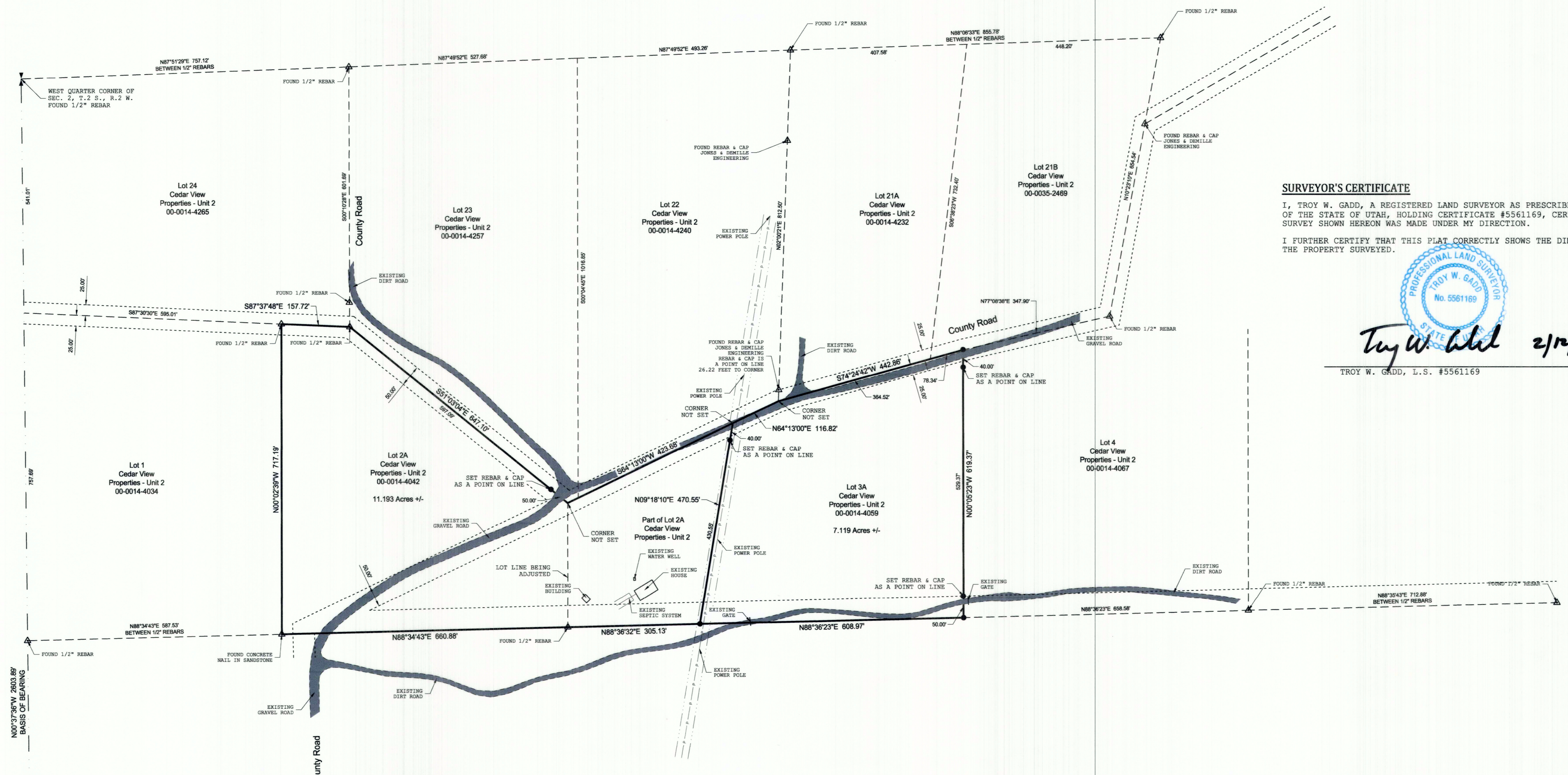
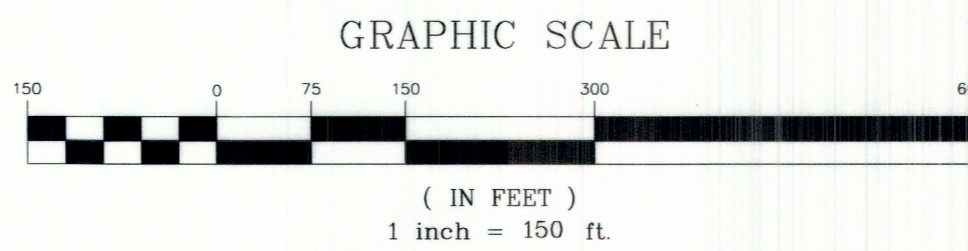


