

RECORD OF SURVEY
AND BOUNDARY LINE ADJUSTMENT

FOR
CAROL LEE ROBERTS
LOCATED IN BLOCK 118
OF THE DUCHESNE CITY TOWNSITE
IN THE NW 1/4 NW 1/4 OF SECTION 1
TOWNSHIP 4 SOUTH, RANGE 5 WEST
UNTANH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Carol Lee Roberts and Eddy Roberts, 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 of the Utah Code, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of creating a Boundary Line Adjustment and Record of Survey Plat:

ORIGINAL PROPERTY DESCRIPTIONS

ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED 4 March 2016

AS FOUND BY ENTRY #492331, AT PAGE 1 OF 2

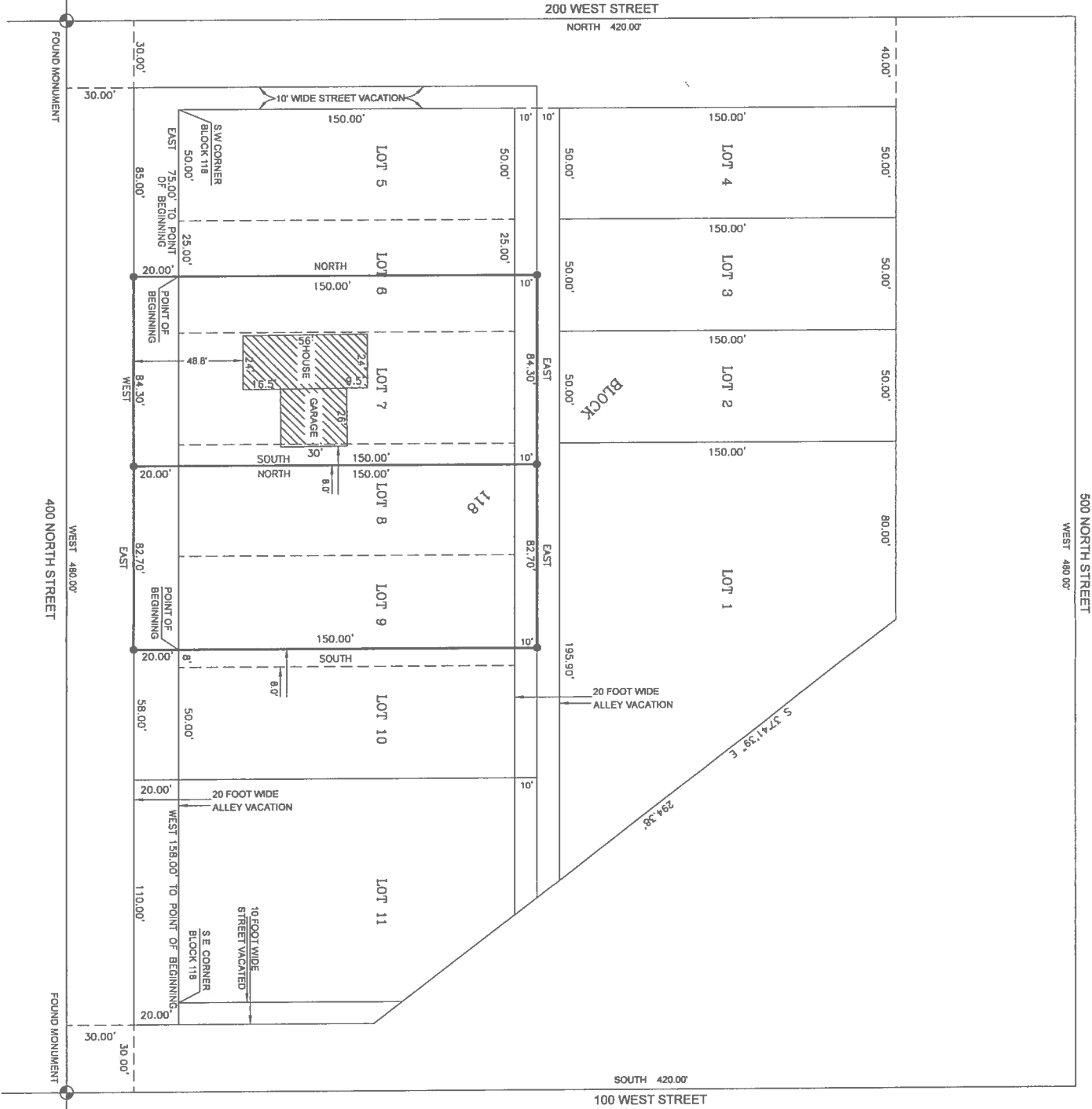
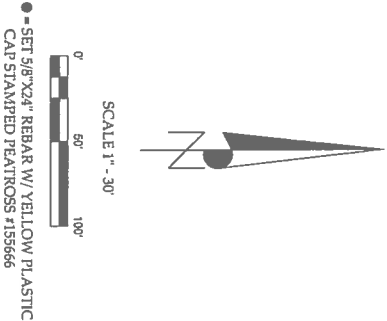
- LOT 7 & E 25 FT OF LOT 6; BLK. 118, DUCHESNE CITY SURVEY, ALSO: THOSE PARCELS OF PROPERTY ABANDONED BY DUCHESNE CITY WHICH LIE TO THE S OF SD LOTS; 10 FT OF ALLEY
- LOTS 8, 9, BLK. 118, DUCHESNE CITY SURVEY, EXCEPT 8 FT ON E SIDE OF LOT 9; ALSO: PROPERTY ABANDONED BY DUCHESNE CITY WHICH LIE TO THE S OF LOTS ALSO; 10 FT OF ALLEY

