

Approved as a Minor Subdivision this _____ day of _____, 20__.

DUCHEсне CITY ENGINEER

I hereby certify that I have reviewed this Minor Subdivision plat and that it complies with the Duchesne City Subdivision Ordinances.

Dated this _____ day of _____, 20__.

City Engineer

DUCHEсне COUNTY TREASURER

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

Duchesne County Treasurer

DUCHEсне CITY PLANNING AND ZONING

Approved and accepted as a Minor Subdivision by the Duchesne City Planning Commission this _____ day of _____, 20__.

Chairman, Duchesne City Planning Commission

DUCHEсне CITY COUNCIL

Approved and accepted as a Minor Subdivision by the Duchesne City Council this _____ day of _____, 20__.

Attest: City Recorder Mayor

DUCHEсне COUNTY RECORDER

State of Utah)
) s.s. Entry Number
County of Duchesne)

Filed for recording at the request of _____ on this _____ day of _____, 20__.

Time Book Page(s)

Fee: _____

Carolyn Madsen Duchesne County Recorder



RECORD OF SURVEY AND MINOR SUBDIVISION FOR LEROY WALLACE P.O. BOX 276 DUCHEсне, UT 84021

LOCATED IN DUCHEсне CITY IN THE SE1/4 OF THE SE1/4 OF SECTION 35 TOWNSHIP 3 SOUTH, RANGE 5 WEST UINTAH SPECIAL BASE AND MERIDIAN DUCHEсне COUNTY, UTAH

SURVEYOR'S CERTIFICATE I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Leroy and Bessie Wallace 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 that I have made a survey of the following described tract of land for the purpose of creating a Minor Subdivision:

PARENT PARCEL ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 16 JULY 1990 AS FOUND BY ENTRY #276441 IN BOOK A192, PAGE 53, SERIAL #D-556-2, PARCEL #00:0027:6216 TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 35: Beginning at the Southeast Corner of said Section 35, thence West 236.8 feet, thence North 11°16'03" West 323.13 feet, to the TRUE POINT OF BEGINNING, thence North 52°26'04" West 1079.20 feet; thence North 12°52' West 150 feet; thence North 89°31'15" East 727.36 feet; thence South 11°16'03" East 826.32 feet to the point of beginning.

NEW DESCRIPTION FOR TRACT #1 TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 35: Commencing at the Southeast Corner of said Section 35; thence South 89°45'24" West 235.33 feet along the South section line and North 12°17'10" West 1045.38 feet to the Point of Beginning; thence South 88°29'33" West 649.50 feet; thence South 1°30'27" East 97.23 feet; thence North 53°27'11" West 82.28 feet; thence North 13°53'07" West 150.00 feet; thence North 88°29'33" East 727.41 feet to the Point of Beginning, containing 1.779 acres.

NEW DESCRIPTION FOR TRACT #2 (REMAINDER) TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 35: Commencing at the Southeast Corner of said Section 35; thence South 89°45'24" West 235.33 feet along the South section line and North 12°17'10" West 320.86 feet to the Point of Beginning; thence North 53°27'11" West 996.92 feet; thence North 1°30'27" East 97.23 feet; thence North 88°29'33" East 649.50 feet; thence South 12°17'10" East 724.52 feet to the Point of Beginning, containing 6.182 acres.

DESCRIPTION OF ACCESS EASEMENT FROM ART TAYLOR TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 35: A 33 foot wide access easement, the centerline of which is described as follows: Beginning at a point on the South section line and being North 89°45'24" East 943.00 from the East 1/16th Corner; thence the following five (5) courses along said centerline of an existing road; (1) North 17°00' West 70.00 feet; (2) thence North 30°00' West 450.00 feet; (3) thence North 49°00' West 380.00 feet; (4) thence North 58°00' West 155.00 feet; (5) thence North 31°00' West 148.84 feet to the point of termination. Note: with the sidelines being shortened or elongated to meet the property boundary lines at the beginning and termination of the above described easement.

NARRATIVE PURPOSE OF SURVEY: Perform a property survey of the above described Parent Parcel, and then prepare a Record of Survey and Minor Subdivision plat. BASIS OF BEARING: Due North from a B.L.M. monument at the intersection of 500 West and 200 North Streets to a B.L.M. monument at the intersection of 500 West and 500 North. SURVEY FINDINGS: The bearings describing the Parent Parcel were based on an assumed bearing of West along the South line of Section 35. I have rotated the bearings to fit the Duchesne City grid of Lots and Blocks. The position for the East line of this property was determined by finding "T" bars that were set in 1974 by Valley Engineering. I have used the distance of 323.13 feet called for in the Parent Parcel deed from the "T" bar to the point of beginning. NOTE: This survey was performed at the request of Leroy Wallace. 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 we the undersigned owner's of the above described parcels of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne City Subdivision Ordinances, to legally convey and transfer land ownership.

