

**SURVEYOR'S CERTIFICATE**

I, CLINTON S. PEATROSS, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 155666) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF ATTORNEY MATTHEW HOLLEL WITH FILLMORE SPENCER, LLC.
2. THE LAND SURVEYED LIES WITHIN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESNE COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING 2014.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.
4. THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

**PROPERTY DESCRIPTION**

LOTS 142, 148, 149 AS SHOWN ON THE STRAWBERRY PROPERTIES SUBDIVISION PLAT, ON FILE IN THE DUCHESNE COUNTY RECORDER'S OFFICE.

**BASIS OF BEARINGS**

BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 26°45'49" EAST FROM THE SOUTH 1/4 CORNER TO THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, ACCORDING TO THAT CERTAIN RECORD OF SURVEY ON FILE IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE #302.

**SURVEY NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ATTORNEY MATTHEW HOWELL, WITH FILLMORE SPENCER, LLC. HE REQUESTED THAT WE PERFORM A BOUNDARY SURVEY ON THE THREE LOTS, SET THE PROPERTY CORNERS, AND LOCATE THE CABIN.

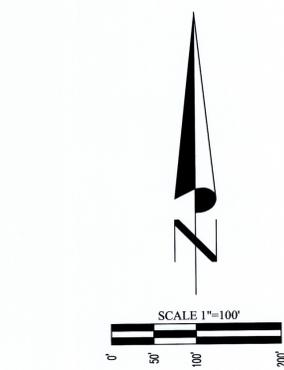
THE STRAWBERRY PROPERTIES SUBDIVISION PLAT WAS RECORDED BUT THE LOT CORNERS WERE NEVER STAKED. THE RECORD OF SURVEY FILED PREVIOUSLY IN 1992 AS SURVEY #302 TREATED THE LOTS AS ALIQUOT PARTS OF A SECTION TO DETERMINE THE LOT BOUNDARY LINES. FIVE OF THE 1992 CORNER MARKERS WERE RECOVERED, AND THE OTHER THREE WERE RESET AS SHOWN HEREON. THE CABIN IS SITUATED ON LOT 148.



