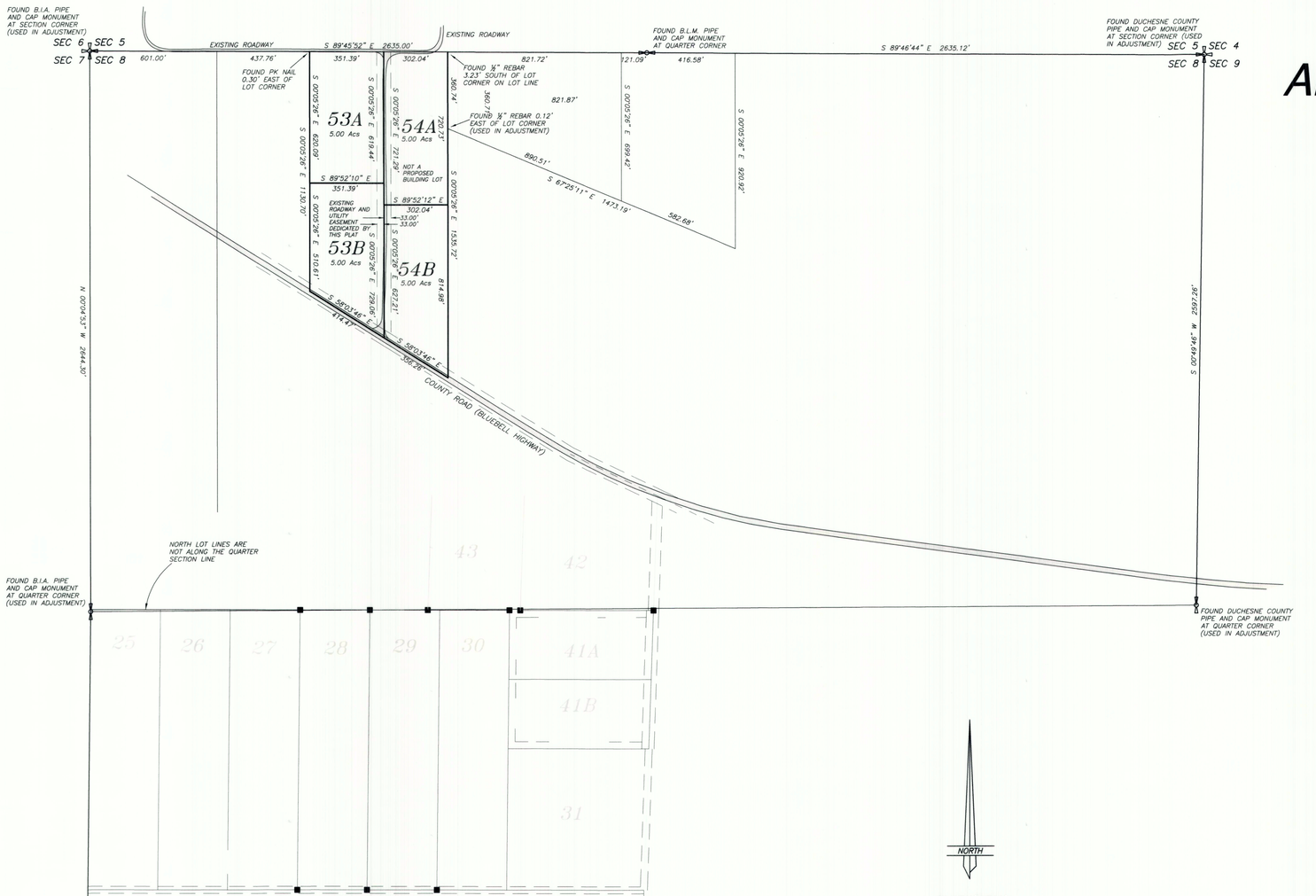
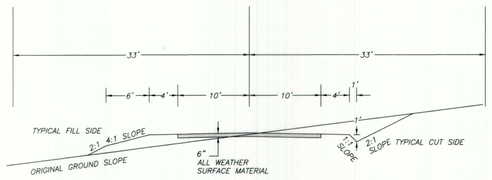


