RECORD OF SURVEY
AND PLAT AMENDMENT OF
CEDAR VIEW PROPERTIES UNIT 3, PHASE I
TO COMBINE
LOT 5 WITH PART OF LOT 6,
AND LOT 7 WITH PART OF LOT 6
TO BE KNOWN AS
LOT 5-6 A & LOT 6-7 A
FOR
ANGELA FOSTER & EMANUEL COLLIER

LOCATED IN SECTION 7
TOWNSHIP 2 SOUTH, RANGE 2 WEST
UINTAH SPECIAL BASE AND MERDIAN
DUCHESNE COUNTY, UTAH

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 Plat Amendment 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 _____ Page(s)_____

Filed for recording at the request of _____ on this_____

day of _____, 20_____. Time _____ Fee: _____

_____
Shelley Brennan Duchesne County Recorder

PROFESSIONAL LAND SURVEYOR
Clinton S. Peatross
No. 155666
5/04/21
STATE OF UTAH

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, and a plat Amendment to be created, with title to be held in the name of ANGELA RUTH FOSTER.

_____
ANGELA RUTH FOSTER

ACKNOWLDGEMENT

County of }s.s.
State of

On this _____ day of _____, 20 ___, personally appeared before me, ANGELA RUTH FOSTER, 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

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, and a plat Amendment to be created, with title to be held in the name of EMANUEL COLLIER, a.k.a, EMMANUEL COLLIER.

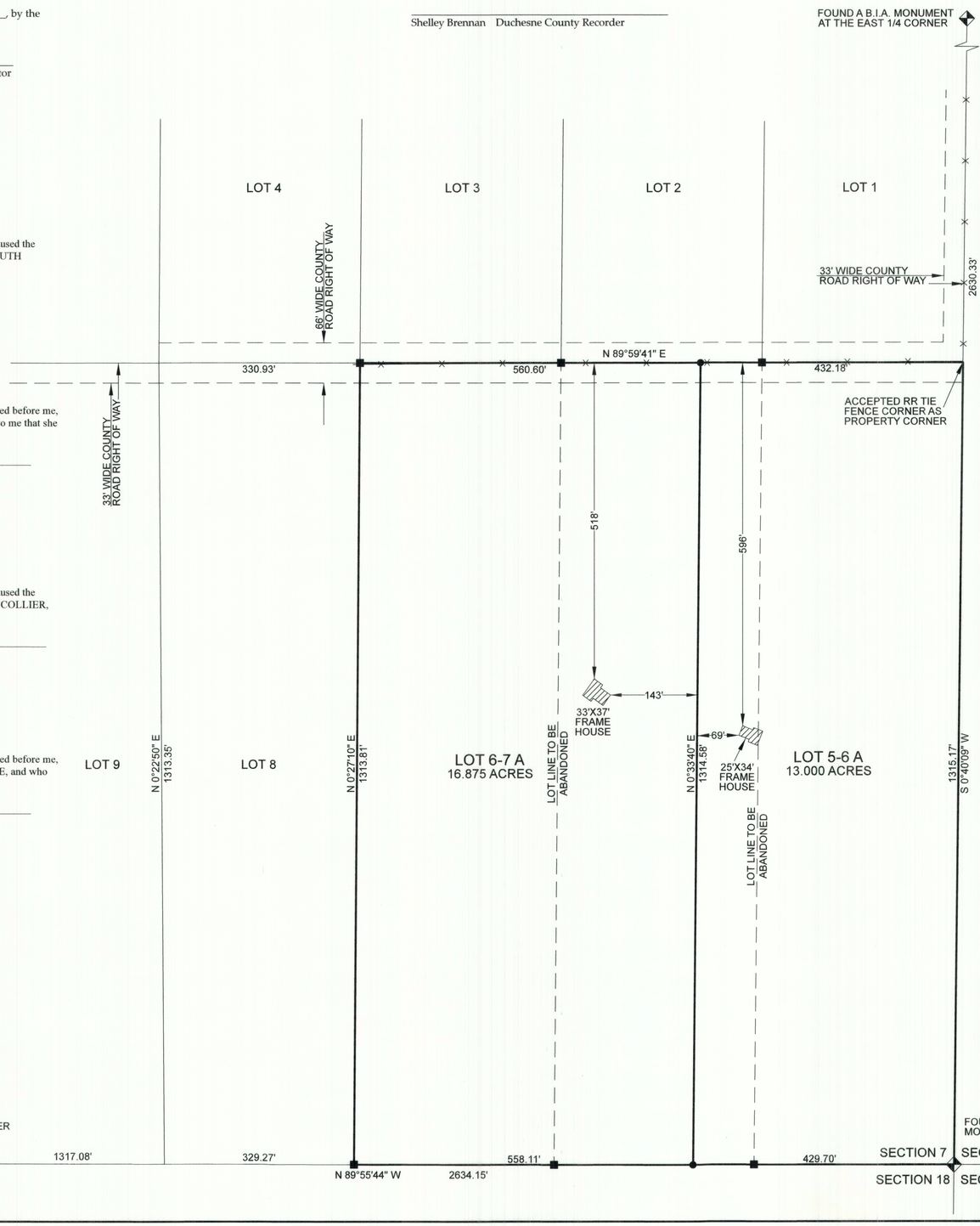
_____ _____
EMANUEL COLLIER EMMANUEL COLLIER

ACKNOWLDGEMENT

County of }s.s.
State of

On this _____ day of _____, 20 ___, personally appeared before me, EMANUEL COLLIER, aka, EMMANUEL COLLIER, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ _____
Notary Public



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Angela Foster, 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, 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.

PROPERTY DESCRIPTIONS

ACCORDING TO THAT CERTAIN QUIT-CLAIM DEED, RECORDED 9 AUGUST 2017
AS FOUND BY ENTRY # 507599

Lot 5, Cedar View Properties, Plat 3, Phase 1.

ACCORDING TO THAT CERTAIN QUIT-CLAIM DEED, RECORDED 27 OCTOBER 2020
AS FOUND BY ENTRY # 540590

Lot 6, Cedar View Properties, Plat 3, Phase 1.

ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 29 OCTOBER 2020
AS FOUND BY ENTRY # 540689

Lot 7, Plat 3, Phase 1, Cedar View Properties according to the official Plat thereof on file and of record in the Duchesne County Recorder's Office.

NARRATIVE

PURPOSE OF SURVEY: To perform a Boundary Survey, then prepare a Plat Amendment.
BASIS OF BEARING: See original Cedar View Properties Unit 3, Phase I plat.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Angela Foster. 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.

SCALE 1" - 100'

0' 100' 200'

● = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
■ = FOUND AND ACCEPTED REBAR AND CAP SET DURING PREVIOUS SURVEY
x—x—x = FENCE LINE

COUNTY SURVEYOR'S FILE # 4867

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: 12/16/2020
SHEET : 1 OF 1	JOB NAME: ANGELA FOSTER JOB# 1369