CLINTON S. PEATROSS  
PROFESSIONAL LAND SURVEYOR

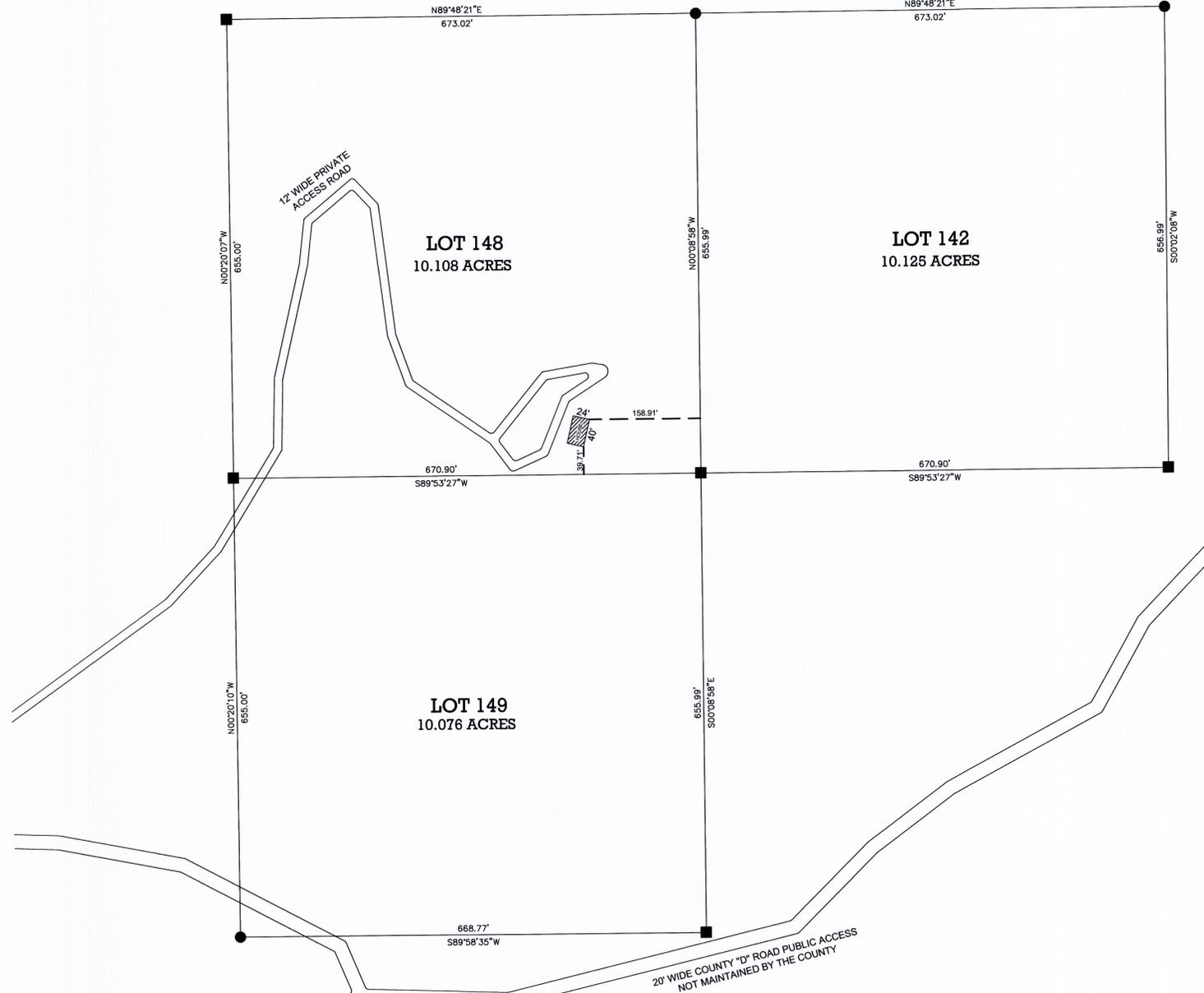
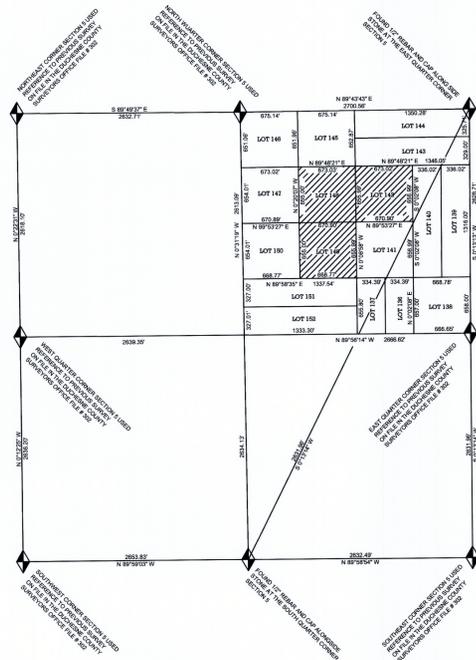
**GENERAL NOTES**

1. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.
2. IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.
3. IN THE EVENT THAT THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF PARCELING PROPERTY ACCORDING TO DIRECTIONS FROM THE CLIENT, UNDER NO CIRCUMSTANCE SHOULD THE PARCELING OF PROPERTY AS MIGHT BE SHOWN HEREON AND DESCRIBED BY LEGAL DESCRIPTION ABOVE BE INTERPRETED AS REPRESENTING A LEGAL SUBDIVISION OF LOTS OF RECORD SANCTIONED OR APPROVED BY CITY OR COUNTY GOVERNMENT OFFICES. INDEED, THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OF RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS AND MAKES NO CLAIM TO LOT CONFORMANCE BY STATUTE. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.
4. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE; FURTHERMORE, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
6. THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.
7. THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS, ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-862-4111).



- = 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "SUMMIT ENGINEERING"
- = FOUND AND ACCEPTED 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED PEATROSS 155666

**SECTION 5  
TOWNSHIP 4 SOUTH, RANGE 8 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
1" = 1000'**



**RECORD OF SURVEY**

LOCATED IN THE  
NORTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 4 SOUTH, RANGE 8 WEST,  
UINTAH SPECIAL BASE & MERIDIAN  
  
DUCHESNE COUNTY, UTAH

DRAWN BY:  
CAP  
REVIEWED BY:  
CSP  
ISSUE DATE  
10/23/2014

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**WARNING: ALTERATION**  
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER. UNLESS SO NOTED, THIS DOCUMENT IS REQUIRED BY LAW TO HAVE THEIR SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE AND LEGAL DESCRIPTION OF THE ALTERATIONS."

PROJECT <b>L14-192</b>	PREPARED FOR <b>FILLMORE SPENCER, LLC</b>
SHEET <b>1 OF 1</b>	PROJECT <b>HAGGAN STRAWBERRY PROPERTY</b>