

# JEFF MARETT MINOR SUBDIVISION AMENDMENT #3 AND BOUNDARY LINE ADJUSTMENT SURVEY

FOR  
**Shane L. and Elizabeth A. Ivie  
AND  
Alisse K. and Richard E. Coil**

LOCATED IN THE NORTH HALF OF THE NORTHWEST  
QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH,  
RANGE 4 WEST, UTAH SPECIAL MERIDIAN

NOTE: THIS AMENDMENT IS FOR THE PURPOSE OF ADJUSTING  
THE NORTHERLY PORTION OF THE BOUNDARY LINE BETWEEN  
THE TWO PARTIES. AREA ADJUSTED = 0.256 ACRES.

### PREVIOUS DESCRIPTION FOR JEFF MARETT MINOR SUBDIVISION:

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34:  
Beginning at the Northwest corner of Section 34, and running thence North 88°22'24" East  
1470.02 feet along the North line of said Section to an iron rod; thence South 15°51'40" East  
389.22 feet to an iron rod; thence South 17°54'29" West 221.48 feet to an iron rod; thence  
South 88°52'52" West 276.58 feet to an iron rod; thence South 01°27'08" East 150.17 feet to  
an iron rod; thence South 85°52'32" East 90.00 feet to an iron rod; thence South 27°50'42" East  
150.59 feet to an iron rod; thence South 04°47'07" West 423.66 feet to and beyond an iron rod  
located on the North Right-of-Way line of old Highway 40 to a point on the South line of the  
North half of the Northwest quarter of said Section 34; thence South 88°32'52" West 1356.88  
feet along said South line to the Southwest corner of the North half of the Northwest quarter;  
thence North 00°12'00" West 1297.09 feet along the West line of said Section to the Point of  
Beginning. Contains 42.514 acres, more or less. Basis of Bearings is along the West line of  
said Section 34 between the West quarter corner and the Northwest Section corner, that bearing  
being North 00°12'00" West as measured by the General Land Office surveyors in 1914. Subject  
to those portions being used for East River Road Right of Way.

### ADJUSTED DESCRIPTION FOR JEFF MARETT MINOR SUBDIVISION:

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34:  
Beginning at the Northwest corner of Section 34, and running thence North 88°22'24" East  
1372.30 feet along the North line of said Section to an iron rod; thence South 35°53'14"  
East to and along the centerline of a road for a distance of 276.62 feet; thence South 15°-  
51'40" East 153.36 feet to an iron rod; thence South 17°54'29" West 221.48 feet to an iron  
rod; thence South 88°52'52" West 276.58 feet to an iron rod; thence South 01°27'08" East  
150.17 feet to an iron rod; thence South 85°52'32" East 90.00 feet to an iron rod; thence  
South 27°50'42" East 150.59 feet to an iron rod; thence South 04°47'07" West 423.66 feet to  
and beyond an iron rod located on the North Right-of-Way line of old Highway 40 to a point  
on the South line of the North half of the Northwest quarter of said Section 34; thence  
South 88°32'52" West 1356.88 feet along said South line to the Southwest corner of the North  
half of the Northwest quarter; thence North 00°12'00" West 1297.09 feet along the West line  
of said Section to the Point of Beginning. Contains 42.254 acres, more or less. Basis of  
Bearings is along the West line of said Section 34 between the West quarter corner and the  
Northwest Section corner, that bearing being North 00°12'00" West as measured by the General  
Land Office surveyors in 1914. Subject to those portions being used for East River Road Right  
of Way.

### PREVIOUS DESCRIPTION FOR MIE'S:

Serial No. 3210-0006-0001  
TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34:  
Beginning at the North quarter corner of Section 34; thence South 0°17'08" East  
486.39 feet; thence South 88°03'16" West 874.23 feet; thence North 89°00'54" West 246.44 feet;  
thence North 17°55'46" East 109.00 feet; thence North 15°50'20" West 389.22 feet; thence  
North 88°23'45" East 1190.86 feet, to the Point of Beginning.  
(As recited in that certain Quit Claim Deed recorded on January 20, 2023 as Entry No. 564075  
at the Duchesne County Recorder's Office.)

### ADJUSTED DESCRIPTION FOR MIE'S:

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 34:  
Beginning at the North quarter corner of Section 34; thence South 0°17'08" East  
(South 0°17'08" East by record) 486.39 feet along the East line of the Northeast quarter of  
the Northwest quarter of said Section 34; thence South 88°03'16" West (South 88°03'16" West  
by record) 874.23 feet; thence North 89°00'54" West (North 89°00'54" West by record) 246.44  
feet; thence North 17°55'46" East (North 17°55'46" East by record) 109.00 feet; thence North  
15°50'20" West (North 15°50'20" West by record) 153.36 feet to the centerline of a road;  
thence North 35°53'14" West 276.62 feet along said centerline and the extension thereof to a  
point on the North line of said Section 34; thence North 88°22'24" East 1288.59 feet along  
said Section line to the Point of Beginning. Contains 12.927 acres, more or less.

