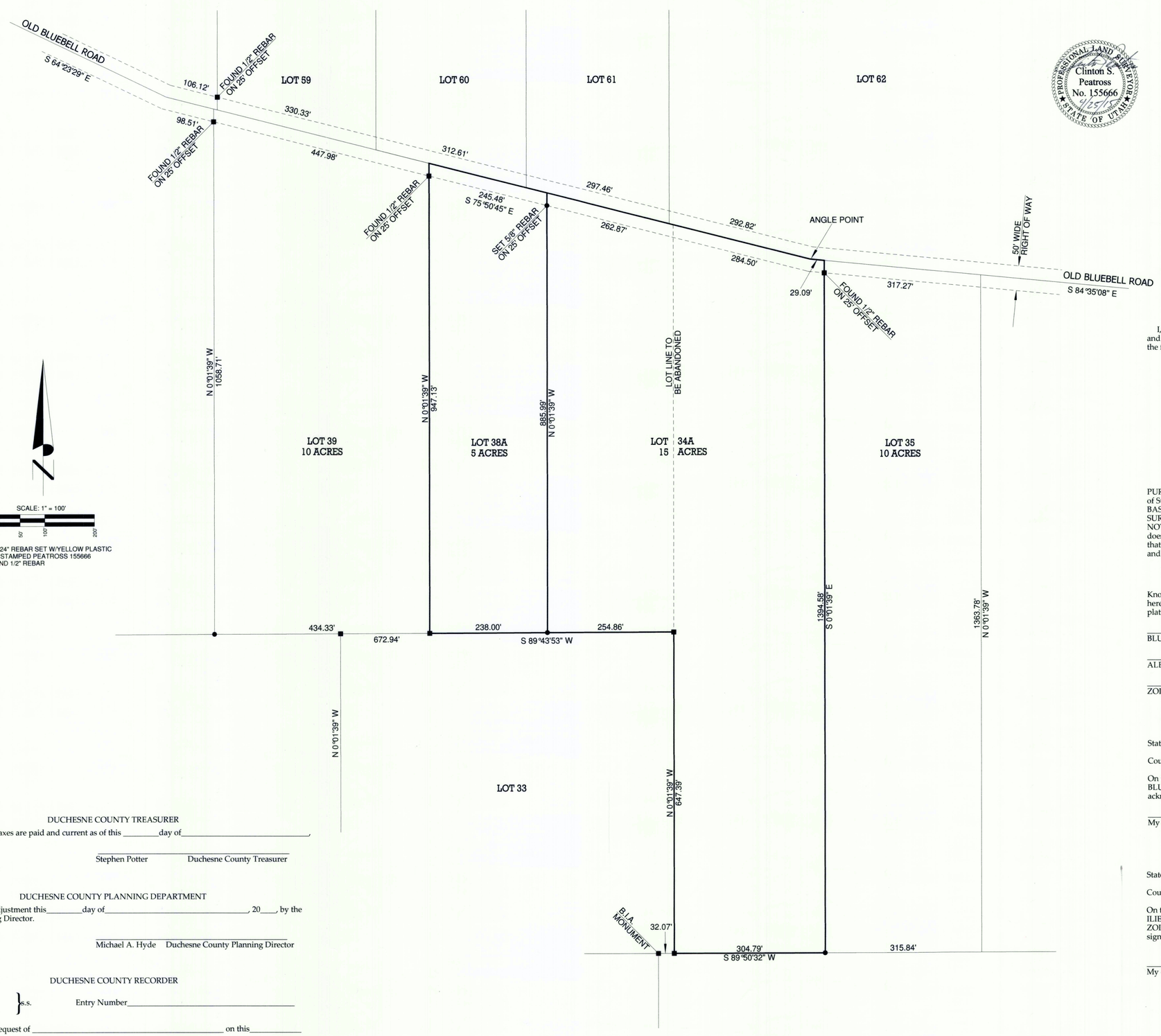
RECORD OF SURVEY AND LOT LINE ADJUSTMENT AMENDING LOTS 34 AND 38 OF THE CEDAR VIEW PROPERTIES UNIT 3 PHASE 2 SUBDIVISION FOR

NED HARDMAN
AND
ILIEL VALIENTE

LOCATED IN SECTION 8 TOWNSHIP 2 SOUTH, RANGE 2 WEST UINTAH SPECIAL BASE AND MERIDIAN DUCHESNE COUNTY, UTAH



SCALE: 1" = 100'

0 50 100 200

● = 5/8"x24" REBAR SET W/YELLOW PLASTIC CAP STAMPED PEATROSS 155666
■ = FOUND 1/2" REBAR

PROFESSIONAL LAND SURVEYOR
Clinton S. Peatross
No. 155666
4/25/15
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Ned Hardman and Iliel Valiente, 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 properties, for the purpose of preparing a Record of Survey and a Lot Line Adjustment plat:

ORIGINAL HARDMAN PROPERTY DESCRIPTION
ACCORDING TO PART OF THAT CERTAIN WARRANTY DEED RECORDED 13 FEBRUARY 2012
AS FOUND BY ENTRY #442436 IN BOOK A638 AT PAGE 207
LOT 38 CEDAR VIEW PROPERTIES UNIT 3 PHASE 2

ORIGINAL VALIENTE PROPERTY DESCRIPTION
ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 4 JUNE 2012
AS FOUND BY ENTRY #446050 IN BOOK A647 AT PAGE 678
LOT 34, CEDAR VIEW PROPERTIES, UNIT - 3 PHASE 2

NARRATIVE

PURPOSE OF SURVEY: Conduct a survey to split Lot 38, adding the East Half to Lot 34, and then prepare a Record of Survey and Lot Line Adjustment plat.
BASIS OF BEARING: Taken from the subdivision plat of Cedar View Properties, Unit 3, Phase 2
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of the Ned Hardman. It does not insure or guarantee ownership, not does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

BLUEBELL ESTATES, NED HARDMAN GEN PTR

ILIEL VALIENTE

ALEXIS ESAU GOMEZ SALGUERO

MELISSA ANALY GOMEZ SALGUERO

ZOILA SALGUERO

ACKNOWLEDGEMENT

State of
County of } s.s.

On this _____day of _____, 20___, personally appeared before me, BLUEBELL ESTATES, NED HARDMAN GEN PTR, signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. Notary Public

ACKNOWLEDGEMENT

State of
County of } s.s.

On this _____day of _____, 20___, personally appeared before me, ILIEL VALIENTE, ALEXIS ESAU GOMEZ SALGUERO, MELISSA ANALY GOMEZ SALGUERO, and ZOILA SALGUERO, signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they 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 Lot Line Adjustment 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_____

Filed for recording at the request of _____ on this_____

day of _____, 20___. Time_____ Book_____ Page(s)_____

Fee: _____

Shelley Brennan Duchesne County Recorder

NO.	REVISION	DATE	BY

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: 4/25/2015
SHEET: 1 OF 1	FILE NAME: NED HARDMAN JOB # 1208

DATE PLOTTED: Wednesday 4/29/15

County Surveyor File # 3150

3150