

LOT	SQ. FEET	ACERAGE
1-A	19,505.86	0.448
2-A	19,526.93	0.448
3-A	19,421.42	0.446
4-A	19,315.91	0.443
5-A	19,210.40	0.441
6-A	20,540.67	0.472
7-A	20,418.66	0.469
8-A	20,296.65	0.466
9-A	20,879.25	0.479
10-A	97,074.69	2.229
11-A	97,074.69	2.229
12-A	35,816.27	0.822
13-A	35,816.27	0.822
14-A	25,933.63	0.595
15-A	18,905.07	0.434
16-A	17,865.15	0.410
17-A	22,096.74	0.507
18-A	17,994.62	0.413
19-A	22,729.39	0.522
20-A	28,521.00	0.655
21-A	28,521.00	0.655
22-A	10,033.15	0.230
23-A	10,000.00	0.230
24-A	10,000.00	0.230
25-A	10,000.00	0.230
26-A	10,000.00	0.230
27-A	10,000.00	0.230
28-A	10,000.00	0.230
29-A	10,000.00	0.230
30-A	10,000.00	0.230
31-A	14,038.67	0.322
32-A	13,320.42	0.306
33-A	13,377.88	0.307
34-A	13,378.01	0.307
35-A	10,367.71	0.238
36-A	12,833.10	0.295
37-A	11,445.58	0.263
38-A	13,197.76	0.303
39-A	16,818.37	0.386
40-A	16,067.89	0.369
41-A	10,078.83	0.231
42-A	10,000.00	0.230
43-A	10,000.00	0.230
44-A	10,000.00	0.230
45-A	10,000.00	0.230
46-A	10,000.00	0.230
47-A	10,000.00	0.230
48-A	10,099.52	0.232
49-A	10,033.13	0.230
50-A	46,847.52	1.075
51-A	18,231.55	0.419
52-A	17,129.79	0.467
53-A	20,324.93	0.467
54-A	15,434.47	0.354
55-A	16,646.68	0.382
56-A	16,506.14	0.379
57-A	20,593.54	0.473
58-A	15,714.08	0.361
59-A	24,828.39	0.570
60-A	20,575.69	0.472
61-A	17,399.13	0.399
62-A	15,472.26	0.355
63-A	14,964.89	0.344
64-A	15,889.60	0.365
65-A	19,886.13	0.457
66-A	13,308.90	0.306
67-A	13,614.11	0.313
68-A	10,424.35	0.239
69-A	10,107.44	0.232
70-A	40,852.34	0.938
71-A	41,783.65	0.959
72-A	41,708.53	0.957
73-A	39,702.21	0.911
74-A	39,773.03	0.913
75-A	28,675.59	0.658
76-A	26,175.30	0.601
77-A	42,186.70	0.968
78-A	44,287.85	0.984
79-A	55,419.75	1.272
80-A	20,344.90	0.467

SECTION 35
TOWNSHIP 3 SOUTH
TOWNSHIP 4 SOUTH
SECTION 2

SECTION 35
TOWNSHIP 3 SOUTH
TOWNSHIP 4 SOUTH
SECTION 2

CITY PLANNING COMMISSION APPROVAL

Approved and accepted this _____ Day of _____, 20____, of the Plat Amendment of Blocks 85, 86, 87, 109, 111, 112, 113, 114, and 115 Duchesne City Survey, by the Duchesne City Planning Commission.

Chairperson

CITY COUNCIL APPROVAL AND ACCEPTANCE

Approved and accepted this _____ Day of _____, 20____, of the Plat Amendment of Blocks 85, 86, 87, 109, 110, 111, 112, 113, 114, and 115 Duchesne City Survey, by the Duchesne City Council.

Clerk

Mayor

DUCHESNE COUNTY RECORDER

State of Utah

County of Duchesne

Filed for recording at the request of _____ on this _____

day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

DESCRIPTION OF POINT NUMBERS

- ① Found brass cap in pipe at Section corner.
- ② Found G.L.O. brass cap on pipe at the East 1/16 corner.
- ③ Found B.L.M. aluminum cap monument at the N.E. 1/16 corner.
- ④ Found B.L.M. aluminum cap monument at 200 North and 500 West.
- ⑤ Found aluminum City Monument at 300 North and 300 West.
- ⑥ 5'x6' concrete box over City water line.
- ⑦ 4'x4' concrete box over City water line.
- ⑧ City water line manhole.
- ⑨ 20' Wide walking path to "D" and detention pond.

RECORD OF SURVEY AND
PLAT AMENDMENT OF
BLOCKS 85, 86, 87, 109, 110,
111, 112, 113, 114, AND 115
DUCESNE TOWNSITE SURVEY

LOCATED IN SECTIONS 1 AND 2
TOWNSHIP 4 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, 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 in accordance with Section 17-23-17, I have made a survey for a Plat Amendment of the Blocks listed above of the Duchesne Townsite Survey, and that I have verified all measurements and placed monuments as represented on the plat.