Lot Line Adjustment Survey Amending Lots 2 and 3 of the Cedar View Properties - Unit 2 - Phase 1 Subdivision

Located in the Southwest Quarter of Section 2, T. 2 S., R. 2 W., U.S.B. & M.
Duchesne County, Utah



- LEGEND**
- SURVEYED BOUNDARY LINE
 - - - SECTION LINE
 - - - SUBDIVISION LOT LINE
 - - - SUBDIVISION ROAD EASEMENT LINE
 - - - EDGE OF ROAD AS NOTED
 - SET REBAR WITH PLASTIC CAP STAMPED BASELINE LAND SURVEYING UNLESS OTHERWISE NOTED
 - △ FOUND SURVEY MONUMENT AS NOTED
 - ✱ FOUND SECTION CORNER AS NOTED
 - ✱ FOUND QUARTER SECTION CORNER AS NOTED



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 2/10/24
TROY W. GADD, L.S. #5561169 DATE

- SURVEY NOTES / NARRATIVE**
- THE PURPOSE OF THIS SURVEY WAS TO AMEND LOTS 2 AND 3 OF THE CEDAR VIEW PROPERTIES, UNIT 2, PHASE 1 SUBDIVISION TO ADJUST THE BOUNDARY LINES AS SHOWN HEREON, AND TO SET CERTAIN CORNERS FOR THE ADJUSTED LOT LINES.
 - WE WERE CONTACTED BY JAMES GASNER WHO WANTED THIS SURVEY COMPLETED.
 - BASIS OF BEARING IS N00°37'36"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 2, T. 2 S., R. 2 W., U.S.B. & M.
 - THE SUBDIVISION LOT LINES AND THE ROAD RIGHT OF WAY EASEMENT WERE TAKEN FROM THE CEDAR VIEW PROPERTIES, UNIT 2, PHASE 1 SUBDIVISION. SAID SUBDIVISION PLAT CAN BE FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NO. 198923, IN BOOK A-62 PAGES 636 - 637. PLAT WAS RECORDED IN JULY OF 1978.
 - THE FOUND 1/2" REBAR AS LABELED AT THE LOT CORNERS WERE CONSIDERED TO BE THE ORIGINAL LOT CORNERS AND WERE USED TO CONTROL THIS SURVEY.
 - SOME OF THE EXISTING ROADS ARE NOT LOCATED IN THE ROADWAY EASEMENTS AS SHOWN ON THE OFFICIAL SUBDIVISION PLAT. NO RESEARCH WAS MADE ON WHETHER THE EASEMENTS HAVE BEEN WRITTEN FOR INDIVIDUAL LOTS.
 - A SEARCH WAS MADE FOR AN EASEMENT FOR THE MOON LAKE ELECTRIC ASSOCIATION POWER LINE THAT CROSSES LOT 3A. NO DOCUMENT WAS FOUND. I HAVE ASSUMED THAT A 30 FOOT WIDE EASEMENT EXISTS CENTERED ON THE EXISTING LINE (15 FEET ON EACH SIDE OF THE LINE).

- DEED DESCRIPTIONS**
- PARCEL 00-0014-4042 AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 539150 ON PAGES 1 AND 2.
- LOT 2, UNIT 2, PHASE 1, CEDAR VIEW PROPERTIES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.
- PARCEL 00-0014-4059 AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 539470 ON PAGES 1 AND 2.
- LOT 3, UNIT 2, PHASE 1, CEDAR VIEW PROPERTIES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

OWNER'S CERTIFICATE

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

JULIA NESSEN

JAMES S. GASNER

JOSIE GASNER

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, JAMES S. GASNER, AS OWNER OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, JULIA NESSEN AND JOSIE GASNER, AS OWNERS OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED THE AMENDMENT TO LOTS 2 AND 3 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 } S.S.
COUNTY OF DUCHESNE }

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

Lot Line Adjustment Survey Amending Lots 2 and 3 of the Cedar View Properties Unit 2 - Phase 1 Subdivision

	PROJECT NUMBER: 24-02-59 BLS
	FILE NAME: J Gasner Survey.dwg
SURVEYED BY: T.W.G.	FIELD WORK: 02/05/2024
DRAWN BY: T.W.G.	
Baseline Land Surveying Roosevelt, Utah 84066 Baselineandsurveying@gmail.com 435-979-3446	

COUNTY SURVEYOR'S FILE # 5642