

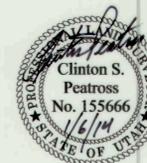
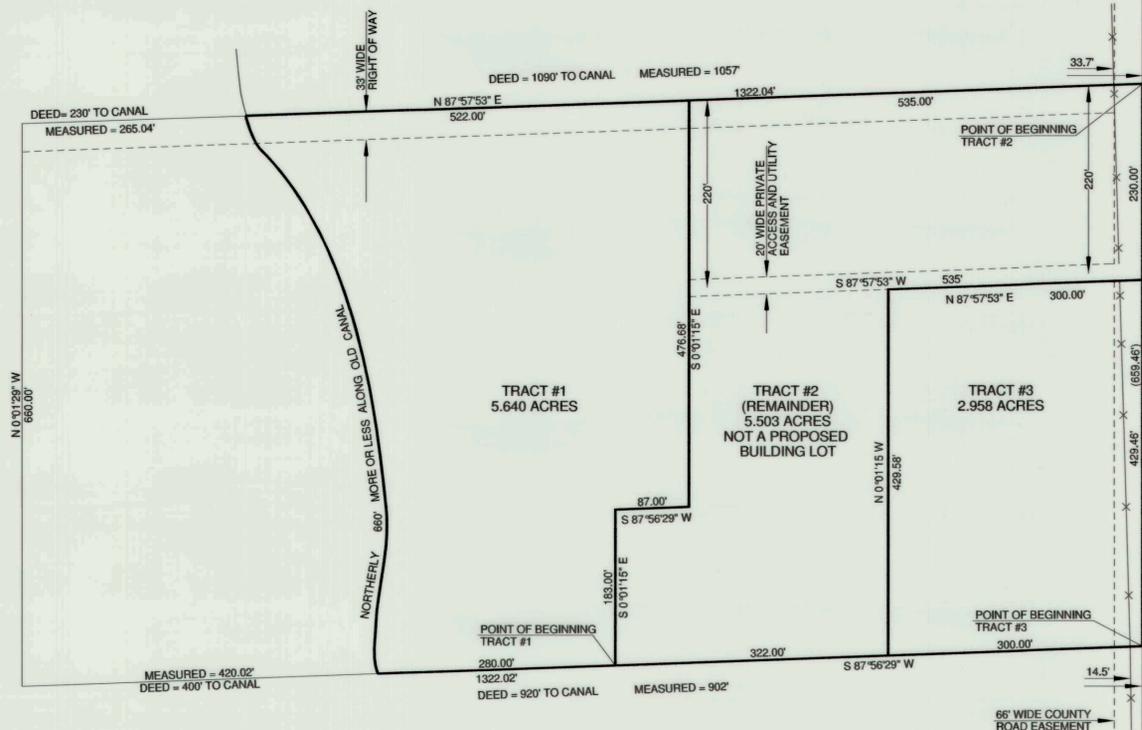
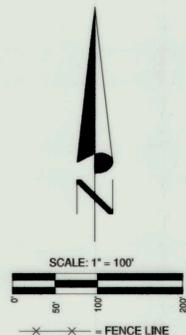
OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tracts 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.

RONALD D. PEATROSS

ACKNOWLEDGEMENT

County of } s.s.
 State of }
 On this _____ day of _____, 20____ personally appeared before me, RONALD D. PEATROSS, signer of the above OWNER'S CERTIFICATE, and have acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.
 My commission expires: _____
 Notary Public



RECORD OF SURVEY
 AMENDING A MINOR SUBDIVISION PLAT
 FOR
RON PEATROSS
 RR 4 BOX 3054A
 ROOSEVELT, UT 84066
 LOCATED IN THE SE1/4 OF SECTION 23
 TOWNSHIP 2 SOUTH, RANGE 2 WEST
 UINTAH SPECIAL BASE AND MERIDIAN
 DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Ron Peatross, that I am a Professional Land Surveyor, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described parcel of land for the purpose of creating a Minor Subdivision:

