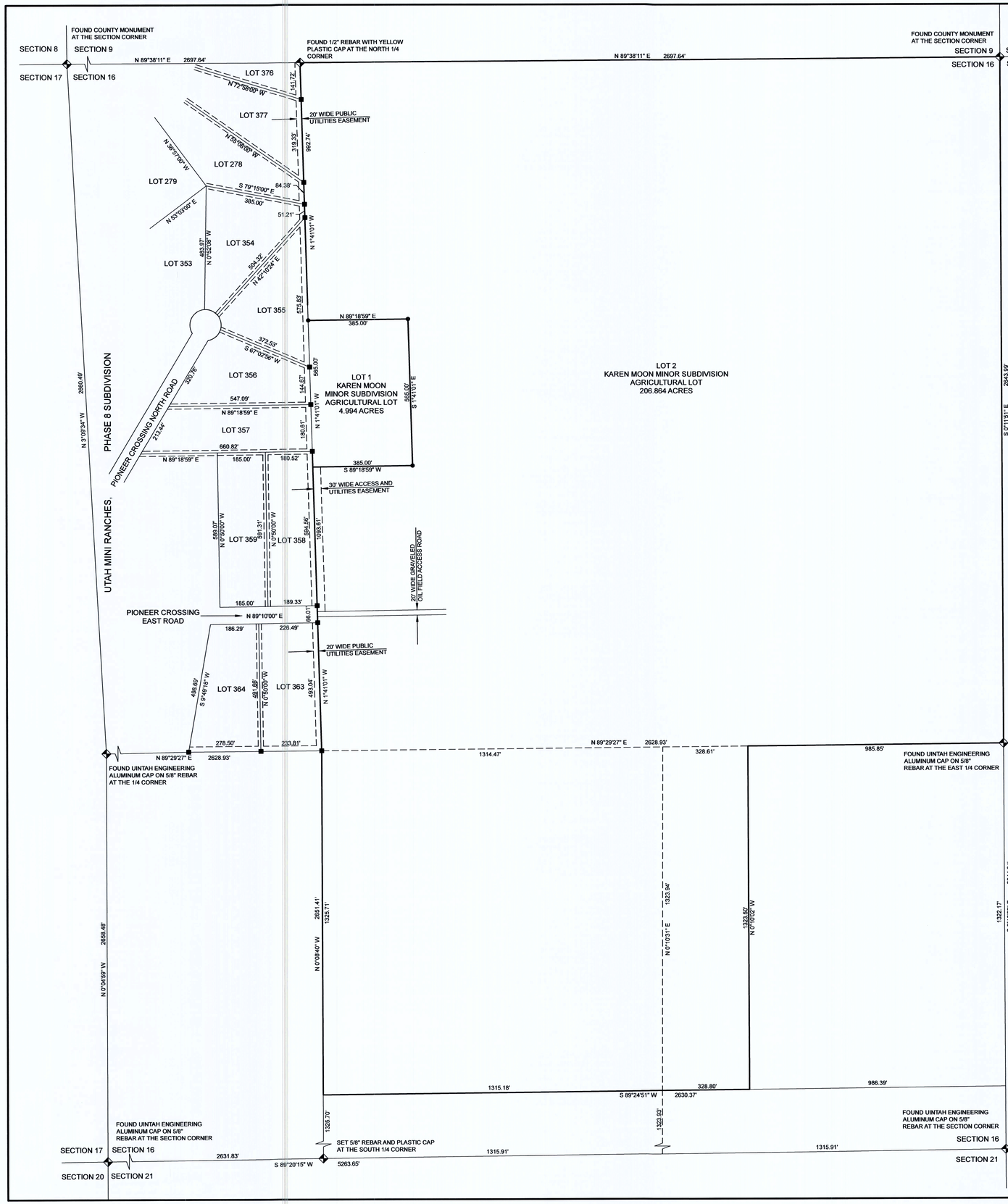

SCALE 1" - 200'

0' 200' 400'

● = 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666 SET AT PROPERTY CORNERS

■ = 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED PEATROSS 155666 FOUND AT LOT CORNERS

RECORD OF SURVEY AND MINOR SUBDIVISION FOR GORDON MOON TO BE KNOWN AS THE KAREN MOON MINOR SUBDIVISION

LOCATED IN THE EAST 1/2 OF SECTION 16 TOWNSHIP 4 SOUTH, RANGE 4 WEST UINTAH SPECIAL BASE AND MERDIAN DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Gordon Moon and Karen Moon, 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 of the U.C.A., 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, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN AFFIDAVIT OF SURVIVORSHIP
RECORDED 28 APRIL 2016, AS FOUND BY ENTRY NO. 493696, AT PAGES 1-3
TOWNSHIP 4 SOUTH, RANGE 4 WEST, UINTAH SPECIAL MERIDIAN. SECTION 16: The Northeast Quarter. Also, beginning at the Northwest corner of the Northwest quarter of the Southeast quarter; thence East 100 rods; thence South 80 rods; thence West 100 rods to the west line of the Northwest quarter of the Southeast quarter; thence North 80 rods to the point of beginning.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: North 1°41'01" West along the East line of the Utah Mini Ranches, Phase 8 Subdivision.
SURVEY FINDINGS: Section 16, Township 4 South, Range 4 West, Uintah Special Base and Meridian, was surveyed by the "Three Mile Method" during which the Section corners, 1/4 corners, and 1/16 corners (40 acre corners) were set with marked stones in 1882 and approved in 1883 by the General Land Office. None of the 1/16 corners were ever found. The Section breakdown was determined by the "Three Mile Method".
NOTE: This survey was performed at the request of Gordon Moon. 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 I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

_____
KAREN C. MOON, SOLE TRUSTEE UNDER THE D. MILTON MOON AND KAREN C. MOON FAMILY LIVING TRUST

AKNOWLEDGEMENT

County of
} s.s.
State of

On this _____ day of _____, 20 ___, personally appeared before me, KAREN C. MOON, SOLE TRUSTEE UNDER THE D. MILTON MOON AND KAREN C. MOON FAMILY LIVING TRUST, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that she 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
} s.s.
County of Duchesne

Entry Number_____

Filed for recording at the request of _____

on this_____day of _____, 20____. Time_____ Fee:_____

_____
Shelley Brennan Duchesne County Recorder

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

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

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 3/14/2018
SHEET : 1 OF 1	JOB NAME: GORDON MOON JOB# 1282

County Surveyors' File # 3769