

GRADE	CONCRETE	PAVING	ASPHALT	CHALK
1-1	100.00	100.00	100.00	100.00
1-2	100.00	100.00	100.00	100.00
1-3	100.00	100.00	100.00	100.00
1-4	100.00	100.00	100.00	100.00
1-5	100.00	100.00	100.00	100.00
1-6	100.00	100.00	100.00	100.00
1-7	100.00	100.00	100.00	100.00
1-8	100.00	100.00	100.00	100.00
1-9	100.00	100.00	100.00	100.00
1-10	100.00	100.00	100.00	100.00
1-11	100.00	100.00	100.00	100.00
1-12	100.00	100.00	100.00	100.00

BLUE BENCH ESTATES

A SUBDIVISION LOCATED IN SECTION 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST
 UTAH SPECIAL BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, THAT THE DIMENSIONS INDICATED WERE FOUND BY ME BY THE FOLLOWING METHOD: THAT THE LAND IS SHOWN AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE UTAH SPECIAL BASE AND MERIDIAN, SAID POINT BEING NORTH 0°00'00" EAST 40.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 0°00'00" EAST 40.00 FEET ALONG THE WEST LINE OF THE 1/4 SECTION; THENCE NORTH 0°00'00" EAST 40.00 FEET, PERPENDICULAR TO SAID WEST LINE; THENCE SOUTH 0°00'00" WEST 40.00 FEET PARALLEL WITH SAID WEST LINE; THENCE SOUTH 0°00'00" WEST 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES.



Jerry D. Allred
 JERRY D. ALLRED
 LICENSED LAND SURVEYOR
 CERTIFICATE NO. 14891 (UTAH)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THAT TRACT OF LAND DESCRIBED HEREIN, HEREBY DEDICATE THE SAME TO BE SUBDIVIDED INTO LOTS AND ROAD BENCH-OF-WAY, THE WHOLE TO BE HEREINAFTER KNOWN AS "BLUE BENCH ESTATES".
 DO HEREBY DEDICATE AND SET APART THE SAME AS A SUBDIVISION AND GRANT AND DEDICATE TO THE FUTURE USE OF THE PUBLIC ALL PARCELS OF LAND DESCRIBED AS ROADS AND EASEMENTS ON SAID PLAT.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF DUCHESNE)
 ON THE 10th DAY OF April 1998, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE ABOVE DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DO DEEDUTE SAME.
 MY COMMISSION EXPIRES: 1998

CITY PLANNING COMMISSION APPROVAL

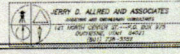
APPROVED THIS 10th DAY OF April 1998, BY THE DUCHESNE CITY PLANNING COMMISSION.
 CHAIRPERSON: _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

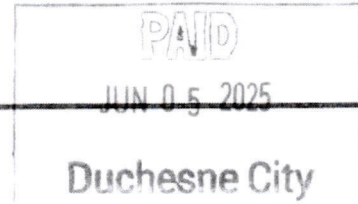
APPROVED AND ACCEPTED THIS 10th DAY OF April 1998, BY THE DUCHESNE CITY COUNCIL.
 ATTEST: _____
 CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH)
 COUNTY OF DUCHESNE)
 THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE 10th DAY OF April 1998 AT 3:00 P.M. AND IS DULY RECORDED.
 FILED NO. 216.131
 BY: _____
 COUNTY RECORDER



DUCHESNE CITY
LAND USE APPLICATION



PLACEMENT ON THE PLANNING AGENDA REQUIRES A COMPLETE APPLICATION. A COMPLETE APPLICATION CONSISTS OF: COMPLETED FORM, FEES, PLATS, DRAWINGS, & SUPPLEMENTS ETC., AS OUTLINED BY THE SUBDIVISION & ZONING ORDINANCE.

Type of Request:	Fee		
<input type="checkbox"/> Subdivision Plat			
<input type="checkbox"/> Preliminary Plat	# of lots	\$25.00 per lot	\$
<input type="checkbox"/> Final Plat	# of lots	\$25.00 per lot	\$
<input type="checkbox"/> Conditional Use Permit	\$150.00		\$
<input type="checkbox"/> Variance from Board of Adjustment	\$150.00		\$
<input type="checkbox"/> Zone Change/Plan Amendment	\$200.00		\$
<input checked="" type="checkbox"/> Amended Plat	\$200.00		\$ 200.00
Total			\$ 200.00

Project Name: _____

Applicant: A & W Pharmacy (Alan Paulson)

