



**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

NOTE:  
66' WIDE EASEMENTS ALONG ALL ROADS.  
20' WIDE PUBLIC UTILITIES EASEMENTS ALONG ALL SIDE AND BACK LOT LINES

**SURVEYOR'S CERTIFICATE**

I, CLINTON S. PEATROSS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155668, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS TABBY HEIGHTS PHASE II, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED AS PLATTED.

**BOUNDARY DESCRIPTION**

A TRACT OF LAND LOCATED IN SECTIONS 25 AND 26, TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESE COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 25, THENCE N89°57'20" W 400.00 FEET, THENCE NORTH 44°33'46" WEST 692.34 FEET, THENCE NORTH 61°00' WEST 398.27 FEET, THENCE N77°10' W 400.00 FEET, THENCE S 89°00' W 454.00 FEET, THENCE N45°50' W 117.00 FEET, THENCE S 70°34' W 67.37 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 25, THENCE CONTINUING S70°34' W 189.63 FEET INTO SECTION 26, THENCE S7°45' W 355.00 FEET, THENCE S70°17' W 384.96 FEET, THENCE S10°10' W 278.30 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 26, THENCE S89°19'18" W 140.00 FEET ALONG SAID SECTION LINE, THENCE N16°50'05" E 523.72 FEET, THENCE N22°22'40" E 800.00 FEET, THENCE S 66°53'20" E 653.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26, THENCE CONTINUING S66°52'20" E 26.96 FEET INTO SECTION 25, THENCE N65°54'01" E 548.99 FEET, THENCE N68°06'01" E 418.00 FEET, THENCE N35°01' W 64.99 FEET, THENCE S89°38' E 308.45 FEET, THENCE S05°52'25" E 160.00 FEET, THENCE N39°05' E 50.00 FEET, THENCE N2°44' W 190.00 FEET, THENCE N14°20' E 100.00 FEET, THENCE N88°24' E 498.37 FEET, THENCE SOUTH 278.43 FEET, THENCE S82°00' E 308.00 FEET, THENCE S 85°00' E 314.00 FEET, THENCE N75°46' E 152.00 FEET, THENCE S65°27' E 111.00 FEET, THENCE S44°51' E 183.00 FEET, THENCE S127° E 133.00 FEET, THENCE S9°53'53" E 662.47 FEET, THENCE S88°32' W 317.00 FEET, THENCE S33°18' E 246.33 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION, THENCE S88°55'17" W 191.98 FEET TO THE POINT OF BEGINNING, CONTAINING 78.37 ACRES.



**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS TABBY HEIGHTS PHASE II, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE LOT OWNERS ALL EASEMENTS SHOWN ON THIS PLAN AS INTENDED FOR THEIR USE.

**ACKNOWLEDGMENT**

STATE OF Utah }  
COUNTY OF Duchesne } ss.  
ON THE 28<sup>th</sup> DAY OF August, 1997, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION WHO DO HEREBY DEDICATE FOR PERPETUAL USE OF THE LOT OWNERS ALL EASEMENTS SHOWN ON THIS PLAN AS INTENDED FOR THEIR USE.

**TABBY HEIGHTS II**

A SUBDIVISION  
LOCATED IN SECTIONS 25 & 26  
TOWNSHIP 1 SOUTH, RANGE 8 WEST  
UTAH SPECIAL BASE AND MERIDIAN  
DUCHESE COUNTY, UTAH

**PLANNING COMMISSION**  
APPROVED THIS 20<sup>th</sup> DAY OF August, 1997 BY THE DUCHESE COUNTY PLANNING COMMISSION.  
*Chairman*  
CHAIRMAN

**DUCHESE COUNTY ROAD SUPERVISOR**  
I HEREBY CERTIFY THAT I HAVE INSPECTED THE ROADS IN THIS SUBDIVISION AND FIND THAT THEY MEET THE COUNTY ROAD SPECIFICATIONS.  
DATE \_\_\_\_\_ COUNTY ROAD SUPERVISOR

**DUCHESE COUNTY COMMISSIONERS**  
PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS 16<sup>th</sup> DAY OF August, 1997 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*Attest*  
ATTTEST COUNTY CLERK

**DUCHESE COUNTY RECORDER**  
ENTRY # 228057 STATE OF UTAH, COUNTY OF DUCHESE RECORDED AND FILED AT THE REQUEST OF *Clinton S. Peatross*  
DATE 7-21-97 TIME 10:00 AM BOOK 239 PAGE 111-11  
5 299 DUCHESE COUNTY RECORDER

**REVISIONS**

1	
2	
3	
4	

PREPARED FOR  
BILL WALL  
P.O. BOX 271  
BEAVER DAM, AZ 86232

PREPARED BY  
PEATROSS LAND SURVEYS  
REGISTERED LAND SURVEYOR  
P.O. BOX 271  
DUCHESE, UTAH 84021  
(801) 738-2366

JOB # 622