

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____,

20____, by the Duchesne County Planning Department.

Duchesne County Planning Department

DUCHESNE COUNTY RECORDER

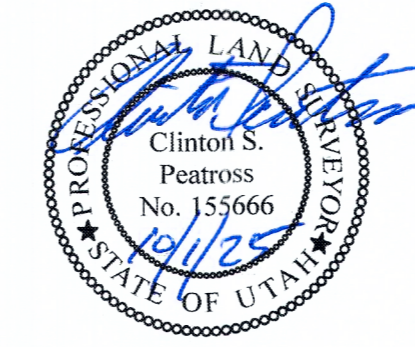
State of Utah } s.s.

County of Duchesne } Entry Number _____ Page(s) _____

Filed for recording at the request of _____ on this _____

day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder



RECORD OF SURVEY AND MINOR SUBDIVISION TO BE KNOWN AS THE **TURNBOW MINOR SUBDIVISION**

LOCATED IN SECTION 9
TOWNSHIP 1 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Julie Turnbow, 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 AFFIDAVIT OF SURVIVORSHIP, RECORDED 21 MARCH, 2025 AS FOUND BY ENTRY # 584681, AT PAGES 1 TO 3

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN.
SECTION 9:
The North Half of the East Half of the Northeast quarter.

NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey then Prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: N 89°44'48" E from the N1/4 corner to the Northeast Section corner.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Julie Turnbow. 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.

OWNER'S CERTIFICATE

Know all men by these presents: that JULIE A. TURNBOW the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