Address: PO BOX 447 Duchesne Phone #: 435-733-1971

Property Owner(s): Alan Paulson A & W Pharmacy

Address: _____ Phone #: _____

Location/Legal Description: 00-0032-4530 & 00-0032-4520 lots 11 & 12 River front

Nature of Request: Combine two lots

Current Land Use: Nothing

Proposed Land Use: Personal Use

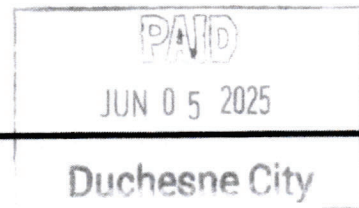
Date of Planning & Zoning Decision: _____

The above said applicant for himself (herself) or through his (her) agent hereby agrees to be bound by all provisions of the ordinances, of Duchesne City and to strictly comply with the terms thereof. He (she) further represents that all information provided as part of this application is, to the best of his (her) knowledge, true and correct.

Signature: [Signature] Date: 6-5-25

Adopted 06-08

**DUCHESNE CITY
LAND USE APPLICATION**



PLACEMENT ON THE PLANNING AGENDA REQUIRES A COMPLETE APPLICATION. A COMPLETE APPLICATION CONSISTS OF: COMPLETED FORM, FEES, PLATS, DRAWINGS, & SUPPLEMENTS ETC., AS OUTLINED BY THE SUBDIVISION & ZONING ORDINANCE.

Type of Request:	Fee		
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<input type="checkbox"/> Preliminary Plat	# of lots	\$25.00 per lot	\$
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<input type="checkbox"/> Conditional Use Permit	\$150.00		\$
<input type="checkbox"/> Variance from Board of Adjustment	\$150.00		\$
<input type="checkbox"/> Zone Change/Plan Amendment	\$200.00		\$
<input checked="" type="checkbox"/> Amended Plat	\$200.00		\$ 200.00
Total			\$ 200.00

Project Name: _____

Applicant: ATW Pharmacy (Alan Porten)

Address: P.O. Box 447 Duchesne UT **Phone #:** 435-733-1971

Property Owner(s): Alan Porten (ATW Pharmacy)

Address: _____ **Phone #:** _____

Location/Legal Description: 00-0032-4500 + 00-0032-4510 Lot 9+10

Nature of Request: Combine 2 lots 9+10

Current Land Use: None

Proposed Land Use: warehouse

Date of Planning & Zoning Decision: _____

The above said applicant for himself (herself) or through his (her) agent hereby agrees to be bound by all provisions of the ordinances, of Duchesne City and to strictly comply with the terms thereof. He (she) further represents that all information provided as part of this application is, to the best of his (her) knowledge, true and correct.

Signature: [Signature] **Date:** 6-5-25

Adopted 06-08

Duchesne City

Zoning Ordinance Variance Request

NAME: Alan Poylin (AtW Pharmacy) DATE: 6-5-25
ADDRESS: P.O. Box 447 Duchesne, UT 84021 PHONE: 435-733-0971
LOCATION OF PROPERTY: 00-0032-4500 L 00-0032-4510

LEGAL DESCRIPTION: _____

ZONING DESIGNATION: Residential

VARIANCE REQUESTED: Request Commercial for a warehouse

APPLICANT'S SIGNATURE: _____

RECOMMENDATION OF ZONING COMMITTEE: _____

ZONING COMMITTEE CHAIRMAN'S SIGNATURE: _____

ACTION OF CITY COUNCIL: _____

MAYOR'S SIGNATURE: _____

ACTION OF BOARD OF ADJUSTMENT: _____

BOARD OF ADJUSTMENT CHAIRMAN'S SIGNATURE: _____

DATE: _____

PAID

JUL 10 2025

Duchesne City

DUCHEсне CITY LAND USE APPLICATION

PLACEMENT ON THE PLANNING AGENDA REQUIRES A COMPLETE APPLICATION. A COMPLETE APPLICATION CONSISTS OF: COMPLETED FORM, FEES, PLATS, DRAWINGS, & SUPPLEMENTS ETC., AS OUTLINED BY THE SUBDIVISION & ZONING ORDINANCE.