PARENT PARCEL

Section 23: North 1/2 North 1/2 Southeast 1/4 Southeast 1/4; South 1/2 North 1/2 Northeast 1/4 Southeast 1/4. EXCEPTING THEREFROM a parcel of land which is West of a certain irrigation lateral known as the Hancock Lateral, or the Class "D" Lateral within the Southeast 1/4 Southeast 1/4 and the Northeast 1/4 Southeast 1/4 of said section being further described as follows: Beginning at a point 1320 feet West of the Southeast corner and 825 feet North of the South section line; thence North 825 feet; thence East approximately 230 feet, more or less to the centerline of said irrigation canal; thence South following the curve at the centerline of said irrigation canal to a point that is on the South line of North 1/2 North 1/2 Southeast 1/4 Southeast 1/4 of Section 23; thence West approximately 400 feet to the West line of the Southeast 1/4 of said section; thence North to the point of beginning.

SUBJECT TO Rights-of-way and easements of record and/or enforceable in law and equity, including but not limited to a 33 foot wide right-of-way across the North side of South one-half South one-half Northeast quarter Southeast quarter.

NEW DESCRIPTIONS
 TRACT #1

TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 23: Beginning at a point being North 0°01'15" West 989.20 feet along the East section line and South 87°56'29" West 622.00 feet along the South line of the North Half of the North Half of the Southeast Quarter of the Southeast Quarter from the Southeast Corner of said Section 23; thence continuing South 87°56'29" West 280.00 feet along said South line to the centerline of the Class "D" Lateral canal; thence Northerly 660 feet, more or less, along the centerline of said canal to a point on the North line of the South Half of the South Half of the Northeast Quarter of the Southeast Quarter; thence North 87°57'53" East 522.00 feet along said North line; thence South 0°01'15" East 476.68 feet along a line parallel to the East section line; thence South 87°56'29" West 87.00 feet; thence South 0°01'15" East 183.00 feet to the point of beginning, containing 5.640 acres.

TOGETHER with a 20 foot wide private access and utility easement, the centerline of which is described as follows: Beginning at a point on the East section line and being South 0°01'15" East 220 feet, more or less, from the Northeast Corner of said S1/2 of said N1/4 of said SE1/4; thence South 87°57'53" West 535 feet, more or less, along a line parallel with the North line of said S1/2 of said N1/4 of said SE1/4 to the point of termination. SUBJECT to a 33 foot wide right of way along the North side of the described property.

TRACT #2

TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 23: Beginning at the Northeast Corner of the South Half of the South Half of the Northeast Quarter of the Southeast Quarter; thence South 0°01'15" East 230.00 feet along the East section line; thence South 87°57'53" West 300.00 feet along a line parallel to the North line of said S1/2 of said N1/4 of said SE1/4; thence South 0°01'15" East 429.58 feet along a line parallel with said East section line to a point on the South line of the North Half of the North Half of the Southeast Quarter of said SE1/4; thence South 87°56'29" West 322.00 feet along said South line; thence North 0°01'15" West 183.00 feet; thence North 87°56'29" East 87.00 feet; thence North 0°01'15" West 476.68 feet to a point on the North line of said S1/2 of said N1/4 of said SE1/4; thence North 87°57'53" East 535.00 feet to the point of beginning, containing 5.503 acres. SUBJECT to a 20 foot wide private access and utility easement, the centerline of which is described as follows: Beginning at a point on the East section line and being South 0°01'15" East 220 feet, more or less, from the Northeast Corner of said S1/2 of said N1/4 of said SE1/4; thence South 87°57'53" West 535 feet, more or less, along a line parallel with the North line of said S1/2 of said N1/4 of said SE1/4 to the point of termination. ALSO SUBJECT to a 33 foot wide right of way along the North side of the described property. AND, ALSO SUBJECT to a 33 foot wide right of way for a County Road (4000 West Street) along the East side of the property.

