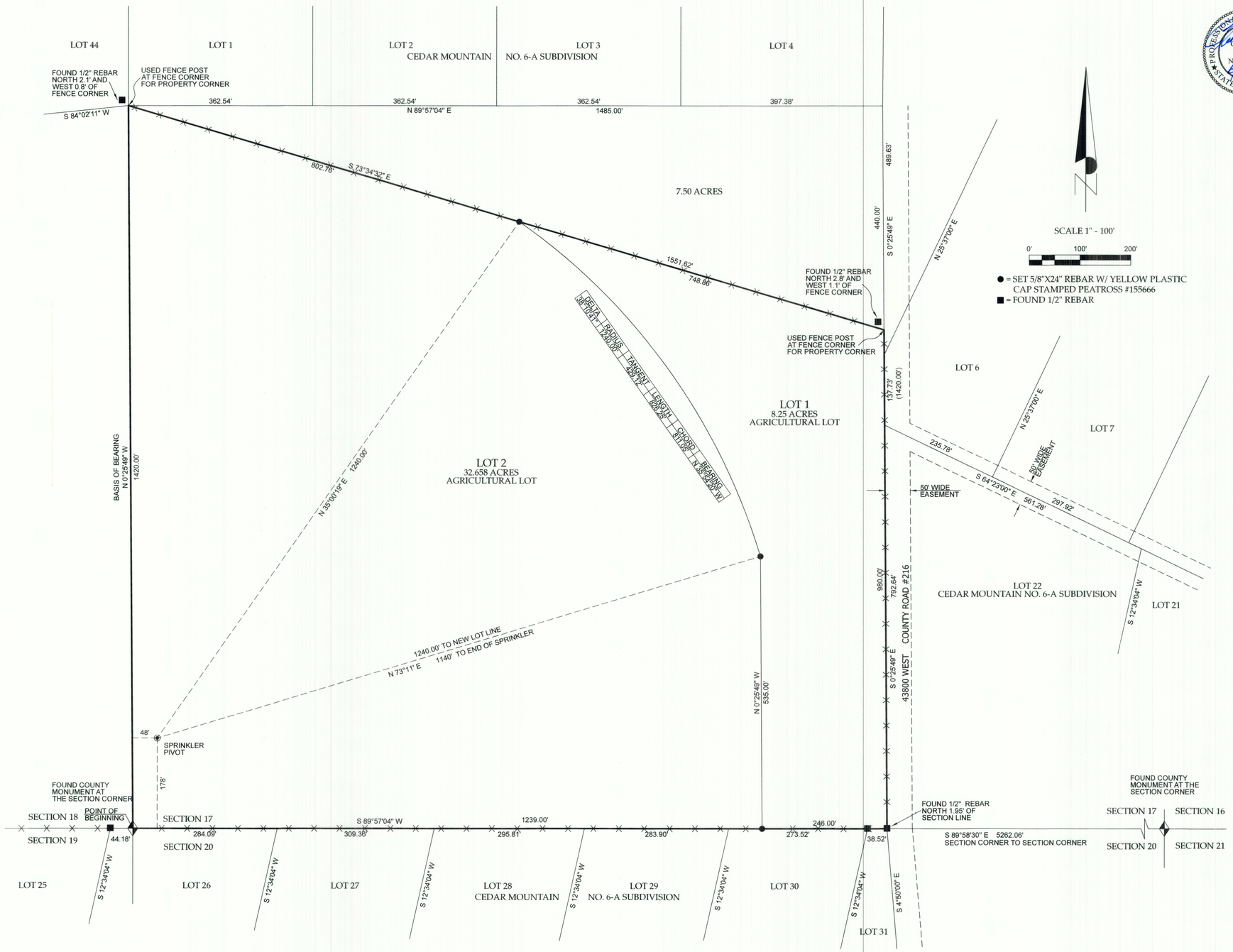

PROFESSIONAL LAND SURVEYOR
Clinton S. Peatross
No. 155666
STATE OF UTAH
6/26/23

RECORD OF SURVEY AND MINOR SUBDIVISION PLAT FOR VERN ROBERTS TO BE KNOWN AS THE VERN ROBERTS MINOR SUBDIVISION

LOCATED IN SECTION 17
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Vern Roberts, 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 SPECIAL WARRANTY DEED, RECORDED 6 AUGUST 2019
IN THE DUCHESNE COUNTY RECORDER'S OFFICE, AS FOUND BY ENTRY #528435

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN
Section 17: Beginning at the Southwest corner, thence North 89°57'04" East 1485 feet; thence North 0°25'49" West 980 feet; thence North 73°34'32" West 1551.62 feet, to the West line; thence South 1438.49 feet, more or less, to the point of beginning.

AS SURVEYED BOUNDARY DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN.
Section 17: Beginning at the Southwest Section corner; thence North 0°25'49" West 1420.00 feet; thence South 73°34'32" East 1551.62 feet; thence South 0°25'49" East 980.00 feet; thence South 89°57'04" West 1485.00 feet to the Point Of Beginning, containing 40.908 acres.

NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey, then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: N 0°25'49" W from the Southwest Section corner to the Northwest corner of the Southwest Quarter of the Southwest Quarter Section 17, Township 3 South, Range 8 West, Uintah Special Base and Meridian.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Vern Roberts. 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 VERN D. ROBERTS the owner of the above described tract of land, has caused the same to be surveyed for a Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

_____
VERN D. ROBERTS, TRUSTEE OF THE
VERN D. ROBERTS REVOCABLE TRUST, DATED AUGUST 6, 2019

NOTARY ACKNOWLDGEMENT

County of
} s.s.
State of

On this _____ day of _____, 20 ___, personally appeared before me, VERN D. ROBERTS, TRUSTEE of the VERN D. ROBERTS REVOCABLE TRUST, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____

_____
Notary Public

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 Director.

_____
Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah
County of Duchesne } s.s.
Entry Number _____ Page(s)_____
Filed for recording at the request of _____ on this_____
day of _____, 20_____. Time _____ Fee: _____

_____
Shelley Brennan Duchesne County Recorder

COUNTY SURVEYOR'S FILE # 5508

REVISION TABLE

NO.	DESCRIPTION	DATE

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY, UT 84032

cell: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS | DATE DRAFTED: 5/31/2023
SHEET : 1 OF 1 | JOB NAME: VERN ROBERTS JOB# 1423