Type of Request:	Fee		
<input type="checkbox"/> Subdivision Plat			
<input type="checkbox"/> Preliminary Plat	# of lots	\$25.00 per lot	\$
<input type="checkbox"/> Final Plat	# of lots	\$25.00 per lot	\$
<input type="checkbox"/> Conditional Use Permit	\$150.00		\$
<input type="checkbox"/> Variance from Board of Adjustment	\$150.00		\$
<input checked="" type="checkbox"/> Zone Change/Plan Amendment	\$200.00		\$ 200.00
<input type="checkbox"/> Amended Plat	\$200.00		\$
Total			\$ 200.00

Project Name: Terry Components Warehouse

Applicant: Alan Parker

Address: Lot 9A Blue Beach Estates Phone #: 435-733-1971

Property Owner(s): Alan Parker

Address: 20835 W. 8400 S. Phone #: 435-733-1971

Location/Legal Description: Lot 9A Blue Beach Estates

Nature of Request: Join two lots & make commercial

Current Land Use: Nothing

Proposed Land Use: Commercial Warehouse

Date of Planning & Zoning Decision: 6/19/25

The above said applicant for himself (herself) or through his (her) agent hereby agrees to be bound by all provisions of the ordinances, of Duchesne City and to strictly comply with the terms thereof. He (she) further represents that all information provided as part of this application is, to the best of his (her) knowledge, true and correct.

Signature: [Signature] Date: 7-10-25

Adopted 06-08

09855
WHEN RECORDED MAIL TO:
A&W Pharmacy LLC
PO Box 997
Duchesne, UT 84021

Ent 491418 Page 1 of 3
Date: 01-FEB-2016 10:38:57AM
Fee: \$25.00 Check Filed By: DMH
SHELLEY BRENNAN, Recorder
DUCHESE COUNTY CORPORATION
For: EXPRESS TITLE

[Space above this line for recording data]

WARRANTY DEED

Brad N. Taylor, Trustee of The Guy and Naomi Taylor Trust, GRANTOR(S), of HC 63 Box 40, Duchesne, UT 84021, hereby CONVEYS AND WARRANTS to: **A&W Pharmacy LLC**, GRANTEE(S), of PO Box 997, Duchesne, UT 84021, for the sum of, Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract(s) of land in Duchesne County(ies), Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Together with all improvements, appurtenances, and easements thereunto belonging.
SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent; Covenants, Conditions, Restrictions, Rights of Way, Easements, and Reservations of record or enforceable in law and equity.
EXCEPTING THEREFROM: all oil, gas and/or other minerals in, on or under said land.

WITNESS, the hand of said grantors, this 28 day of January, 2016.



Brad N. Taylor, Trustee of The Guy and Naomi Taylor Trust

STATE OF UTAH)
) ss.
COUNTY OF DUCHESE)

On the 28 day of January, 2016, personally appeared before me Brad N. Taylor, Trustee of The Guy and Naomi Taylor Trust, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC: 

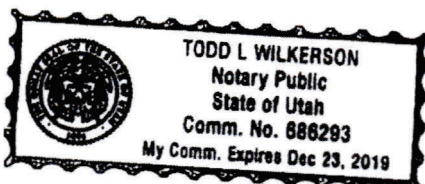


EXHIBIT "A"

FILE NO: 09855

PARCEL 1:

Lot 1, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0001 / 00-0029-1504

PARCEL 2:

Lot 2, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0002 / 00-0032-4430

PARCEL 3:

Lot 3, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0003 / 00-0032-4440

PARCEL 4:

Lot 4, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0004 / 00-0032-4450

PARCEL 5:

Lot 5, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0005 / 00-0032-4460

PARCEL 6:

Lot 6, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0006 / 00-0032-4470

PARCEL 7:

Lot 7, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0007 / 00-0032-4480

PARCEL 8:

Lot 8, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0008 / 00-0032-4490

PARCEL 9:

Lot 9, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0009 / 00-0032-4500

PARCEL 10:

Lot 10, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0010 / 00-0032-4510

PARCEL 11:

Lot 11, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0011 / 00-0032-4520

PARCEL 12:

Lot 12, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0012 / 00-0032-4530



DESCRIPTION OF BOUNDARY

SUMNER'S CERTIFICATE

to the best of my knowledge and belief

Jerry D. Alford

THE PROFESSIONAL LAND SURVEYOR
No. 14885
JERRY D. ALFORD
12 JUN 78
STATE OF TEXAS

Jerry D. Alford, Professional Land Surveyor
Certificate 14885 (State)

NAME	POSITION	DATE	SIGNATURE
NAME	POSITION	DATE	SIGNATURE
NAME	POSITION	DATE	SIGNATURE

ACKNOWLEDGMENT

CITY PLANNING COMMISSION APPROVAL:

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 20____ BY THE PURCHASING CITY CLERK _____

COUNTY RECORDER'S CERTIFICATE

COUNTY SUPERVISOR FILE NO.

19 JUN 2025 25-100-067