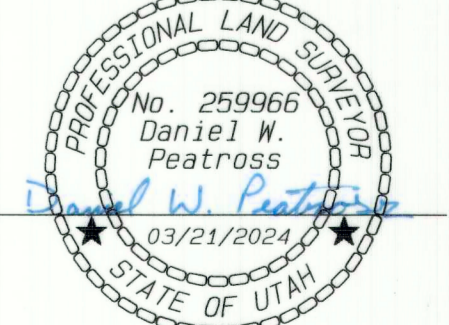
### SURVEYOR'S NARRATIVE:

I was contacted by Elizabeth Ivie to perform this survey, the purpose of which was to adjust  
a portion of the boundary line between the Ivie property and Lot 7 of the Jeff Marett Minor  
Subdivision Amendment #2, currently owned by Alisse and Richard Coil.

Several prior surveys had been conducted by myself, Daniel M. Peatross, in behalf of Jeff  
Marett and others. They are on file with the Duchesne County Surveyor's Office as file numbers  
1212, 1232, 1524, 1546, 3968, 3969 and 4227. This survey is based upon the data and findings  
of those surveys. The narratives on those plats may be reviewed for any boundary control or  
special notes regarding the same.

### SURVEYOR'S CERTIFICATE:

I, Daniel M. Peatross, do hereby certify that I am a Licensed Professional Land Surveyor,  
and that I hold license No. 259966, as prescribed by the laws of the State of Utah. I  
further certify that I have made a survey of the tract of land as shown on this plat, and  
that the same is correct and true to the best of my knowledge and belief.



**DANIEL W. PEATROSS**  
PROFESSIONAL LAND SURVEYOR  
61 EAST 300 NORTH DUCHESE, UTAH 84021  
(435) 322-0371 rsc@ubtanet.com

DATE RESEARCHED: OCTOBER 30, 2024	RESEARCHED BY: D. PEATROSS	PROJECT No.:	23001
DATE SURVEYED: DECEMBER, 2024	SURVEYED BY: D. PEATROSS	SHEET: 1 OF:	1
DATE DRAFTED: JANUARY - MARCH, 2024	DRAFTED BY: D. PEATROSS	DATE PLOTTED:	MARCH 21, 2024

### OWNERS CERTIFICATE (MIE):

OWNERS OF RECORD for Serial #3210-0006-0001:  
Shane L. Ivie and Elizabeth A. Ivie, joint tenants with full right of survivorship  
P.O. Box 518, Duchesne, Utah 84021

OWNER'S CERTIFICATION:  
Know all men by these presence: that we, Shane L. Ivie and Elizabeth A. Ivie, joint tenants  
with full rights of survivorship, being the undersigned owners of the land described and  
shown hereon, having authority, have caused the same to be surveyed and platted for a Bound-  
ary Line Adjustment. In witness hereof we have here unto set our hands this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

Owner's Signatures: \_\_\_\_\_  
Shane L. Ivie Elizabeth A. Ivie

ACKNOWLEDGMENT  
State of Utah )  
County of Duchesne ) SS  
On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me  
Shane L. Ivie and Elizabeth A. Ivie, joint tenants with full rights of survivorship, the  
signers of the above certification who duly acknowledged to me that they did execute the same.  
My commission expires \_\_\_\_\_ Notary Public

### OWNERS CERTIFICATE (COIL):

OWNERS OF RECORD for Serial #AJM-0007:  
Alisse K. Coil and Richard E. Coil, husband and wife, as joint tenants  
P.O. Box 110, Duchesne, Utah 84021

OWNER'S CERTIFICATION:  
Know all men by these presence: that we, Alisse K. Coil and Richard E. Coil, husband and wife,  
as joint tenants, being the undersigned owners of the land described and shown hereon, having  
authority, have caused the same to be surveyed and platted for a Boundary Line Adjustment. In  
witness hereof we have here unto set our hands  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner's Signatures: \_\_\_\_\_  
Alisse K. Coil Richard E. Coil

ACKNOWLEDGMENT  
State of Utah )  
County of Duchesne ) SS  
On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me,  
Alisse K. Coil and Richard E. Coil, husband and wife, as joint tenants, the signers of the  
above certification who duly acknowledged to me that they did execute the same.  
My commission expires \_\_\_\_\_ Notary Public

