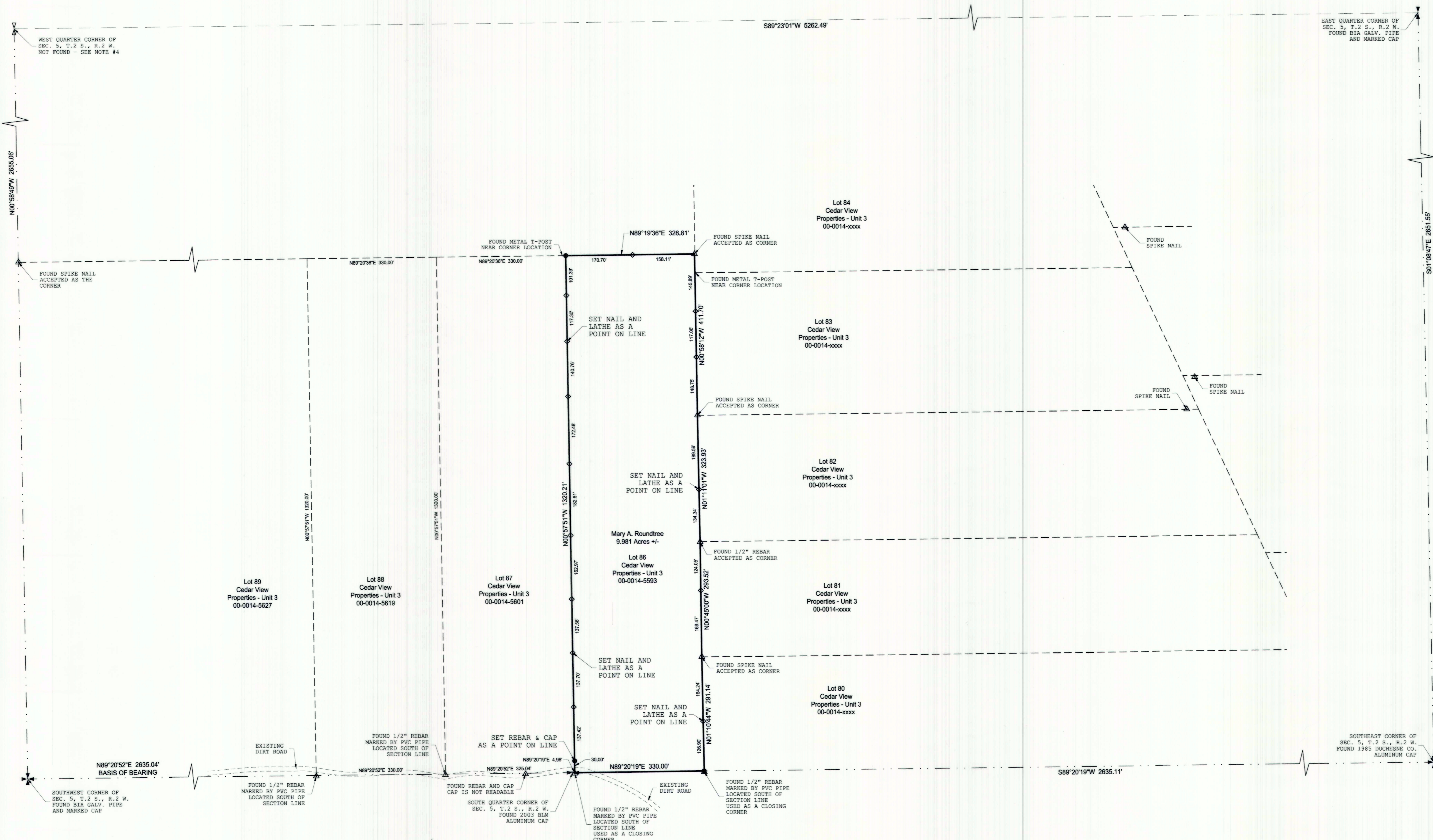
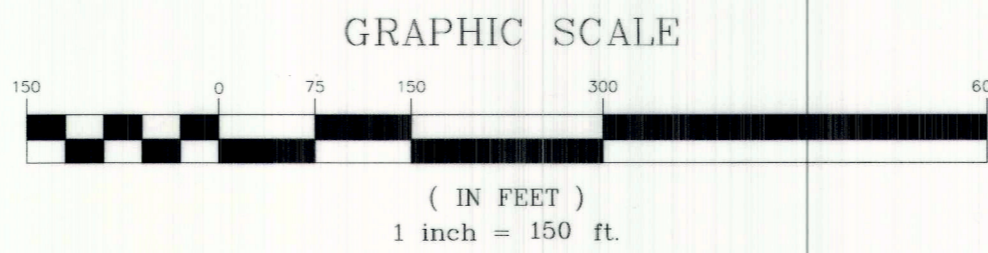


