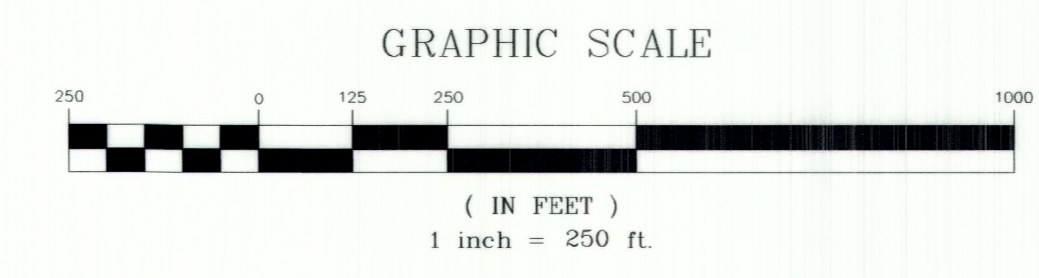


# Plat Amendment Survey to Lot 52 Cedar View Properties Unit 2 Phase 3

Located in Section 32, T. 1 S., R. 2 W., U.S.B. & M.  
Duchesne County, Utah  
2022



- LEGEND**
- SURVEYED BOUNDARY LINE
  - - - ORIGINAL SUBDIVISION LOT LINE
  - - - ROAD EASEMENT LINE
  - - - SECTION LINE
  - - - EXISTING FENCE
  - SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
  - △ FOUND SURVEY MONUMENT AS NOTED
  - ⊕ FOUND SECTION CORNER AS NOTED
  - ⊕ FOUND QUARTER SECTION CORNER AS NOTED
  - ⊕ TEST HOLE LOCATION
  - ⊕ WATER RIGHT NUMBER AS NOTED WITH 100 FOOT RADIUS PROTECTION ZONE

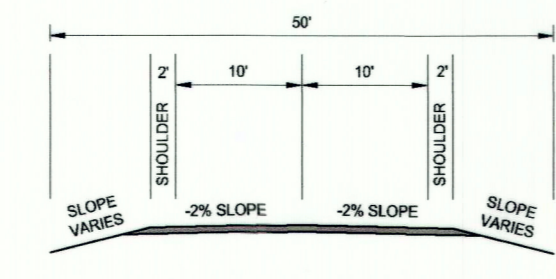
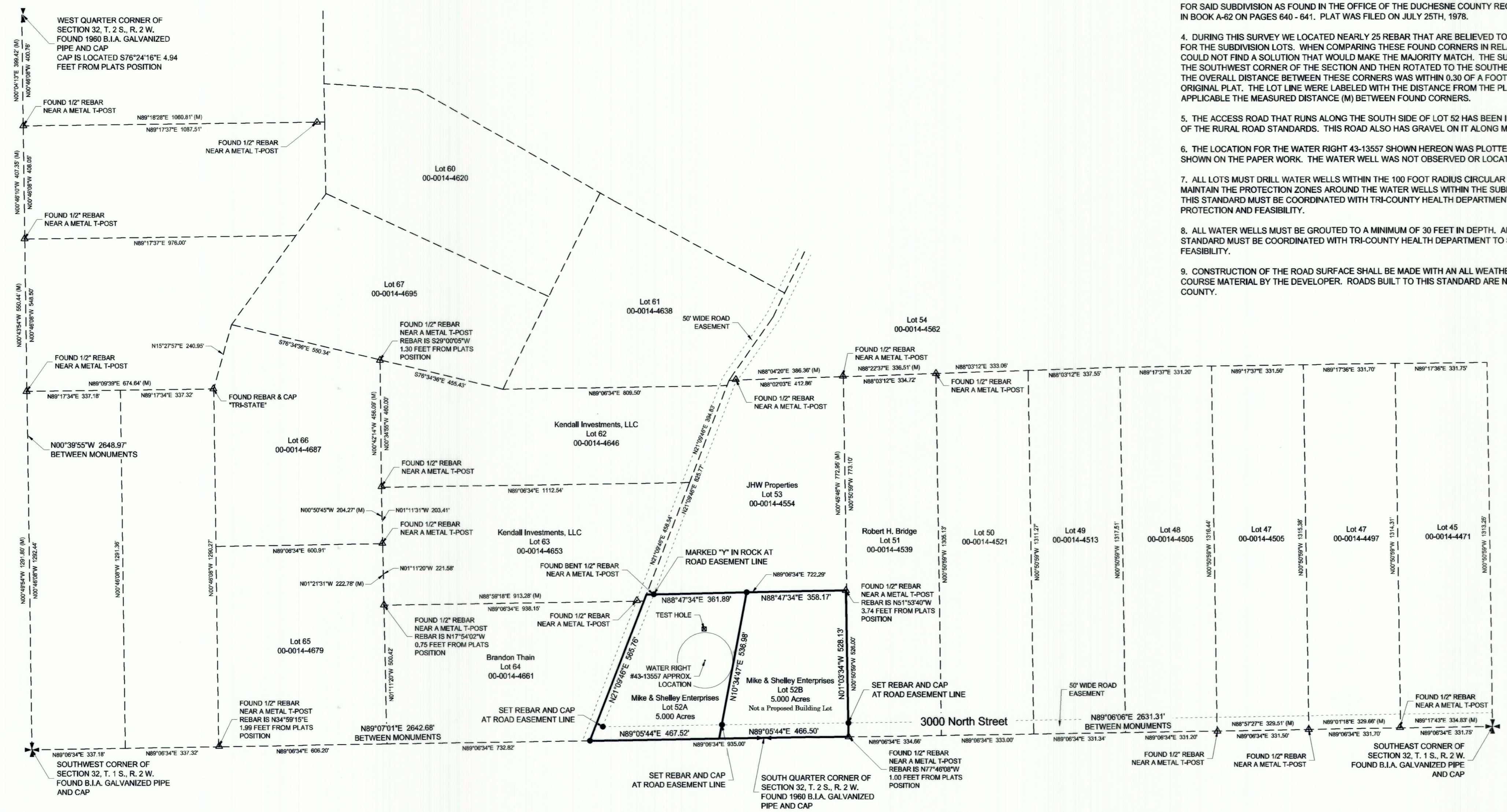