NEW PROPERTY DESCRIPTION

- Part of Lots 6, 7, and 8, Block 118, Duchesne City Survey, being further described as follows: Beginning at a point on the South line of Lot 9, said point being East 75.00 feet from the Southeast Corner of said Block 118; thence North 150.00 feet to a point on the North line of said Lot 6; thence continuing North 10.00 feet to the centerline of the abandoned 20 foot wide alley; thence East 84.30 feet; thence South 10.00 feet to a point on the North line of Lot 8; thence continuing South 150.00 feet to a point on the South line of said Lot 8; thence continuing South 20.00 feet to a point on the South line of a 20 foot wide abandoned strip of land along the North side of 400 North Street; thence West 84.30 feet; thence North 20.00 feet to the point of beginning, containing 15,740 square feet or 0.348 acres.
- Part of Lots 8 and 9, Block 118, Duchesne City Survey, being further described as follow: Beginning at a point on the South line of Lot 9, said point being West 158.00 feet from the Southeast Corner of said Block 118; thence South 20.00 feet to a point of the South line of a 20 foot wide abandoned strip of land along the North side of 400 North Street; thence West 82.70 feet; thence North 20.00 feet to a point on the South line of Lot 8; thence continuing North 150.00 feet to a point on the North line of said Lot 8; thence continuing North 10.00 feet to the centerline of the abandoned 20 foot wide alley; thence East 82.70 feet; thence South 10.00 feet to a point on the North line of Lot 9; thence continuing South 150.00 feet to the point of beginning, containing 14,886 square feet or 0.342 acres.

NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey then prepare a Boundary Line Adjustment and Record of Survey plat.
BASIS OF BEARING: West monument to monument along 400 North between 100 West and 200 West.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Eddy Roberts. 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. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.



DUCHESNE CITY PLANNING AND ZONING

Approved as a Boundary Line Adjustment this _____ day of _____, 20____.

Planning and Zoning Chairperson

DUCHESNE CITY COUNCIL

Approved as a Boundary Line Adjustment this _____ day of _____, 20____.

Mayor

Attest: _____
City Clerk

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 _____, FEE _____

Shelley Brennan Duchesne County Recorder

ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____

On this _____ day of _____, 20____, personally appeared before me, CAROL LEE ROBERTS, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that she signed it freely and voluntarily for the uses and purposes therein mentioned.
My commission expires: _____

Notary Public

OWNER'S CERTIFICATE

Know all men by these presents, that I the undersigned owner of the above described tracts of land, have caused the same to be surveyed for a Boundary Line Adjustment, and a plat to be prepared, to be in compliance with the Duchesne City Ordinances, to legally convey and transfer land ownership.

CAROL LEE ROBERTS

COUNTY SURVEYOR'S FILE # _____

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
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HEBER CITY UTAH, 84032
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DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 7/7/2021
SHEET: 1 OF 1 JOB NAME: EDDY ROBERTS JOB# 1388