Record of Survey for Mary E. Roundtree

Being Lot 86 of the Cedar View Properties Subdivision - Unit 3 - Phase 3
 Located in Section 5, T. 2 S., R. 2 W., U.S.B. & M.
 Duchesne County, Utah

- LEGEND**
- SURVEYED BOUNDARY LINE
 - - - - SECTION LINE
 - - - - QUARTER SECTION LINE
 - - - - SUBDIVISION LOT LINE
 - - - - EDGE OF DIRT ROAD
 - 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



SURVEY NOTES / NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY SURVEY ON LOT 86 OF THE CEDAR VIEW PROPERTIES SUBDIVISION, UNIT 3, PHASE 3 (PARCEL 00-0014-5593), AND TO SET CERTAIN CORNERS AS SHOWN HEREON.
2. WE WERE CONTACTED BY JULIA ROUNDTREE WHO WANTED THIS SURVEY COMPLETED.
3. BASIS OF BEARING IS N89°20'52"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 5, T. 2 S., R. 2 W., U.S.B. & M.
4. THE SUBDIVISION LOT LINES WERE TAKEN FROM THE CEDAR VIEW PROPERTIES SUBDIVISION, UNIT 3, PHASE 3 PLAT. SAID SUBDIVISION PLAT CAN BE FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER IN BOOK A-69 PAGES 512 - 514. PLAT WAS RECORDED IN OCTOBER OF 1979.
5. THE WEST QUARTER CORNER WAS RE-ESTABLISHED USING THE ORIGINAL SUBDIVISION PLAT MENTIONED IN NOTE #3 ABOVE.
6. ON THE ORIGINAL SUBDIVISION PLAT, THE SOUTH QUARTER CORNER WAS NOT LOCATED AND SHOWN ON THE SUBDIVISION PLAT. THAT IS THE REASON THE BEARING ALONG THE SOUTH LOT LINES DON'T MATCH THE SECTION LINE.
7. THE LOT LINES SHOWN ON THIS SURVEY WERE SET ON THE SOUTHWEST CORNER OF SAID SECTION 30 AND ROTATED TO A STRAIGHT LINE DRAWN BETWEEN THE SOUTHWEST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 30.
8. THIS STRAIGHT LINE MATCHES A FOUND CORNER LOCATED ON THE EDGE OF THE ROAD FOR THE SOUTHWEST CORNER OF LOT 73 OF THE CEDAR VIEW PROPERTIES SUBDIVISION UNIT 3 - PHASE 3.
9. THE FOUND 1/2" REBAR MARKED BY A PVC PIPE NEAR THE SOUTHWEST CORNER OF LOT 89, THE SOUTHWEST CORNER OF LOT 88, THE SOUTHWEST CORNER OF LOT 87, AND THE SOUTHWEST CORNER OF LOT 86 ARE ALL LOCATED SOUTH APPROXIMATELY 2 FEET FROM THE DRAWN SECTION LINE USING THE EXISTING MONUMENTS AS NOTED HEREON.
10. IT IS MY BELIEF THAT THESE FOUND REBAR'S ARE EVIDENCE OF THE ORIGINAL SUBDIVISION BUT ARE SOUTH OF THE SECTION LINE AND CAN BE USED AS CLOSING CORNERS.

DEED DESCRIPTION

PARCEL 00-0014-5593
 AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 592981 ON PAGES 1 - 2 AND ALSO AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 592982 ON PAGES 1 - 2.
 LOT 86, CEDAR VIEW PROPERTIES SUBDIVISION, PHASE 3, UNIT 3, ACCORDING TO THE OFFICIAL PLAT THEREOF AS FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.
 TOGETHER WITH ALL IMPROVEMENTS, APPURTENANCES, AND EASEMENTS THEREUNTO BELONGING.
 SUBJECT TO: COUNTY AND/OR CITY TAXES NOT DELINQUENT, BONDS AND /OR SPECIAL ASSESSMENTS NOT DELINQUENT, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY, EASEMENTS, AND RESERVATIONS OF RECORD OR ENFORCEABLE IN LAW AND EQUITY.
 EXCEPTING THEREFROM: ALL OIL, GAS, AND/OR OTHER MINERALS IN, ON OR UNDER SAID LAND.

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 3/20/26
 TROY W. GADD, L.S. #5561169 DATE

Record of Survey for Mary E. Roundtree

	PROJECT NUMBER: 26-03-29 BLS
	FILE NAME: Roundtree Survey.dwg
	SURVEYED BY: T.W.G. FIELD WORK: 03/23/2026
	DRAWN BY: T.W.G.
Baseline Land Surveying Roosevelt, Utah 84066 BaselineLandSurveying@gmail.com 435-979-3446	

COUNTY SURVEYOR'S FILE # 610