**DEED DESCRIPTION FOR PARCEL 00-0014-5254**

AS FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 490581, PAGE 1 OF 1.  
LOT 52, CEDAR VIEW PROPERTIES, UNIT 3, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE.

**NOTES / NARRATIVE**

- THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 52 OF THE CEDAR VIEW PROPERTIES UNIT NO. 2 PHASE 3 TO CREATE 2 LOTS AND TO STAKE CERTAIN CORNERS OF THE AMENDED LOT 52.
- BASIS OF BEARING USED WAS N00°39'55"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 32, T. 1 S., R. 2 W., U.S.B. & M.
- THE LOT LINES FOR THE CEDAR VIEW PROPERTIES UNIT NO. 2 PHASE 3 WERE TAKEN FROM THE SUBDIVISION PLAT FOR SAID SUBDIVISION AS FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 158525 IN BOOK A-62 ON PAGES 640 - 641. PLAT WAS FILED ON JULY 25TH, 1978.
- DURING THIS SURVEY WE LOCATED NEARLY 25 REBAR THAT ARE BELIEVED TO BE THE ORIGINAL CORNER SET FOR THE SUBDIVISION LOTS. WHEN COMPARING THESE FOUND CORNERS IN RELATIONSHIP TO EACH OTHER, WE COULD NOT FIND A SOLUTION THAT WOULD MAKE THE MAJORITY MATCH. THE SUBDIVISION LOT LINES WERE SET ON THE SOUTHWEST CORNER OF THE SECTION AND THEN ROTATED TO THE SOUTHEAST CORNER OF SAID SECTION. THE OVERALL DISTANCE BETWEEN THESE CORNERS WAS WITHIN 0.30 OF A FOOT OF THE DISTANCE SHOWN ON THE ORIGINAL PLAT. THE LOT LINE WERE LABELED WITH THE DISTANCE FROM THE PLAT ON THE LOTS AND IF APPLICABLE THE MEASURED DISTANCE (M) BETWEEN FOUND CORNERS.
- THE ACCESS ROAD THAT RUNS ALONG THE SOUTH SIDE OF LOT 52 HAS BEEN IMPROVED TO EXCEED THE WIDTH OF THE RURAL ROAD STANDARDS. THIS ROAD ALSO HAS GRAVEL ON IT ALONG MOST OF THE ROAD.
- THE LOCATION FOR THE WATER RIGHT 43-13557 SHOWN HEREON WAS PLOTTED BASED ON THE DISTANCES SHOWN ON THE PAPER WORK. THE WATER WELL WAS NOT OBSERVED OR LOCATED IN THE FIELD.
- ALL LOTS MUST DRILL WATER WELLS WITHIN THE 100 FOOT RADIUS CIRCULAR REGION DEPICTED ON THE LOT TO MAINTAIN THE PROTECTION ZONES AROUND THE WATER WELLS WITHIN THE SUBDIVISION. ANY DEVIATION FROM THIS STANDARD MUST BE COORDINATED WITH TRI-COUNTY HEALTH DEPARTMENT TO SHOW ADEQUATE PROTECTION AND FEASIBILITY.
- ALL WATER WELLS MUST BE GROUTED TO A MINIMUM OF 30 FEET IN DEPTH. ANY DEVIATION FROM THIS STANDARD MUST BE COORDINATED WITH TRI-COUNTY HEALTH DEPARTMENT TO SHOW ADEQUATE PROTECTION AND FEASIBILITY.
- CONSTRUCTION OF THE ROAD SURFACE SHALL BE MADE WITH AN ALL WEATHER MATERIAL OR UNTREATED BASE COURSE MATERIAL BY THE DEVELOPER. ROADS BUILT TO THIS STANDARD ARE NOT MAINTAINED BY DUCHESNE COUNTY.



**SURVEYOR'S CERTIFICATE**  
I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, 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, L.S. #5561169  
DATE 6/27/22

**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  
MIKE AND SHELLEY ENTERPRISES, INC.  
AS PRESIDENT

**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, INC., 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 52 OF THE CEDAR VIEW PROPERTIES UNIT 2 PHASE 3, 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 \_\_\_\_\_ ENTRY NUMBER \_\_\_\_\_

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

PROJECT NUMBER: 2203-099 FILE NAME: h:\jdl\proj\2203-099.dwg\2203-099\_cvp\_survey.dwg  
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 5/16/2022 PLOTTED: 6/27/2022

## Plat Amendment to Lot 52 Cedar View Properties Ut. 2 Ph. 3

Duchesne County, Utah  
Scale: 1" = 250'

COUNTY SURVEYOR'S FILE # 5212