TRACT #3

TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 23: Beginning at the Southeast Corner of the North Half of the North Half of the Southeast Quarter of the Southeast Quarter; thence South 87°56'29" West 300.00 feet along the South line of said N1/2 of said N1/2 of said SE1/4 of said SE1/4; thence North 0°01'15" West 429.58 feet along a line parallel with the East section line; thence North 87°57'53" East 300.00 feet to a point on said East section line; thence South 0°01'15" East 429.46 feet to the point of beginning, containing 2.958 acres. SUBJECT to a 33 foot wide right of way for a County Road (4000 West Street) along the East side of the property.

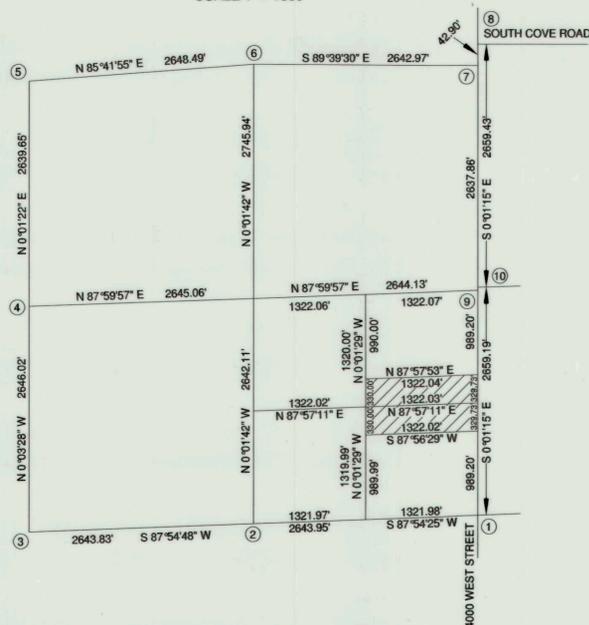
NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey of the above described tracts of land, and then prepare a Record of Survey amending a Minor Subdivision plat that was recorded 12 September 2013, as found by Entry #463985, in Book A692, Pages 493-497.
 BASIS OF BEARING: North 0°01'42" West from the South 1/4 Corner to the North 1/4 Corner of Section 23, T2S, R2W, USB&M, according to that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #535.
 SURVEY FINDINGS: As shown on the plat.
 NOTE: This survey was performed at the request of Ron Peatross. 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.

POINT NUMBER DESCRIPTIONS FOR SECTION 23, T2S, R2W, USB&M

1. Found a County Monument at the SE section corner.
2. Found a County Monument at the S1/4 corner.
3. The SW section corner is a County Monument according to survey file #2339.
4. The W1/4 corner is a County Monument according to survey file #2339.
5. The NW section corner is a County Monument according to survey file #2339.
6. Found a County Monument at the N1/4 corner.
7. Found a County Monument at the NE section corner.
8. Found a County Monument at the NW corner of Section 24, T2S, R2W.
9. Found a 5/8" rebar and cap at the E1/4 corner.
10. Found a 1/2" rebar at the W1/4 corner of Section 24, T2S, R2W.

SECTION 23
 TOWNSHIP 2 SOUTH, RANGE 2 WEST
 UINTAH SPECIAL BASE AND MERIDIAN
 SCALE 1" = 1000'



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

Colene Nelson Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the
 Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah } s.s.
 County of Duchesne }
 Filed for recording at the request of _____ on this _____
 day of _____, 20____. Time _____ Book _____ Page(s) _____
 Fee: _____
 Carolyne Madsen Duchesne County Recorder

NO.	REVISION	DATE	BY
1	Amend plat.	1/1/14	CAP

PREPARED BY
PEATROSS LAND SURVEYS
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 34
 Duchesne Utah, 84021
 Phone: (435)738-5753 Cell: (435)724-4386
 email: cspeatross@ubt.net

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 1/1/2014 DATE PLOTTED: Wednesday 1/1/14
 SHEET: 1 OF 1 FILE NAME: RON PEATROSS JOB # 632