LEROY A. WALLACE BESSIE D. WALLACE

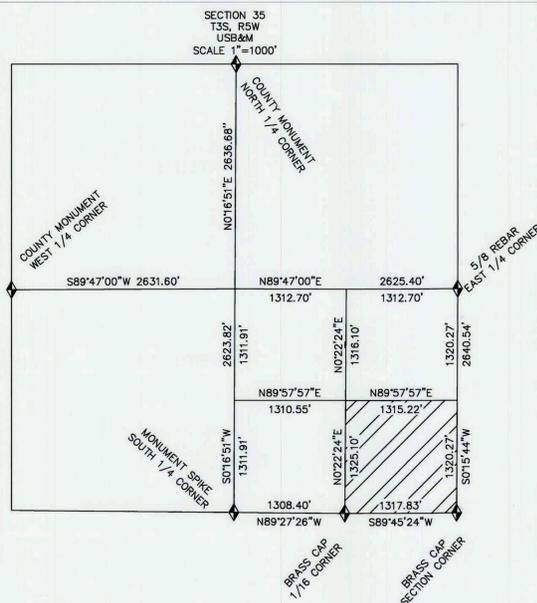
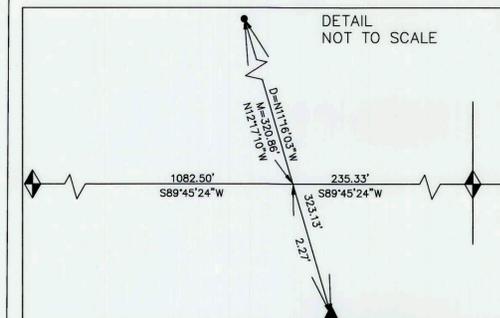
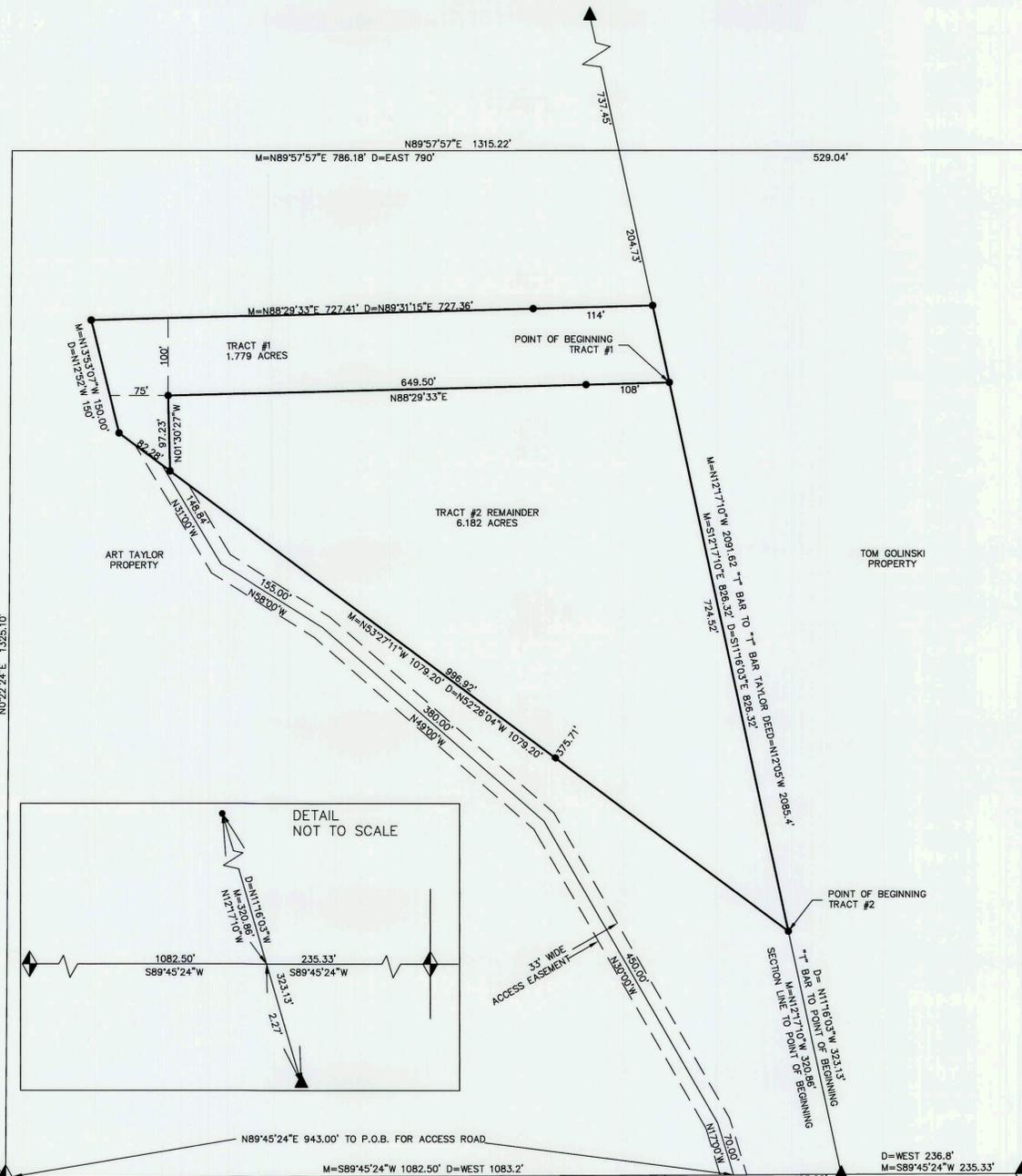
ACKNOWLEDGEMENT State of)) s.s. County of))

