



NORTHEAST CORNER OF SECTION 31, T.1S., R.7W., U.S.B. & M. 7

**SURVEYOR'S CERTIFICATE**

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Registered Land Surveyor, and that I hold License No. 4779, as prescribed by the laws of the state of Utah, and that I have made a boundary survey of the following described tracts of land:

**TRACT #1**

A tract of land located in Section 31, Township 1 South, Range 7 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Commencing at the Northeast corner of said section; thence South a distance of 1353.00 feet along the East line of said section to the extension of the South Right-Of-Way line of a County Road; thence West a distance of 660.00 feet along said Right-Of-Way line and extension thereof to the Point Of Beginning; thence South a distance of 317.57 feet to the North Right-Of-Way line of Utah State Road #35; thence North 61°00'25" West a distance of 323.33 feet along said Right-Of-Way; thence North 28°59'35" East a distance of 10.00 feet along said Right-Of-Way to a point on the beginning of a curve to the right; thence Northwest an arc length distance of 253.46 feet along the Right-Of-Way of said State Road to the South Right-Of-Way line of said County Road, said curve having a central angle of 16°02'53", a radius of 904.93 feet, and a long chord of 252.64 feet; thence East a distance of 479.68 feet along the South Right-Of-Way of said County Road to the Point Of Beginning, containing 1.89 acres.

**TRACT #2**

A tract of land located in Section 31, Township 1 South, Range 7 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Commencing at the Northeast corner of said section; thence South a distance of 1353.00 feet along the East line of said section to the extension of the South Right-Of-Way line of a County Road; thence West a distance of 473.00 feet along said Right-Of-Way line and extension thereof to the Point Of Beginning; thence South a distance of 232.94 feet; thence West a distance of 187.00 feet; thence North a distance of 232.94 feet to the South Right-Of-Way line of said County Road; thence East a distance of 187.00 feet along the South Right-Of-Way of said County Road to the Point Of Beginning, containing 1.00 acre.

**TRACT #3**

A tract of land located in Section 31, Township 1 South, Range 7 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Commencing at the Northeast corner of said section; thence South a distance of 1353.00 feet along the East line of said section to the extension of the South Right-Of-Way line of a County Road; thence West a distance of 280.00 feet along said Right-Of-Way line and extension thereof to the Point Of Beginning; thence South a distance of 75.00 feet; thence East a distance of 81.00 feet; thence South 10°41'38" East a distance of 237.12 feet; thence East a distance of 122.00 feet to a point on the West Right-Of-Way line of a Tabiona Town street; thence South a distance of 123.70 feet along said West Right-Of-Way line; thence South 76°22'41" West a distance of 270.92 feet along an old fenceline (record = South 75°48'02" West a distance of 268.86 feet); thence North 28°59'35" East a distance of 99.35 feet; thence North 61°00'25" West a distance of 270.00 feet; thence South 28°59'35" West a distance of 120.00 feet to a point on the North Right-Of-Way line of Utah State Road #35; thence North 61°00'25" West a distance of 134.38 feet along said state road Right-Of-Way line; thence North a distance of 84.63 feet; thence East a distance of 187.00 feet; thence North a distance of 232.94 feet to a point on the South Right-Of-Way line of a County Road; thence East a distance of 193.00 feet along the South Right-Of-Way of said County Road to the Point Of Beginning, containing 3.35 acres.

**TRACT #4**

A tract of land located in Section 31, Township 1 South, Range 7 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Commencing at the Northeast corner of said section; thence South a distance of 1353.00 feet along the East line of said section to the extension of the South Right-Of-Way line of a County Road; thence West a distance of 33.00 feet along said Right-Of-Way line and extension thereof to the Point Of Beginning, said point also being on the West Right-Of-Way line of a North-South Tabiona Town street; thence South a distance of 308.00 feet along said street Right-Of-Way line; thence West a distance of 127.00 feet; thence North 10°41'38" West a distance of 237.12 feet; thence West a distance of 81.00 feet; thence North a distance of 75.00 feet to a point on the South Right-Of-Way line of said County Road; thence East a distance of 247.00 feet to the Point Of Beginning, containing 1.20 acres.

I further certify that the visible improvements effecting the boundaries of the above described tracts of land, are as shown on this plat.

7/9/93  
Date

*Clinton S. Peatross*  
Clinton S. Peatross  
License No. 4779 (Utah)



Duchesne County Surveyor File # 353

**BOUNDARY SURVEY FOR ENID WAGSTAFF TABIONA, UTAH**

**NARRATIVE**

At the request of Mrs. Enid Wagstaff of Tabiona, Utah, I was retained to perform a property survey in Section 31, Township 1 South, Range 7 West, Uintah Special Base and Meridian. A part of this land had been annexed into the Tabiona Townsite and I understand that the rest of the land will be at a later date. A 33 foot wide Right-Of-Way on the North and East lines of the property should be deeded to Tabiona Town for continued public use. Tract #1 to be deeded to Doug Price, and Tract #2 to be deeded to Larry Price—both sons of Mrs. Wagstaff. Tract #3 to be sold to Charles Streble. Tract #4 to be retained by Mrs. Wagstaff.

SECTION 31  
TOWNSHIP 1 SOUTH, RANGE 7 WEST  
UINTAH SPECIAL BASE AND MERIDIAN

PREPARED BY  
**PEATROSS LAND SURVEYS**  
REGISTERED LAND SURVEYOR  
P.O. BOX 271  
DUCHEсне, UTAH 84021  
(801) 738-2386

ENID WAGSTAFF

JOB #579