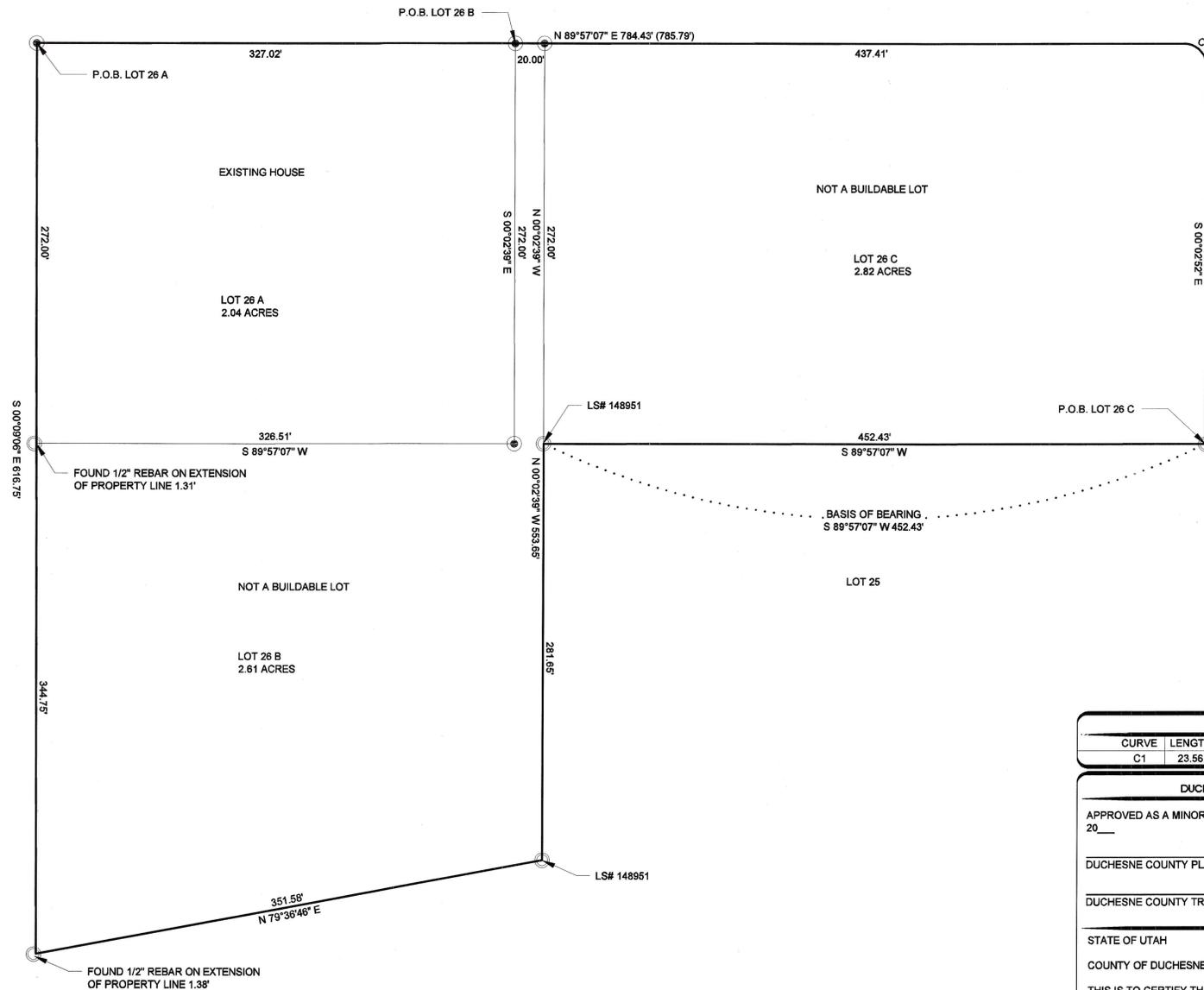


AMENDED LOT 26 EQUESTRIAN ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 WEST
UNTAAH SPECIAL MERIDIAN



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.56	15.00	89°58'39"	N45°02'52"W	21.21

DUCHESE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS _____ DAY OF _____ OF 20__

DUCHESE COUNTY PLANNING DIRECTOR

DUCHESE COUNTY TREASURER

COUNTY RECORDER CERTIFICATE

STATE OF UTAH)
COUNTY OF DUCHESE) SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____ 20__ AT _____ O'CLOCK AND IS DULY RECORDED.

