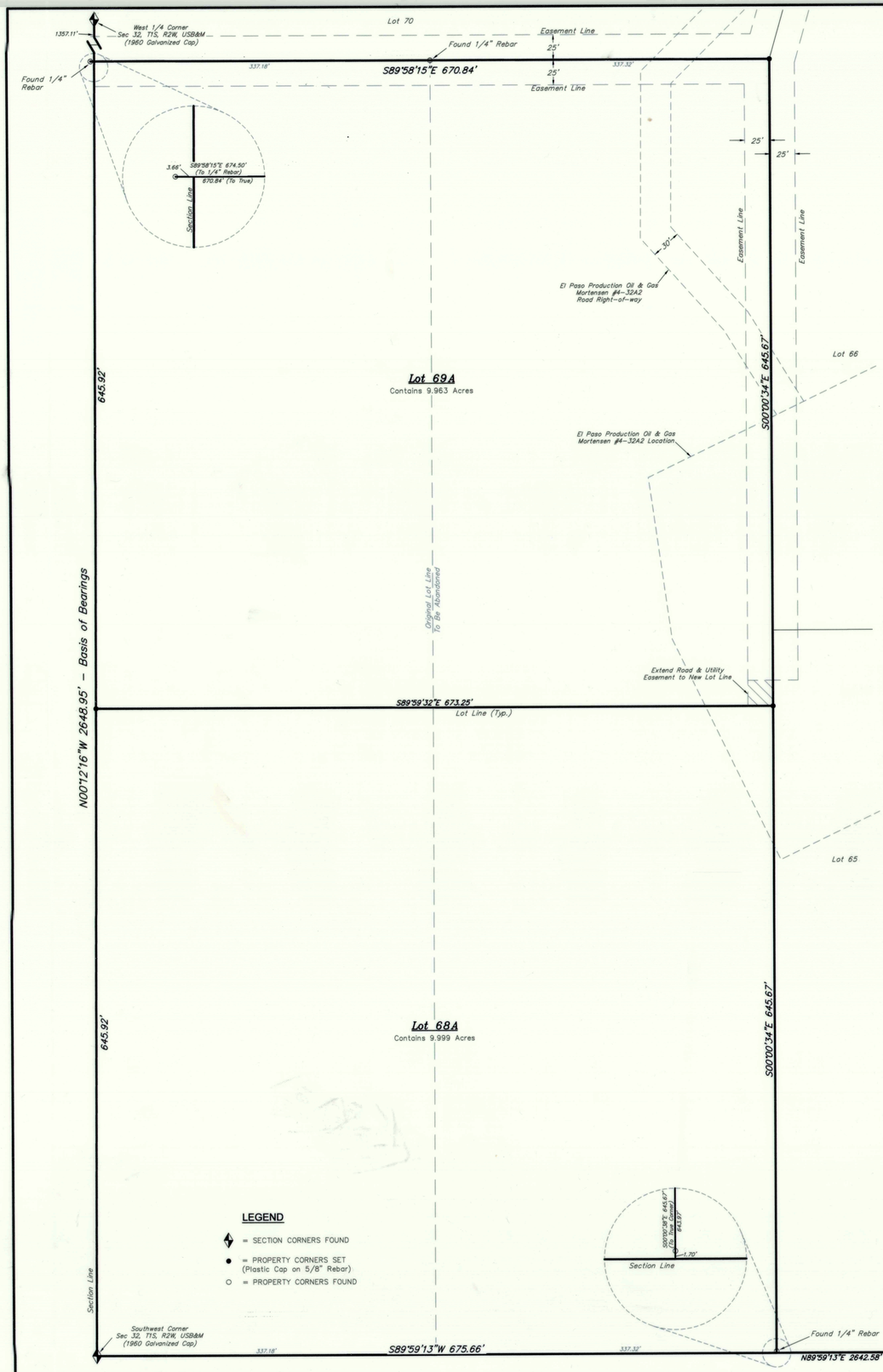
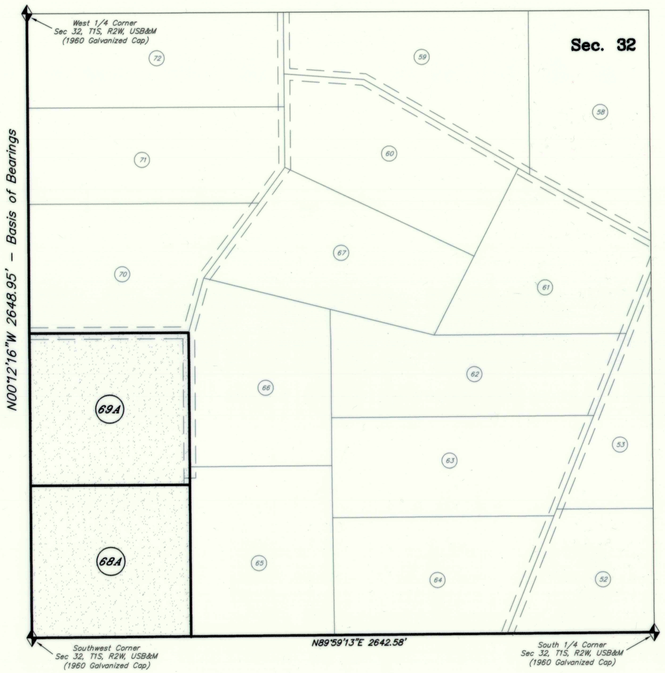
LOTS 68 & 69 OF THE CEDAR VIEW PROPERTIES UNIT 2 PHASE 3