NARRATIVE

PURPOSE OF SURVEY: To amend the Duchesne Townsite Survey, Blocks 85, 86, 87, 109, 110, 111, 112, 113, 114, and 115 for a new Lot configuration.
BASIS OF BEARING: North from a B.L.M. Monument found at 200 North 500 West to a B.L.M. Monument found at 500 North 500 West
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of the property owner's of the Lots in the Blocks of the original Duchesne Townsite Survey. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded.
NOTE: There is a 10 foot wide Public Utilities Easement along the side and back lot lines as shown.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	24°21'34"	242.45'	52.33'	103.08'	102.31'	N 12°10'47" W
C-2	18°38'26"	242.45'	39.79'	78.88'	78.53'	N 33°41'00" W
C-3	7°00'00"	242.45'	14.83'	29.62'	29.60'	N 46°30'00" W
C-4	37°38'07"	186.45'	63.54'	122.47'	120.28'	N 18°49'04" W
C-5	12°21'53"	186.45'	20.20'	40.24'	40.16'	N 43°49'04" W
C-6	4°00'00"	194.43'	6.79'	13.57'	13.57'	N 52°00'00" W
C-7	31°00'00"	194.43'	53.92'	105.20'	103.92'	N 69°30'00" W
C-8	27°00'00"	194.43'	46.68'	91.62'	90.78'	S 81°30'00" W
C-9	62°00'00"	138.43'	83.18'	149.80'	142.59'	N 81°00'00" W
C-10	14°00'00"	486.45'	59.73'	118.86'	118.57'	S 75°00'00" W
C-11	8°00'00"	486.45'	34.02'	67.92'	67.87'	S 86°00'00" W
C-12	9°30'00"	542.45'	45.07'	89.94'	89.84'	S 72°45'00" W
C-13	12°30'00"	542.45'	59.41'	118.34'	118.11'	S 83°45'00" W
C-14	17°00'00"	373.08'	55.76'	110.70'	110.29'	N 30°30'00" W
C-15	11°00'00"	373.08'	35.92'	71.63'	71.52'	N 44°30'00" W
C-16	10°41'00"	429.08'	40.12'	80.01'	79.89'	N 22°20'21" W
C-17	12°02'14"	429.08'	45.24'	90.15'	89.98'	N 38°42'06" W
C-18	5°16'42"	429.08'	19.78'	39.53'	39.52'	N 47°22'04" W
C-19	50°00'00"	186.45'	86.94'	162.71'	157.60'	N 25°00'00" W
C-20	17°43'14"	242.45'	37.79'	74.99'	74.69'	N 41°08'19" W
C-21	20°34'38"	242.45'	44.01'	87.07'	86.61'	N 21°59'25" W
C-22	11°42'08"	242.45'	25.85'	49.52'	49.43'	N 5°51'19" W
C-23	6°58'26"	461.15'	28.10'	56.13'	56.10'	N 41°30'40" W
C-24	9°35'28"	461.15'	38.69'	77.19'	77.10'	N 33°13'50" W
C-25	9°26'06"	461.15'	38.06'	75.94'	75.88'	N 23°43'08" W
C-26	5°17'54"	405.15'	18.75'	37.47'	37.45'	N 42°20'48" W
C-27	20°42'06"	405.15'	74.00'	146.39'	145.59'	N 29°21'07" W
C-28	9°00'00"	625.58'	49.23'	98.27'	98.16'	N 14°30'00" W
C-29	7°08'35"	625.58'	39.04'	77.99'	77.94'	N 6°25'47" W
C-30	2°51'25"	625.58'	15.60'	31.19'	31.19'	N 1°25'32" W
C-31	5°56'37"	569.58'	29.57'	59.09'	59.06'	N 3°00'52" W
C-32	13°03'23"	569.58'	65.18'	129.79'	129.51'	N 12°28'28" W
C-33	7°04'17"	553.00'	34.17'	68.25'	68.21'	N 34°09'52" W
C-34	7°10'44"	553.00'	34.69'	69.29'	69.24'	N 27°02'33" W
C-35	10°56'27"	476.51'	45.63'	90.99'	90.86'	N 17°58'37" W
C-36	9°30'33"	476.51'	39.63'	79.08'	78.99'	N 7°45'29" W
C-37	90°14'36"	15.00'	15.00'	23.63'	21.26'	
C-38	89°45'24"	15.00'	14.94'	23.50'	21.17'	
C-39	90°00'00"	15.00'	15.00'	23.56'	21.21'	

COUNTY SURVEYOR'S FILE #

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY, UT 84032

cell: (435)724-4386

email: cspeatross49@gmail.com

DRAFTED BY: CAP DRAFTING L.L.C. DATE DRAFTED: 5/2/2024

SHEET : 1 OF 4 JOB NAME: KELLY KIELBASA JOB# 1432