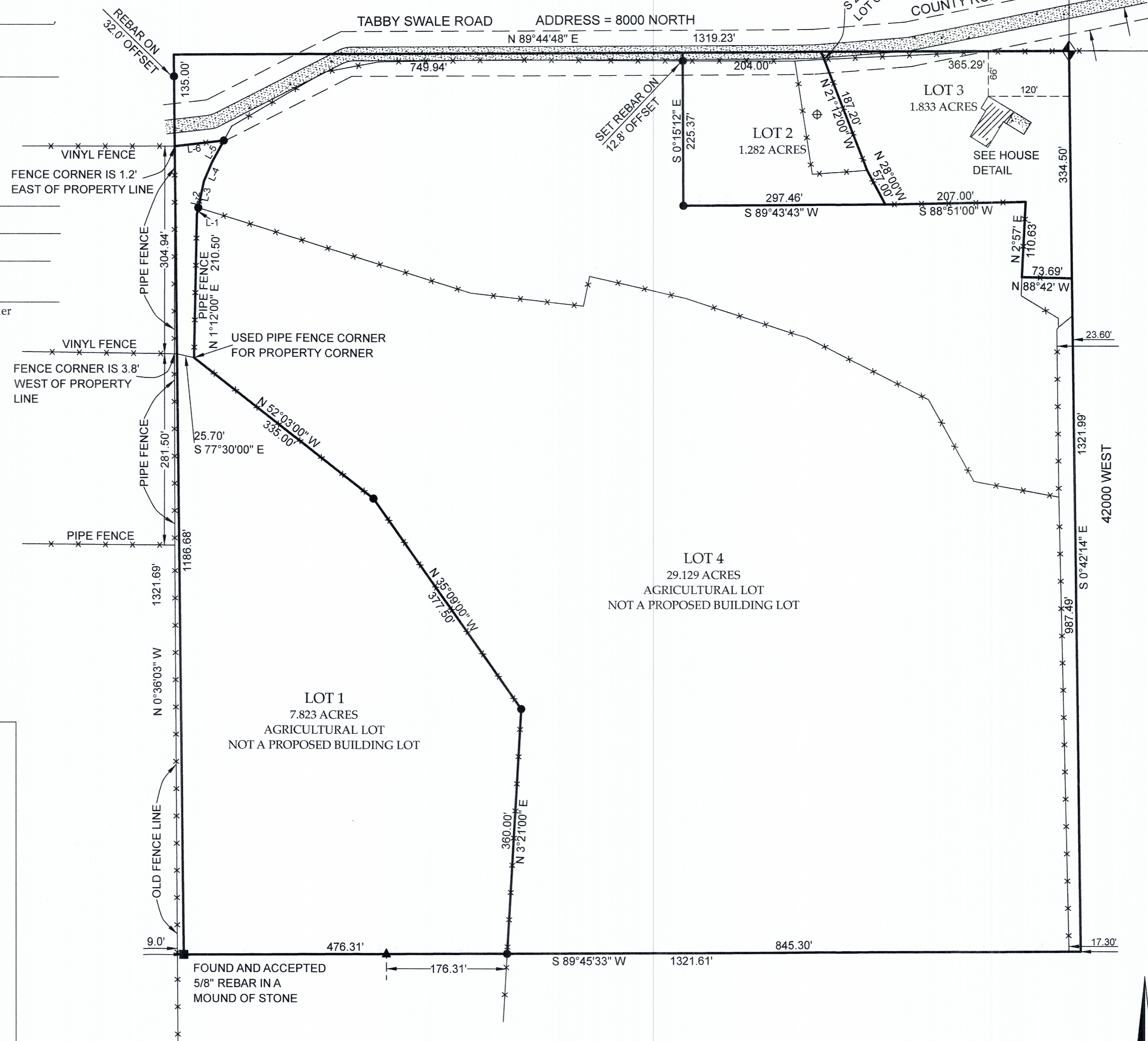
JULIE A. TURNBOW

ACKNOWLEDGEMENT

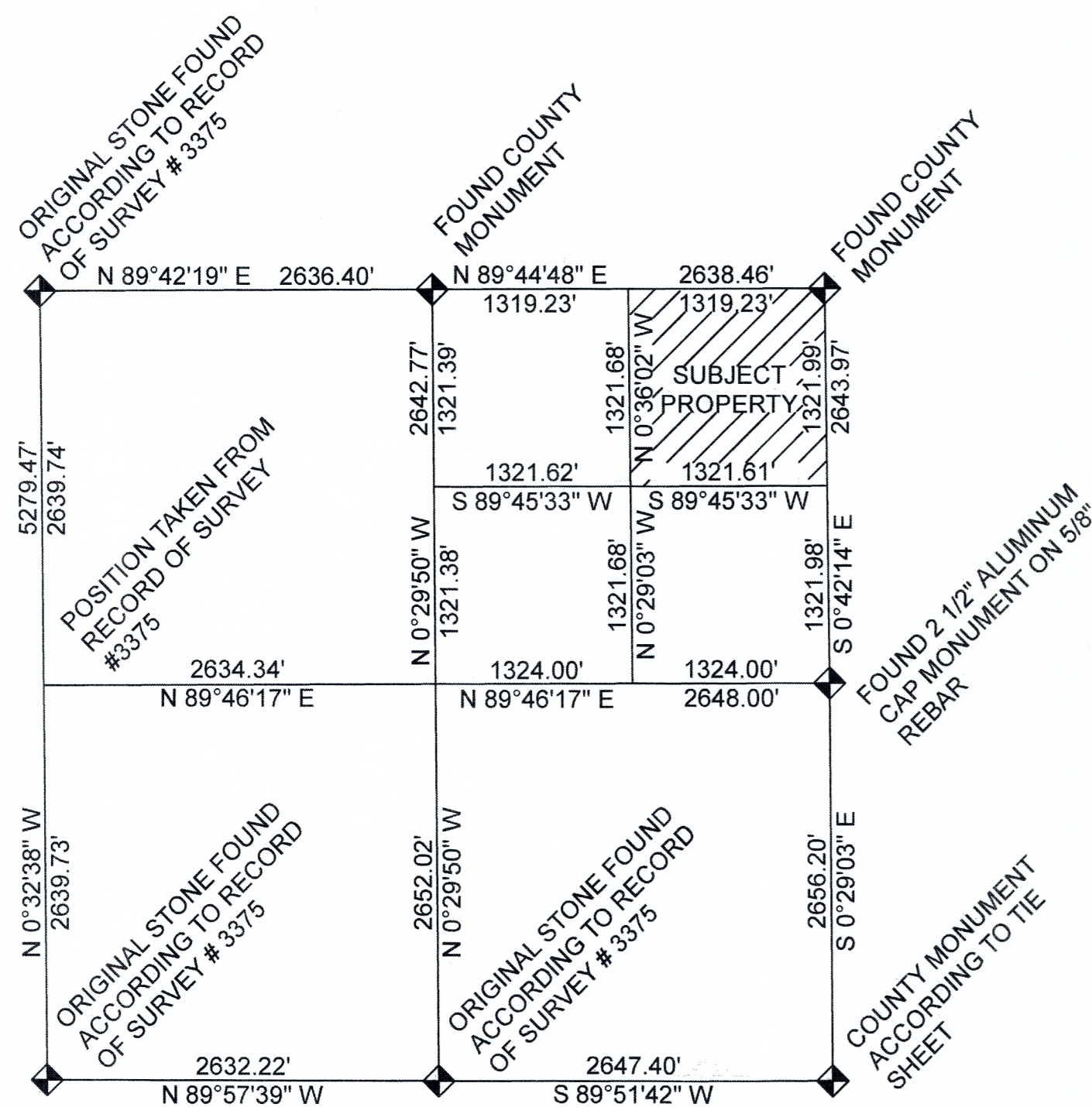
County of _____ } s.s.
State of _____ }

On this _____ day of _____, 20____, personally appeared before me, JULIE A. TURNBOW 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



SECTION BREAKDOWN
SECTION 9
TOWNSHIP 1 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
1" = 1000'

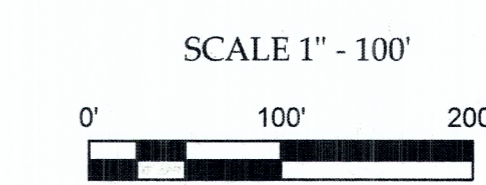
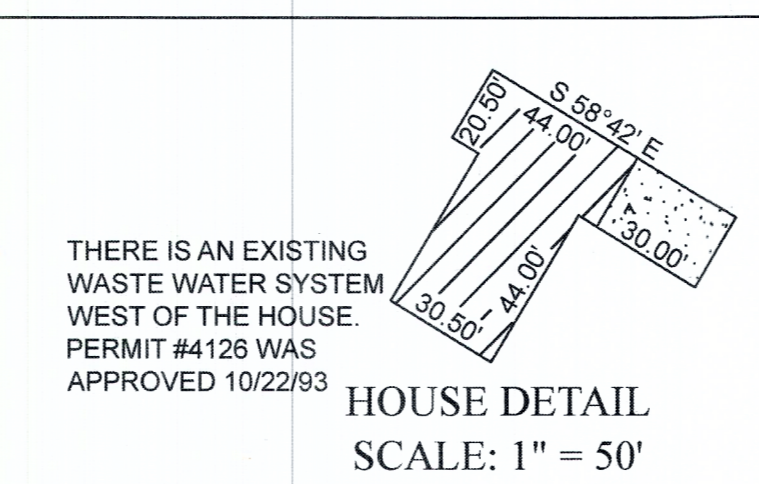


LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | N 12°00'00" E | 9.87' |
| L-2 | N 12°00'00" E | 50.00' |
| L-3 | N 12°00'00" E | 40.13' |
| L-4 | N 23°27'00" E | 30.00' |
| L-5 | N 28°38'00" E | 36.42' |
| L-6 | S 83°28'00" W | 72.95' |

SOIL TEST PIT LOCATION

| LOT | LATITUDE | LONGITUDE |
|-------|----------------|-----------------|
| LOT 2 | N 40°24'53.01" | W 110°47'05.43" |



- = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- = FOUND REBAR AND CAP SET DURING PREVIOUS SURVEYS
- x — = FENCE LINE
- ⊕ = SOIL TEST PIT

COUNTY SURVEYOR'S FILE # 5990

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
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email: cspeatross49@gmail.com

DRAFTED BY: CAP DRAFTING L.L.C. DATE DRAFTED: 8/27/2025

SHEET : 1 OF 1 JOB NAME: SPENCER TURNBOW JOB# 1358