

Amendment Survey to Lot 21 Cedar View Properties - Unit 2 - Phase 1

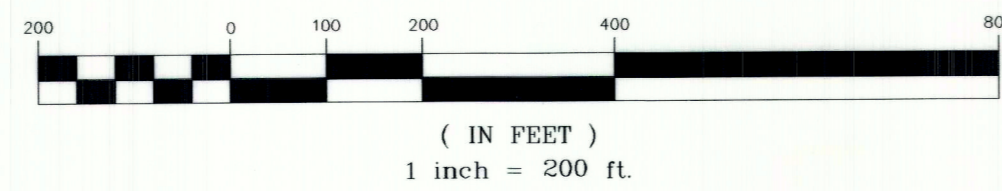
Located in Section 2, T. 2 S., R. 2 W., U.S.B. & M.
Duchesne County, Utah
2021



LEGEND

- SURVEYED BOUNDARY LINE
- - - SUBDIVISION LOT LINE
- - - ROAD EASEMENT LINE
- - - EDGE OF GRAVEL / DIRT ROAD
- x x x x x EXISTING FENCE
- SET REBAR WITH PLASTIC CAP
STAMPED JONES & DEMILLE ENG.
UNLESS OTHERWISE NOTED
- △ FOUND SURVEY MONUMENT
AS NOTED
- ◀ FOUND QUARTER SECTION
CORNER AS NOTED

GRAPHIC SCALE



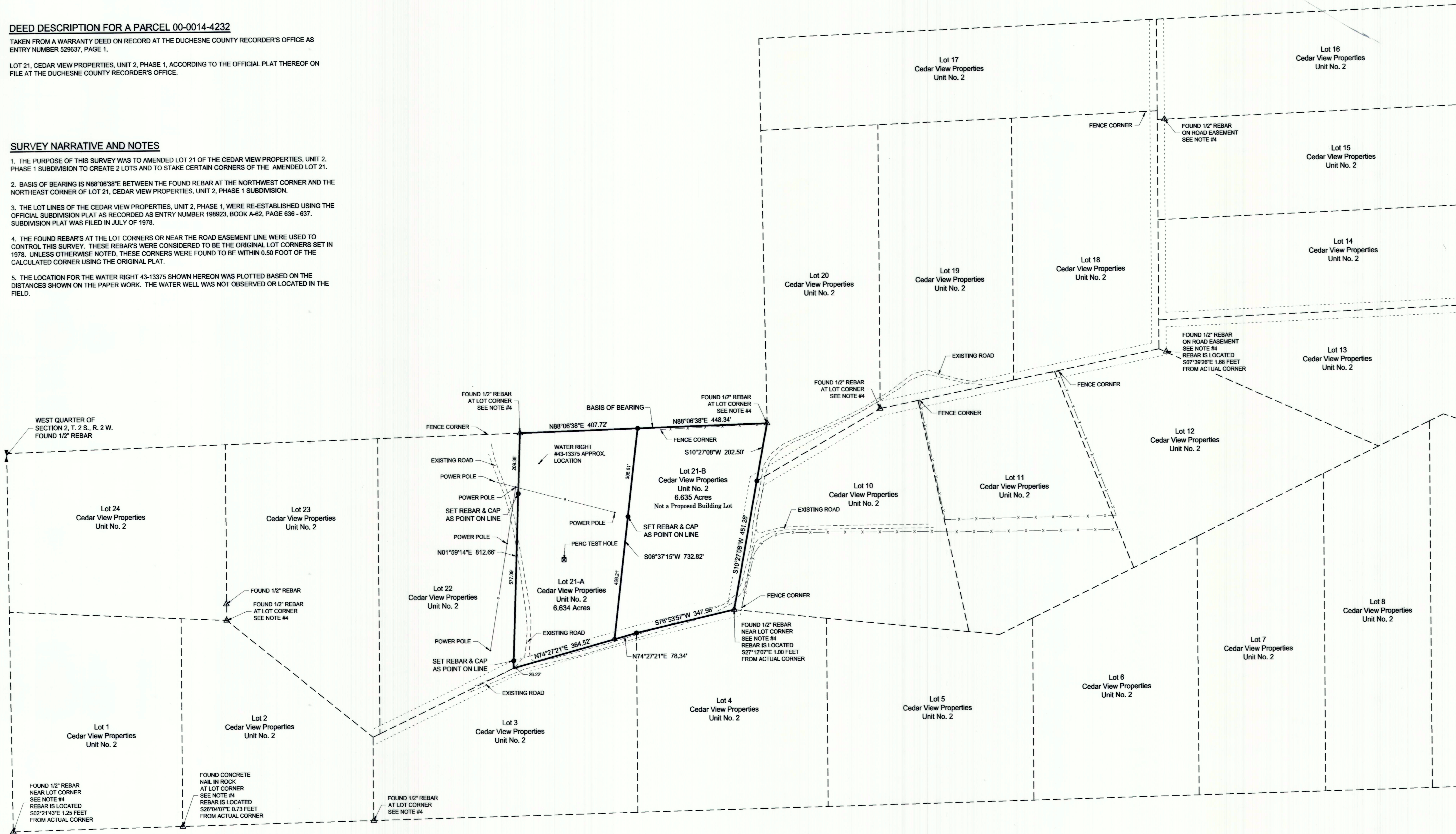
DEED DESCRIPTION FOR A PARCEL 00-0014-4232

