARCEL #1
Township 4 South, Range 6 West, Uintah Special Meridian, Section 10:
East half of the Northeast quarter of the Northwest quarter of the Northwest quarter.

PARCEL #2
Township 4 South, Range 6 West, Uintah Special Meridian, Section 10:
East half of the Southeast quarter of the Northwest quarter of the Northwest quarter.

66 FOOT RIGHT-OF-WAY THROUGH PARCEL #1
Township 4 South, Range 6 West, Uintah Special Meridian, Section 10:
A 66 foot wide Right-of-Way for road and utility purposes lying 33 feet on each side of its described centerline, the side lines of which extend and shorten so as to terminate at the boundaries of the servient estate, the centerline of which is further described as follows: Beginning at a point located on the South line of the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter, said point being South 63°08'23" East 1411.57 feet from the Northwest corner of section 10; Thence North 13°19'00" East 113.57 feet to the beginning of a tangent curve to the right, having a 205.30 foot radius and a central angle of 25°49'41"; Thence 92.55 feet along the arc of said curve to the point of terminus, said point of terminus being on the East line of the Northwest quarter of the Northwest quarter, said point of terminus also being South 71°27'03" East 1398.65 feet from the Northwest corner of section 10. The bearing along the North line of section 10 being North 89°38'03" East as indicated on survey plat filing #1775 of the Duchesne County Surveyor's Office.

66 FOOT RIGHT-OF-WAY THROUGH PARCEL #2
Township 4 South, Range 6 West, Uintah Special Meridian, Section 10:
A 66 foot wide Right-of-Way for road and utility purposes lying 33 feet on each side of its described centerline, the side lines of which extend and shorten so as to terminate at the boundaries of the servient estate, the centerline of which is further described as follows: Beginning at a point located on the South line of the Northwest quarter of the Northwest quarter, said point being South 39°58'34" East 1675.26 feet from the Northwest corner of section 10, said point also being on a non-tangent curve to the left, the radius point of which bears North 73°19'43" West, having a 206.20 foot radius and a central angle of 10°56'17"; Thence 39.37 feet along the arc of said curve; Thence North 5°44'00" East 122.34 feet to the beginning of a tangent curve to the right, having a 150.51 foot radius and a central angle of 18°51'43"; Thence 49.55 feet along the arc of said curve; Thence North 24°35'43" East 206.43' to the beginning of a tangent curve to the left, having a 253.18 foot radius and a central angle of 11°16'43"; Thence 49.84 feet along the arc of said curve; Thence North 13°19'00" East 208.96 feet to the point of terminus, said point of terminus being on the North line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter, said point of terminus also being South 63°08'23" East 1411.57 feet from the Northwest corner of section 10. The bearing along the North line of section 10 being North 89°38'03" East as indicated on survey plat filing #1775 of the Duchesne County Surveyor's Office.

66 FOOT RIGHT-OF-WAY THROUGH BOTH PARCELS
Township 4 South, Range 6 West, Uintah Special Meridian, Section 10:
A 66 foot wide Right-of-Way for road and utility purposes lying 33 feet on each side of its described centerline, the side lines of which extend and shorten so as to terminate at the boundaries of the servient estate, the centerline of which is further described as follows: Beginning at a point located on the South line of the Northwest quarter of the Northwest quarter, said point being South 39°58'34" East 1675.26 feet from the Northwest corner of section 10, said point also being on a non-tangent curve to the left, the radius point of which bears North 73°19'43" West, having a 206.20 foot radius and a central angle of 10°56'17"; Thence 39.37 feet along the arc of said curve; Thence North 5°44'00" East 122.34 feet to the beginning of a tangent curve to the right, having a 150.51 foot radius and a central angle of 18°51'43"; Thence 49.55 feet along the arc of said curve; Thence North 24°35'43" East 206.43' to the beginning of a tangent curve to the left, having a 253.18 foot radius and a central angle of 11°16'43"; Thence 49.84 feet along the arc of said curve; Thence North 13°19'00" East 322.53 feet to the beginning of a tangent curve to the right, having a 205.30 foot radius and a central angle of 25°49'41"; Thence 92.55 feet along the arc of said curve to the point of terminus, said point of terminus being on the East line of the Northwest quarter of the Northwest quarter, said point of terminus also being South 71°27'03" East 1398.65 feet from the Northwest corner of section 10. The bearing along the North line of section 10 being North 89°38'03" East as indicated on survey plat filing #1775 of the Duchesne County Surveyor's Office.

WATERLINE EASEMENT ACROSS PARCEL #1

Township 4 South, Range 6 West, Uintah Special Meridian, Section 10:
A 10 foot wide Easement for waterline purposes lying 5 feet on each side of its described centerline, the side lines of which extend and shorten so as to terminate at the boundaries of the servient estate, the centerline of which is further described as follows: Beginning at a point located South 87°25'49" East 1142.34 feet from the Northwest corner of section 10; Thence North 00°25'53" West 21.36 feet; Thence North 89°34'07" East 178.46 feet to a point offset perpendicularly 5 feet from the East line of the Northwest quarter of the Northwest quarter of section 10; Thence South 00°12'27" East parallel to said East line 609.02 feet to the point of terminus, said point of terminus being on the South line of the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter of section 10, said point of terminus also being South 64°14'57" East 1467.42 feet from the Northwest corner of section 10. The bearing along the North line of section 10 being North 89°38'03" East as indicated on survey plat filing #1775 of the Duchesne County Surveyor's Office.

SURVEYOR'S NARRATIVE:

I was contacted by Ron Peatross to divide his parcel in two. This survey is based upon a survey we performed in the summer of 2006, now known as file #1775 in the Duchesne County Surveyor's Office. The existing road used to access the parcels to the South, which cuts through a portion of Federal land, has been in place since at least the early 1980's according to my own knowledge. And existed prior to the time when title to the property was acquired by the government in 1967, according to Ron Peatross. The deed states "...as of April 27, 1967 ... subject to rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits, or pipelines, on, over, or across said lands in existence of such date." (See Warranty Deed recorded on September 27, 1967 in Book A-4, Page 208-210 of the Duchesne County Recorder's Office). Duchesne County has also used this road to access a local television shed to the Southwest, located approximately on the Stephen Lott property.

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 as shown on this plat, and that the same is correct and true to the best of my knowledge and belief.

REGISTERED LAND SURVEYOR No. 259966 Daniel W. Peatross STATE OF UTAH

Daniel W. Peatross, Professional Land Surveyor
Utah License Number 259966

APPROVED AS A MINOR SUBDIVISION:

DUCHESNE COUNTY COMMUNITY DEVELOPMENT

DATE:

County Surveyor file # 1967

REGISTERED SURVEYORS CORP.
61 EAST 300 NORTH, P.O. BOX 564, DUCHESNE, UTAH 84021
(435) 738-2718

DATE RESEARCHED: JANUARY 7, 2008	RESEARCHED BY: DAN PEATROSS	PROJECT No.: 08001
DATE SURVEYED: JANUARY 7, 2008	SURVEYED BY: DAN PEATROSS	

BRUCE PEATROSS
TECHNICAL DRAFTING SERVICES
P.O. BOX 633, DUCHESNE, UTAH 84021
(435) 738-2089

DATE DRAFTED: JANUARY 7, 2008	DRAFTED BY: B. PEATROSS	DATE PLOTTED: Friday 3/14/8
SHEET: 1 OF: 1	FILE NAME: Peatross Lot Split Plat	

DRAWING NUMBER
DRAWING NUMBER 1967
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6551