### APPROVALS:

This is to certify that the property taxes on these parcels are paid and current as of  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Duchesne County Treasurer

Approved for a Boundary Line Adjustment and as a Minor Subdivision Amendment,  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

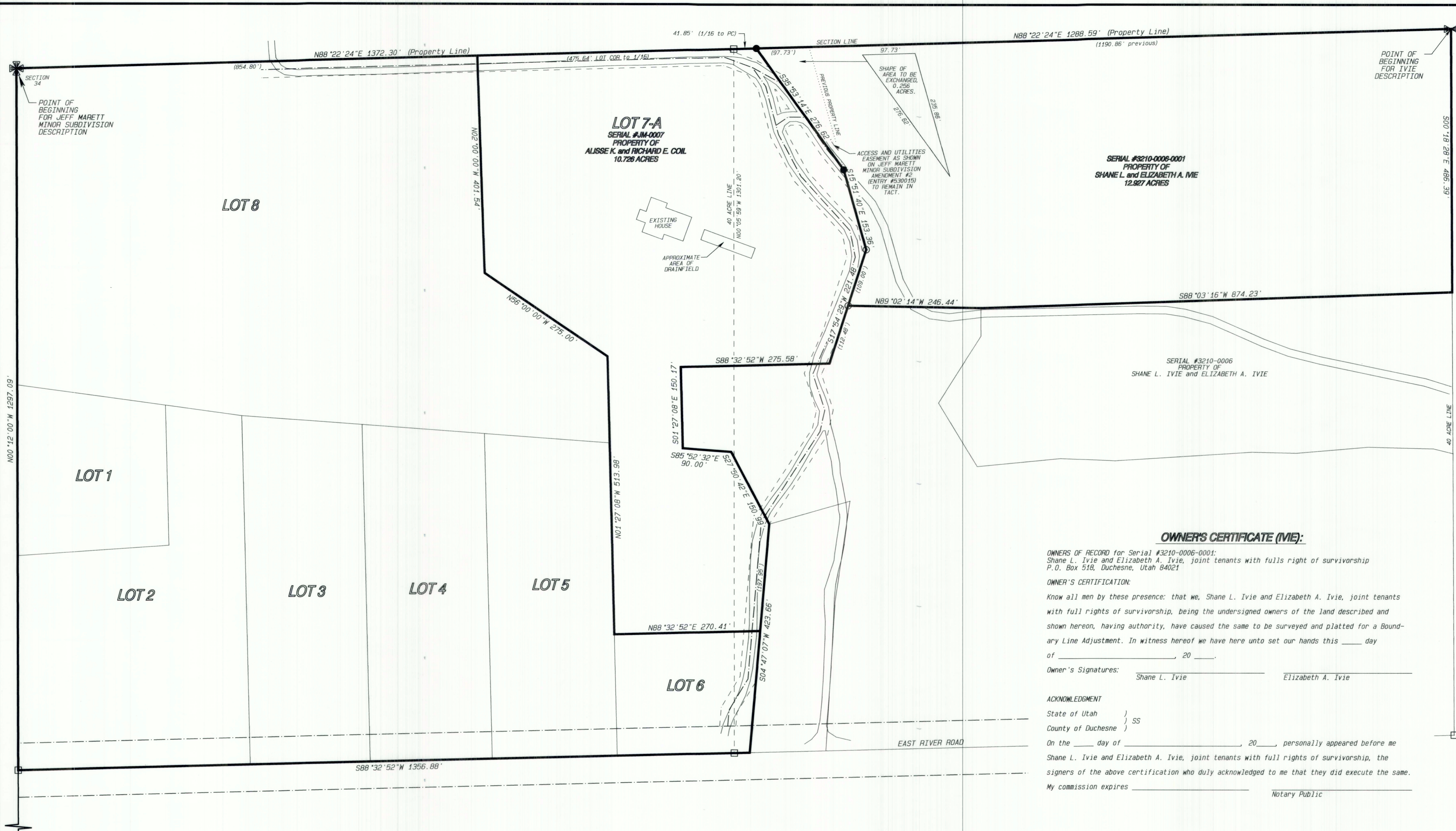
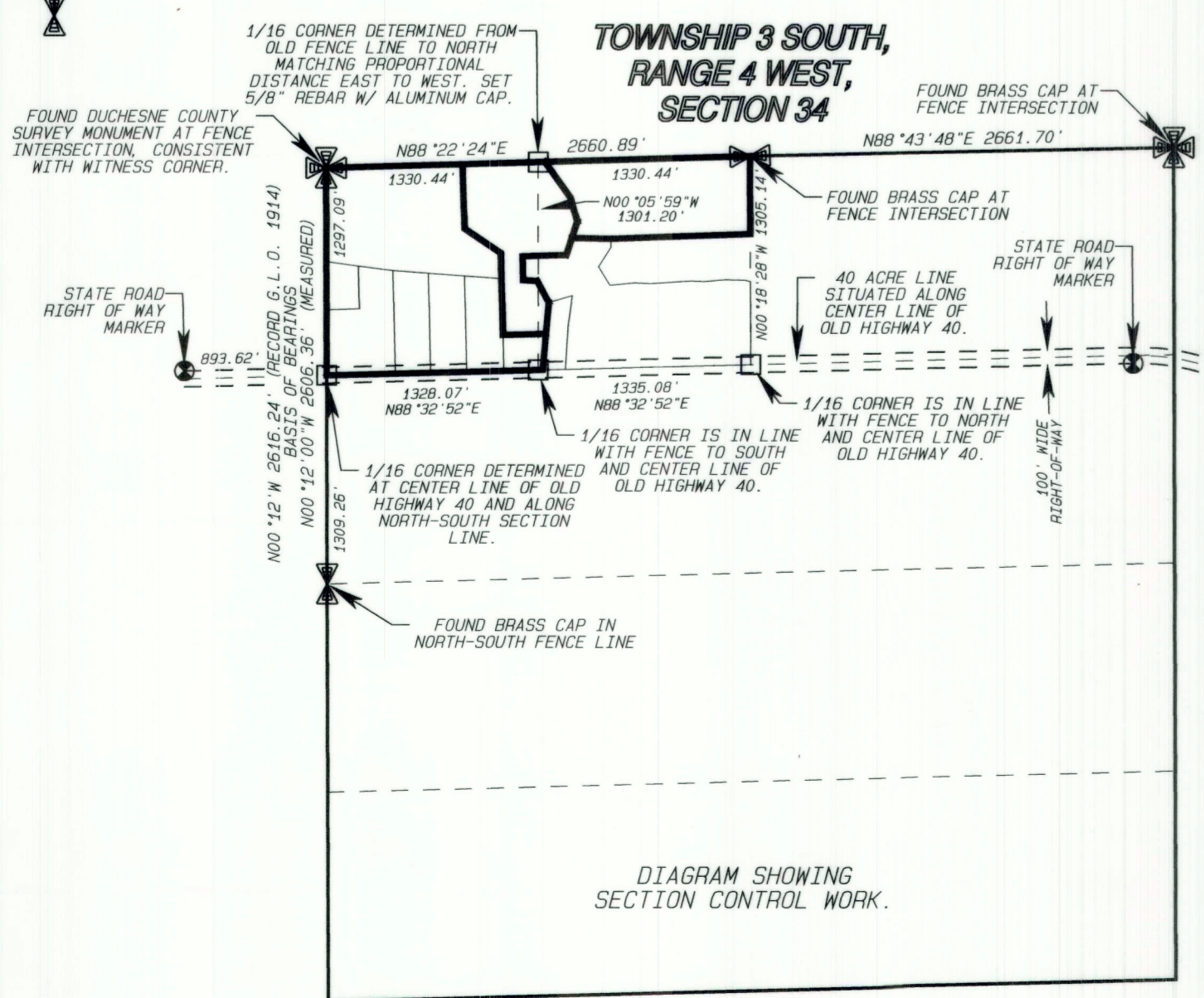
\_\_\_\_\_  
Duchesne County Planner

State of Utah )  
County of Duchesne ) 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. Filing No. \_\_\_\_\_  
\_\_\_\_\_  
Duchesne County Recorder

- ⊠ = SECTION CORNERS.
- ⊠ = 1/4 SECTION CORNERS.
- ⊠ = 1/16 SECTION CORNERS.
- = SET 5/8" REBAR WITH ALUMINUM CAP STAMPED: PEATROSS LS 259966.
- = FOUND 5/8" REBAR WITH ALUMINUM CAP SET DURING PREVIOUS SURVEYS.



DIAGRAM SHOWING SECTION CONTROL WORK.



SEARCHED PRODUCTS • NEW HICKS, MINNESOTA RECORDED BY PART NUMBER (001)  
 SEARCHED PRODUCTS • NEW HICKS, MINNESOTA RECORDED BY PART NUMBER (001)  
 SEARCHED PRODUCTS • NEW HICKS, MINNESOTA RECORDED BY PART NUMBER (001)