

SURVEY OF LOT LINE CHANGE FOR
DUCHESNE LAND, L.C.

DUCHESNE, UTAH

UTAH MINI RANCHES, PHASE 4
 A SUBDIVISION LOCATED IN
 SECTION 4, 5, AND 9
 TOWNSHIP 4 SOUTH, RANGE 4 WEST
 UTAH SPECIAL BASE AND MERIDIAN
 DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I CLINTON S. PEATROSS, DUCHESNE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155666, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED TRACTS OF LAND.

PROPERTY DESCRIPTIONS

UTAH MINI RANCHES, PHASE 4, LOT 126 CHANGE IN LOT LINES BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 126; THENCE SOUTH 42°11'06" WEST A DISTANCE OF 336.22 FEET; THENCE NORTH 31°24'36" WEST A DISTANCE OF 467.88 FEET; THENCE NORTH 63°00' EAST A DISTANCE OF 211.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 126; THENCE SOUTHEASTERLY ALONG THE ORIGINAL LOT LINE TO THE POINT OF BEGINNING CONTAINING 2.51 ACRES.

UTAH MINI RANCHES, PHASE 4, LOT 127, CHANGE IN LOT LINES BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 127; THENCE NORTH 63°00' EAST A DISTANCE OF 202.00 FEET; THENCE SOUTH 31°24'46" EAST A DISTANCE OF 467.88 FEET; THENCE SOUTH 42°11'06" WEST A DISTANCE OF 195.94 FEET TO THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 127; THENCE NORTH 51°00' WEST A DISTANCE OF 134.85 FEET; THENCE NORTH 27°00' WEST A DISTANCE OF 412.93 FEET TO THE POINT OF BEGINNING, CONTAINING 2.51 ACRES.

I FURTHER CERTIFY THAT THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDRIES OF THE ABOVE LOT LINES, ARE AS SHOWN ON THIS PLAT.

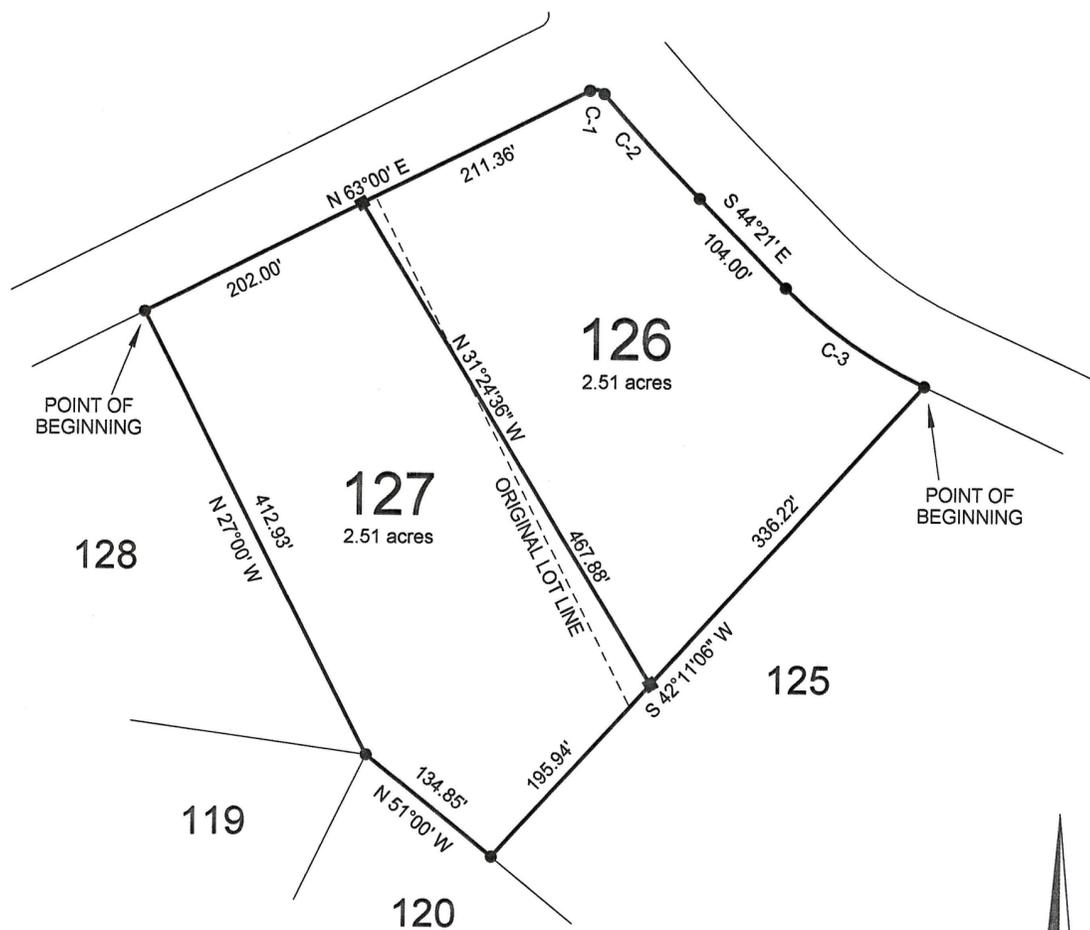
DATE 12/30/22

Clinton S. Peatross
 CLINTON S. PEATROSS

NARRATIVE

PURPOSE OF SURVEY: TO CHANGE THE LOT LINE BETWEEN LOTS 126 AND 127, AND TO FIT THE HOME ON LOT 126 WITH THE MINIMUM SIDE YARD REQUIREMENT.

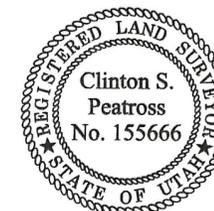
BASIS OF BEARING: UTAH MINI RANCHES, PHASE 4, SUBDIVISION PLAT.



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-1	76°07'58"	10.00'	7.83'	13.29'	12.33'
C-2	3°28'58"	1955.73'	59.46'	118.88'	118.86'
C-3	20°52'	392.20'	72.22'	142.84'	142.05'

- = 1/2 X 24" REBAR SET DURING PREVIOUS SURVEY
- = 1/2 X 24" REBAR SET DURING THIS SURVEY



COUNTY SURVEYOR'S FILE # 1279

Job # 773

PREPARED BY
PEATROSS LAND SURVEYS

REGISTERED LAND SURVEYOR

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