AMENDMENT TO LOTS 53 AND 54 CEDAR VIEW PROPERTIES UNIT 3-PHASE 2

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

NARRATIVE

This survey was performed at the request of Brad Draper for the purpose of dividing Lots 53 and 54, CEDAR VIEW PROPERTIES, UNIT 3, PHASE 2 into four lots as shown on this plat. The monuments marking the four Public Land Survey System corners around the North Half of Section 8 were found and used to control the survey. Additional control corners were found and used and are noted on the plat. The positions of the required lot corners were platted using the data from the original subdivision plat and then a least squares coordinate transformation was performed in order to transform the record position of the needed corners from the coordinates on the original plat to the corresponding ground positions in the new system being used by this survey. It should be noted that this subdivision was platted in 1979 using survey equipment of that era. The individual adjustments to the various record corners used in the adjustment was found to be less than one half foot in every case.



ROADWAY CROSS-SECTION

SCALE: 1"=300'

0' 300' 600' 900'

LEGEND AND NOTES

- ● 5/8"X24" REBAR WITH CAP STAMPED 148951 SET BY THIS SURVEY
- ■ FOUND MONUMENTS (NOT NECESSARILY ORIGINAL) AT OR NEAR LOT CORNERS

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) PROCEDURES AND EQUIPMENT. THE BEARINGS ARE BASED ON WGS 84 DATUM.

THIS AMENDMENT IS SUBJECT TO ALL PROVISIONS SET FORTH ON THE ORIGINAL SUBDIVISION PLAT

Private access roads are not maintained by Duchesne County or utilities other than the private property owners within the subdivision

Lots depicted on this plat are located in a Wildfire-Urban interface areas and are subject to a Fire Protection Plan. Contact the Duchesne County Fire and Emergency Management Office at 435-738-1226 for information prior to the purchase of a lot or construction of a building within the subdivision.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED FROM THE DATA SHOWN ON THE ORIGINAL SUBDIVISION PLAT FOR CEDAR VIEW PROPERTIES UNIT 3-PHASE 2 RECORDED IN THE DUCHESNE COUNTY RECORDER'S OFFICE AND WAS PREPARED TO AMEND AND CHANGE THE CONFIGURATION OF LOTS 53 AND 54 OF SAID SUBDIVISION AND TO REPLAT SAID LOTS INTO 53A, 53B, 54A, AND 54B AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR
No. 148951
JERRY D. ALLRED
27 JAN 20
STATE OF UTAH

Jerry D. Allred, Professional Land Surveyor, Certificate No. 148951 (Utah)

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF LOTS 53 AND 54, CEDAR VIEW PROPERTIES UNIT 3-PHASE 2, DO HEREBY AMEND AND CHANGE THE CONFIGURATION OF THESE LOTS TO THAT SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE AND SET APART TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND DESCRIBED AS ROADS AND EASEMENTS, AND THAT THIS PLAT REPRESENTS A DEPENDENT REPLATTING OF THE ORIGINAL SUBDIVISION PLAT.

RALPH BRADLEY DRAPER

PEGGY RAE DRAPER

ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF DUCHESNE }

ON THE_____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE ABOVE DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE SAME.

MY COMMISSION EXPIRES_____

NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPT. APPROVAL

APPROVED AS A PLAT AMENDMENT ON

THIS_____DAY OF _____ OF 20___.

MICHAEL HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS_____DAY OF _____ OF 20___.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S APPROVAL

STATE OF UTAH } SS
COUNTY OF DUCHESNE }

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20___, AT _____ O'CLOCK___M, AND IS DULY RECORDED.

FILING NO._____

COUNTY RECORDER

COUNTY SURVEYOR FILE NO. 4850

JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST--P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352

27 JAN 2020 20-100-003