

RECORD OF SURVEY AND MINOR SUBDIVISION  
FOR  
**HAROLD AND JEAN CHATWIN**

1246 NORTH 50 EAST  
OREM, UT 84058  
LOCATED IN THE  
EAST HALF OF SECTION 31 TOWNSHIP 3 SOUTH, RANGE 6 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify 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 parcel of land:

PARENT PARCEL

ACCORDING TO THAT WARRANTY DEED FOUND IN BOOK A273, PAGE 443  
DUCESNE COUNTY, STATE OF UTAH; TOWNSHIP 3 SOUTH, RANGE 6  
WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 31:  
That portion of the East Half of the West Half of the East Half that lies South of U.S. Highway 40. TAX I.D. #3485-2-1

NEW PARCEL "A"

TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN,  
SECTION 31: South Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter.  
Contains 5.0 acres

NEW PARCEL "B" (REMAINDER)

TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN,  
SECTION 31: That portion of the East Half of the West Half of the East Half that lies South of U.S. Highway 40, less  
and excepting the South Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter.  
Contains 46.1 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey and prepare a Minor Subdivision plat to partition a five acre parcel from the Parent Parcel. Then prepare new legal descriptions to be in compliance with the Duchesne County Subdivision Ordinance to legally convey and transfer land ownership.  
BASIS OF BEARING: The basis of bearing was taken from the East line of Section 31 and assumed to be North 0°04' West as per the G.L.O. plat.  
SURVEY FINDINGS: There is an encroachment along the West line of the property by the Cedar Mtn. #9, Phase 6 Subdivision filed in 1979. The Southeast Corner of Lot 261 is set 120.31 feet too far East, and the Northeast Corner of Lot 270 is set 105.30 feet too far East. I suggest a Boundary Line Agreement be entered into by all affected parties.  
NOTE: This survey was performed at the request of Jean Chatwin. It does not insure or guarantee ownership, nor does it show liens or rights of way recorded or unrecorded.

I further certify that the visible improvements affecting the boundaries of the above described parcels of land are as shown on this plat.

OWNER'S ACKNOWLEDGMENT

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 subdivided, to be in compliance with the Duchesne County Subdivision Ordinance, for the purposes of land conveyance and transfer of ownership.

HAROLD CHATWIN

JEAN CHATWIN

ACKNOWLEDGEMENT

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, the signers of the above Owner's Acknowledgment who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

DUCESNE COUNTY TREASURER

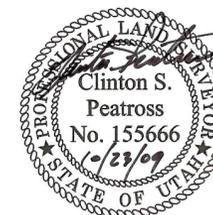
I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Colene Nelson Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

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

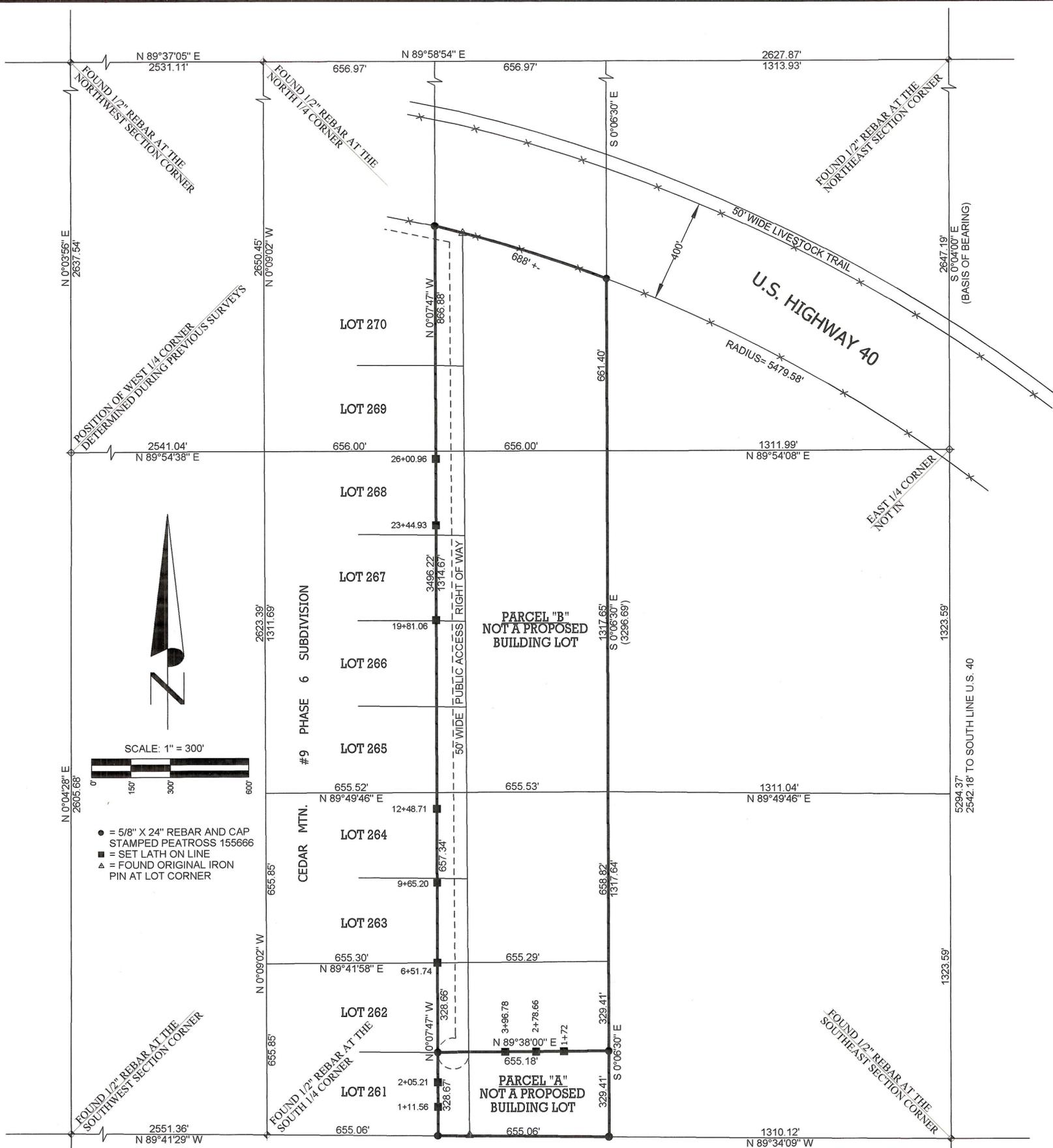
Michael A. Hyde Duchesne County Planning Administrator



County Surveyor's File # 2233

PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 34  
DUCESNE, UTAH 84021  
OFFICE: 435-738-5753 CELL: 435-724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/19/09	DATE PLOTTED: Friday 10/23/09
SHEET: 1 OF 1		FILE NAME: JEAN CHATWIN JOB# 1083



DUCESNE COUNTY RECORDER

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