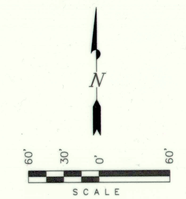
PLAT AMENDMENT & LOT LINE ADJUSTMENT
Located in the SW 1/4 of
Section 32, T1S, R2W, U.S.B.&M.
Duchesne County, Utah



Cedar View Properties Unit 2 Phase 3
SW 1/4 Section 32, T1S, R2W, U.S.B.&M.

Not to Scale





OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER OF THE FORGOING DESCRIBED TRACTS OF LAND, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, AND THAT I HAVE LEGAL AUTHORITY TO AMEND THE DESCRIBED PROPERTIES AS SHOWN HEREON. I DO HEREBY TESTIFY THAT A SURVEY WAS DONE TO THE SAME AND DO HEREBY AGREE WITH THE SURVEY AND CAUSE THE SAME TO BE AMENDED AS SHOWN AND DESCRIBED ON THIS PLAT. I FURTHER CERTIFY THAT I AM NOT AWARE OF ANY BOUNDARY LINE DISPUTES OR DISCREPANCIES WHICH AFFECT THE DESCRIBED PROPERTIES WHICH HAS NOT BEEN SHOWN AND DESCRIBED ON THIS PLAT.

THIS _____ DAY OF _____ 20____

_____
PROPERTY OWNER

NOTARY PUBLIC'S ACKNOWLEDGMENT

STATE OF UTAH) §
COUNTY OF _____)

ON THIS ____ DAY OF _____ IN 20____, BEFORE ME

_____, A NOTARY PUBLIC, PERSONALLY
APPEARED

_____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

SEAL

COUNTY TREASURER'S APPROVAL

I HEREBY CERTIFY THAT AT THE TIME OF SIGNING, THE PLATTED PROPERTY IS CLEAR OF ALL TAXES,

THIS _____ DAY OF _____ 20____

_____
COUNTY TREASURER

COUNTY PLANNER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,

THIS _____ DAY OF _____ 20____

_____

ATTEST:

COUNTY RECORDER CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED PROPERLY IN THE COUNTY RECORDERS OFFICE,

THIS _____ DAY OF _____ 20____

BOOK _____ PAGE _____ ENTRY# _____

_____
COUNTY RECORDER

ORIGINAL DESCRIPTION

(SERIAL # CVP-2-68, CVP-2-69, & CVP-2-70, ENTRY # 384657)
LOTS 68, 69, AND 70, CEDAR VIEW PROPERTIES SUBDIVISION, UNIT 2, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE COUNTY RECORDER'S OFFICE.
(LOT 70 NOT SURVEYED & NOT CHANGED)