TAKEN FROM A WARRANTY DEED ON RECORD AT THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 529637, PAGE 1.

LOT 21, CEDAR VIEW PROPERTIES, UNIT 2, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE.

SURVEY NARRATIVE AND NOTES

- THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 21 OF THE CEDAR VIEW PROPERTIES, UNIT 2, PHASE 1 SUBDIVISION TO CREATE 2 LOTS AND TO STAKE CERTAIN CORNERS OF THE AMENDED LOT 21.
- BASIS OF BEARING IS N88°06'38"E BETWEEN THE FOUND REBAR AT THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF LOT 21, CEDAR VIEW PROPERTIES, UNIT 2, PHASE 1 SUBDIVISION.
- THE LOT LINES OF THE CEDAR VIEW PROPERTIES, UNIT 2, PHASE 1, WERE RE-ESTABLISHED USING THE OFFICIAL SUBDIVISION PLAT AS RECORDED AS ENTRY NUMBER 198923, BOOK A-62, PAGE 636 - 637. SUBDIVISION PLAT WAS FILED IN JULY OF 1978.
- THE FOUND REBAR'S AT THE LOT CORNERS OR NEAR THE ROAD EASEMENT LINE WERE USED TO CONTROL THIS SURVEY. THESE REBAR'S WERE CONSIDERED TO BE THE ORIGINAL LOT CORNERS SET IN 1978. UNLESS OTHERWISE NOTED, THESE CORNERS WERE FOUND TO BE WITHIN 0.50 FOOT OF THE CALCULATED CORNER USING THE ORIGINAL PLAT.
- THE LOCATION FOR THE WATER RIGHT 43-13375 SHOWN HEREON WAS PLOTTED BASED ON THE DISTANCES SHOWN ON THE PAPER WORK. THE WATER WELL WAS NOT OBSERVED OR LOCATED IN THE FIELD.



SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5661169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



Troy W. Gadd 10/18/21
TROY W. GADD, L.S. #5661169 DATE

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE AMENDED AND DIVIDED AS SHOWN HEREON.

MIKE KENDALL, AS PRESIDENT
MIKE AND SHELLEY ENTERPRISES, LLC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, MIKE KENDALL, AS PRESIDENT OF MIKE AND SHELLEY ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREON IN THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED THE AMENDMENT TO LOT 21 OF THE CEDAR VIEW PROPERTIES - UNIT 2 - PHASE 1 SUBDIVISION ON THIS _____ DAY OF _____ OF 20____.

MICHAEL A. HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

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

COUNTY RECORDER FILE NUMBER

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2105-007 FILE NAME: h:\proj\2105-007\dwg\2105-007 survey 13 ace
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 11/1/2021 PLOTTED: 11/1/2021

Amendment Survey to Lot 21 Cedar View Properties

Duchesne County, Utah
Scale: 1" = 200'

COUNTY SURVEYOR'S FILE # 5070