On this _____ day of _____, 20__, personally appeared before me LEROY A WALLACE and BESSIE D. WALLACE, the signers of the above OWNER'S CERTIFICATE, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

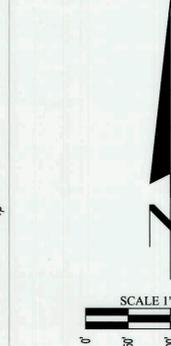
PREPARED BY PEATROSS LAND SURVEYS PROFESSIONAL LAND SURVEYOR P.O. BOX 34 DUCHEсне UTAH 84021 PHONE:(435)738-5753 CELL:(435)724-4386 EMAIL:cspeatross@ubtanet.com

DRAFTED BY: DATE DRAFTED: 2/25/14 DATE PLOTTED: SHEET: 1 OF 1 FILE NAME: #1200-P23815 #1201 WALLACE

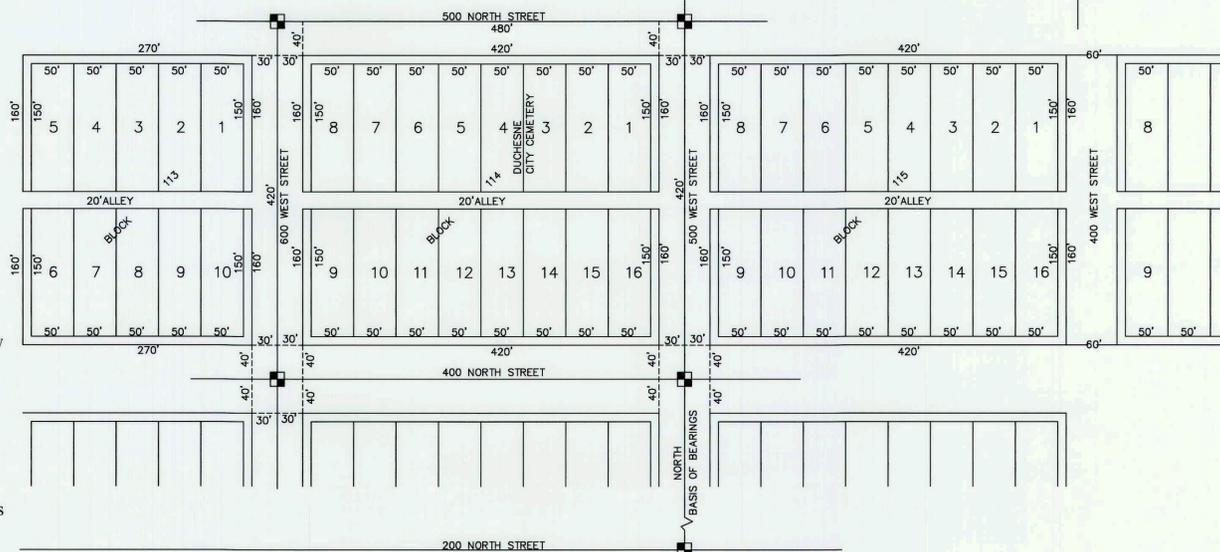


FOUND BRASS CAP MONUMENT AT THE EAST 1/16 CORNER FOR SECTIONS 35 AND 2, SET BY G.L.O. IN 1917

TOWNSHIP 3 SOUTH TOWNSHIP 4 SOUTH



- = 5/8"x 24" REBAR SET WITH YELLOW CAP STAMPED PEATROSS 155666
▲ = FOUND "T" BAR SET FROM PREVIOUS SURVEYS
■ = FOUND MONUMENTS AT STREET INTERSECTION SET BY THE B.L.M. IN 2007
G.L.O.—GENERAL LAND OFFICE
B.L.M.—BUREAU OF LAND MANAGEMENT
D.—DEEDS OF RECORD
M= MEASURED BEARINGS AND DISTANCES



FOUND BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 35, SET BY VALLEY ENGINEERING IN 1974

SECTION 2 SECTION 1