LOT 68A DESCRIPTION

LOT 68A UNIT 2 PHASE 3 CEDAR VIEW PROPERTIES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, T1S, R2W, U.S.B.&M., SAID SOUTHWEST CORNER BEING A 1960 GALVANIZED CAP;
THENCE N00°12'16"W ALONG THE WEST LINE OF THE SW 1/4 OF THE SAID SECTION 645.92';
THENCE S89°59'32"E 673.25';
THENCE S00°00'34"E 645.67' TO THE SOUTH LINE OF THE SAID SW 1/4;
THENCE S89°59'13"W ALONG THE SAID SOUTH LINE OF THE SW 1/4 675.66' TO THE POINT OF BEGINNING.
BASIS OF BEARINGS IS THE SAID WEST LINE OF THE SW 1/4 WHICH WAS ASSUMED TO BEAR N00°12'16"W
CONTAINS 9.999 ACRES MORE OR LESS.
TOGETHER WITH THAT PORTION SHOWN ON THE SUBDIVISION PLAT AND THIS PLAT AMENDMENT SURVEY FOR ROAD AND UTILITY EASEMENT.

LOT 69A DESCRIPTION

LOT 69A UNIT 2 PHASE 3 CEDAR VIEW PROPERTIES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE THE SW 1/4 OF SECTION 32, T1S, R2W, U.S.B.&M., WHICH BEARS N00°12'16"W 645.92' FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID SOUTHWEST CORNER BEING A 1960 GALVANIZED CAP;
THENCE N00°12'16"W ALONG THE SAID WEST LINE OF THE SW 1/4 645.92';
THENCE S89°58'15"E 670.84';
THENCE S00°00'34"E 645.67';
THENCE N89°59'32"W 673.25' TO THE POINT OF BEGINNING.
BASIS OF BEARINGS IS THE SAID WEST LINE OF THE SW 1/4 WHICH WAS ASSUMED TO BEAR N00°12'16"W
CONTAINS 9.963 ACRES MORE OR LESS.
SUBJECT TO THAT PORTION SHOWN ON THE SUBDIVISION PLAT AND THIS PLAT AMENDMENT SURVEY FOR ROAD AND UTILITY EASEMENT.

SURVEYOR'S NARRATIVE

TRI-STATE LAND SURVEYING WAS ASKED BY MINDY STEWART, WHO IS REPRESENTING MIKE KENDALL, THE PROPERTY OWNER, TO PERFORM A LOT LINE ADJUSTMENT SURVEY AND SUBDIVISION PLAT AMENDMENT FOR THE (2) LOTS SHOWN ON THIS PLAT. THE PURPOSE OF THE SURVEY IS TO LOCATE THE LOT CORNERS AND PROVIDE A LOT LINE ADJUSTMENT PLAT.

DURING OUR RETRACEMENT WE DISCOVERED THAT THE ORIGINAL LOT CORNER MONUMENTS WERE NOT ON THE SECTION LINES. WE TREATED THE MONUMENTS AS CLOSING CORNERS.

AS CONTROL FOR THE SURVEY, WE USED THE SHOWN SECTION CORNERS OF SECTION 32, T1S, R2W, U.S.B.&M. AND THE FOUND ORIGINAL SUBDIVISION MONUMENTS. ALSO, WE USED THE CEDAR VIEW PROPERTIES UNIT 2 PHASE 3 SURVEY PLATS AS FILED AT THE DUCHESNE COUNTY RECORDER'S OFFICE FOR SAID SECTION, AND THE EL PASO PRODUCTION OIL & GAS LOCATION SURFACE USE AREA & ROAD RIGHT-OF-WAY PLAT FOR THE MORTENSEN #4-32A2 WELL LOCATION PREPARED BY U.E.L.S. BASIS OF BEARINGS FOR THE SURVEY IS THE WEST LINE OF THE SW1/4 OF SAID SECTION WHICH WAS ASSUMED TO BEAR N00°12'16"W.

CERTIFICATE OF SURVEYING

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STACY W. STEWART
PLS No. 189377
STATE OF UTAH

REGISTERED LAND SURVEYOR No.189377 STACY W. STEWART STATE OF UTAH
3-18-15

SURVEYED BY: SV	Tri State Land Surveying, Inc.
DRAWN BY: SV	P: (435) 781-2501
DATE: 2-5-15	F: (435) 781-2518
SCALE: 1" = 60'	180 NORTH VERNAL AVE. VERNAL, UTAH 84078
DWG # 15-0028	

County Surveyor File # 3078

FILE: \\FILESERV\drawings\Drawings\PROPERTY SURVEYS\MINDY STEWART SEC 32\dwg\PLAT.dwg