BOOK _____ PAGE _____ DUCHESE COUNTY RECORDER
FILE NUMBER _____

LEGEND	
—	= LOT LINE
—	= BOUNDARY LINE
- - -	= ADJACENT PROPERTY LINE
○	= FOUND REBAR AND CAP
●	= SET REBAR AND CAP MARKED 'EPIC ENG'
(XXXX.XX)	= RECORD DATA

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY, BY THE AUTHORITY OF THE OWNERS, THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREINAFTER TO BE KNOWN AS: AMENDED LOT 26 EQUESTRIAN ESTATES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Dan E. Knowlden Jr. 7-10-09
DAN E. KNOWLDEN JR. DATE

7173588
STATE OF UTAH

LOT 26 A BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 26 EQUESTRIAN ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE AT BOOK A-89 PAGE 8-10 IN THE DUCHESE COUNTY RECORDERS OFFICE AND THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 WEST USM, AND RUNNING THENCE NORTH 89°57'07" EAST 327.02 FEET ALONG THE NORTH LINE OF SAID LOT 26; THENCE SOUTH 00°02'39" EAST 272.00 FEET TO THE SOUTH LINE OF SAID LOT 26; THENCE SOUTH 89°57'07" WEST 326.51 FEET ALONG THE SOUTH LINE OF SAID LOT 26; THENCE NORTH 00°09'06" WEST 272.00 FEET ALONG THE WEST LINE OF SAID LOT 26 TO THE POINT OF BEGINNING.

LOT 26 B BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°57'07" WEST 327.02 FEET FROM THE INTERSECTION OF THE NORTH LINE OF LOT 26 EQUESTRIAN ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE AT BOOK A-89 PAGE 8-10 IN THE DUCHESE COUNTY RECORDERS OFFICE AND THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 WEST USM, THENCE SOUTH 00°02'39" EAST 272.00 FEET; THENCE SOUTH 89°57'07" WEST 326.51 FEET; THENCE SOUTH 00°09'06" EAST 344.75 FEET; THENCE NORTH 79°36'46" EAST 351.58 FEET; THENCE NORTH 00°02'39" WEST 553.85 FEET TO THE NORTH LINE OF LOT 26 EQUESTRIAN ESTATES SUBDIVISION; THENCE SOUTH 89°57'07" WEST 20.00 FEET ALONG THE NORTH LINE OF SAID LOT 26 TO THE POINT OF BEGINNING.

LOT 26 C BOUNDARY DESCRIPTION

BEGINNING AT A THE SOUTHEAST CORNER OF LOT 26 EQUESTRIAN ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE AT BOOK A-89 PAGE 8-10 IN THE DUCHESE COUNTY RECORDERS OFFICE RUNNING THENCE SOUTH 89°57'07" WEST 452.43 FEET ALONG THE SOUTH LINE OF SAID LOT 26; THENCE NORTH 00°02'39" WEST 272.00 FEET TO THE NORTH LINE OF SAID LOT 26; THENCE NORTH 89°57'07" EAST 437.41 FEET ALONG THE NORTH LINE OF SAID LOT 26 TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'39" (CHORD BEARS SOUTH 45°02'52" EAST 21.21 FEET); THENCE SOUTH 00°02'52" EAST 257.00 FEET ALONG THE EAST LINE OF SAID LOT 26 TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP HEREAFTER TO BE KNOWN AS AMENDED LOT 26 EQUESTRIAN ESTATES SUBDIVISION, AND THE OWNERS HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS;

EXECUTED THIS _____ DAY OF _____, 20__

ROGER BENNETT ANDREA BENNETT
ACKNOWLEDGEMENT

State of Utah }
County of Duchesne }

ON THE _____ DAY _____, 20__, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS IN FEE OF THE PARCEL BEING DESCRIBED, AND THAT THE WITHIN AND FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD WAS SIGNED ON BEHALF OF US.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN _____, UTAH
MY COMMISSION EXPIRES: _____

NARRATIVE

EPIC ENGINEERING WAS CONTRACTED BY ROGER BENNETT TO SPLIT HIS LOT INTO THREE PARCELS. EPIC USED THE FOLLOWING DOCUMENTS IN THE RETRACEMENT: A RECORD OF SURVEY BY JERRY D. ALLRED AND ASSOCIATES RECORDED AS FILE NUMBER 1738, THE EQUESTRIAN ESTATES SUBDIVISION RECORDED AT BOOK A-89 PAGE 8-10. ALL DOCUMENTS ARE FILED IN THE DUCHESE COUNTY RECORDERS OFFICE. THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND REBAR ON THE NORTH LINE OF LOT 26 WHICH BEAR SOUTH 89°57'07" WEST

Salt Lake City - (801)955-5605
Heber City - (435)654-6600
Vernal - (435)781-2113
web - www.epicengineeringpc.com

DRAWN: JCR	PROJECT #
DESIGNER: DEK	09-SM-1042
REVIEWED: DEK	DATE:
	6/12/2009

PROJECT NAME:
AMENDED LOT 26 EQUESTRIAN ESTATES SUBDIVISION

PROJECT LOCATION:
ALTAMONT, UTAH

SHEET TITLE:
AMENDED PLAT

SHEET
1

N:\PROJ\2009 SMALL PROJECTS\09-SM-XXX-BENNETT 3 LOT SUBDIVISION\dwg\SUBPLAT.dwg 6/15/2009 2:25:16 PM MDT

County Surveyor File # 2112