

RECORD OF SURVEY
FOR
JOHN LEFLER
OF THE
JANET JENKINS PROPERTY

LOCATED IN BLOCK 124
IN THE CITY OF DUCHESNE
TOWNSHIP 4 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to John Lefler, 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 of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat.

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN WARRANTY DEED
RECORDED 28 SEPTEMBER 2023, AS FOUND BY ENTRY #570664 AT PAGES 1 AND 2

Lot 1, Block 124, Duchesne City Survey, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

ALSO: Beginning at the Northwest corner of Lot 1; thence North 56 feet; thence East 60 feet; thence South 206 feet (Record = 260 feet); thence West 10 feet; thence North 150 feet; thence West 50 feet, to the point of beginning.

ALSO: Lot 2, Block 124, Duchesne City Survey, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

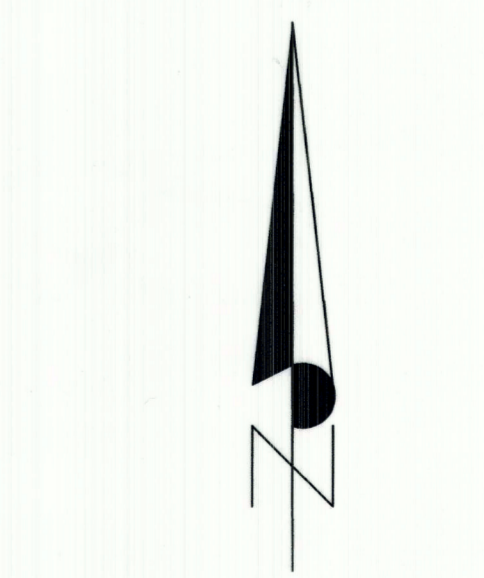
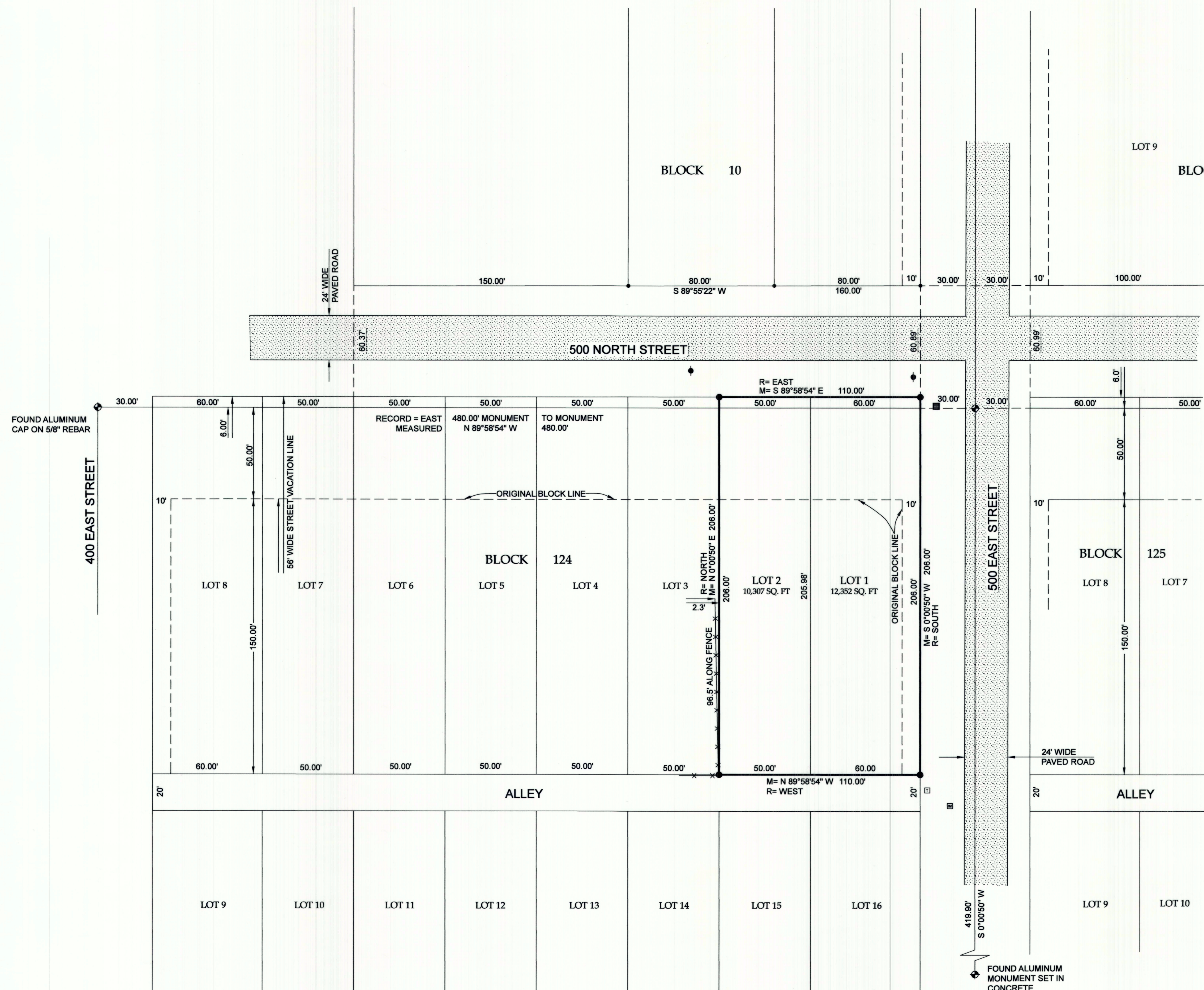
ALSO: Beginning at the Northeast corner of Lot 2; thence North 56 feet; thence West 50 feet; thence South 56 feet; thence East 50 feet, to the point of beginning.

Tax ID and APN: D-0463 | 00-0000-7207

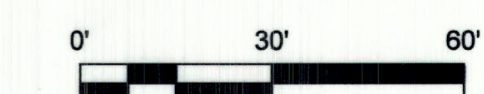
NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey then prepare a Record of Survey Plat.
BASIS OF BEARING: N 89°58'54" W from the Monument at 500 North 500 East to monument at 500 North 400 East.

SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of John Lefler. 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.



SCALE 1" = 30'



- = SET 5/8" X 24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- = STORM DRAIN CATH BASIN
- = POWER POLE
- = IRRIGATION VALVES
- x — = FENCE LINE
- ◆ = FOUND ALUMINUM MONUMENT SET IN CONCRETE
- R = RECORD
- M = MEASURED

COUNTY SURVEYOR'S FILE # 5608

PREPARED BY
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DRAFTED BY: CAP DRAFTING L.L.C. | DATE DRAFTED: 11/20/2023
SHEET: 1 OF 1 | JOB NAME: JOHN LEFLER | JOB# 1446