



RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
**BART A. &
ANNETTE N. MILLER**
HC 66 BOX 27
NEOLA, UT 84053

TO BE KNOWN AS THE
**BART MILLER
MINOR SUBDIVISION**

LOCATED IN THE NE 1/4 OF SECTION 30
TOWNSHIP 1 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Bart and Annette Miller 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 that I have made a survey of the following described tracts of land for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PARENT PARCEL

ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 28 MARCH 2012 AS FOUND BY ENTRY #443758, BOOK A641, PAGES 760-761, SERIAL #419-4, PARCEL #00-0029-1090 IN THE OFFICE OF THE DUCESNE COUNTY RECORDER TOWNSHIP 1 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTION 30: Beginning at a point which is located 2 rods North and 477.42 feet West of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 30, and running thence West 410 feet; Thence North 212.88 feet; Thence East 410 feet; Thence South 212.88 feet to the point of beginning.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into two lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARINGS: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #1041.
SURVEY FINDINGS: As shown on the plat.

NOTE: This survey was performed at the request of Annette Miller. 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.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

BART A. MILLER _____ ANNETTE N. MILLER _____

ACKNOWLEDGEMENT

County of _____ State of _____
On this _____ day of _____, 20____, personally appeared before me, BART A. MILLER and ANNETTE N. MILLER, the signers of the above OWNER'S CERTIFICATE, and who have acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.
My commission expires: _____ Notary Public _____

DUCESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Colene Nelson Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

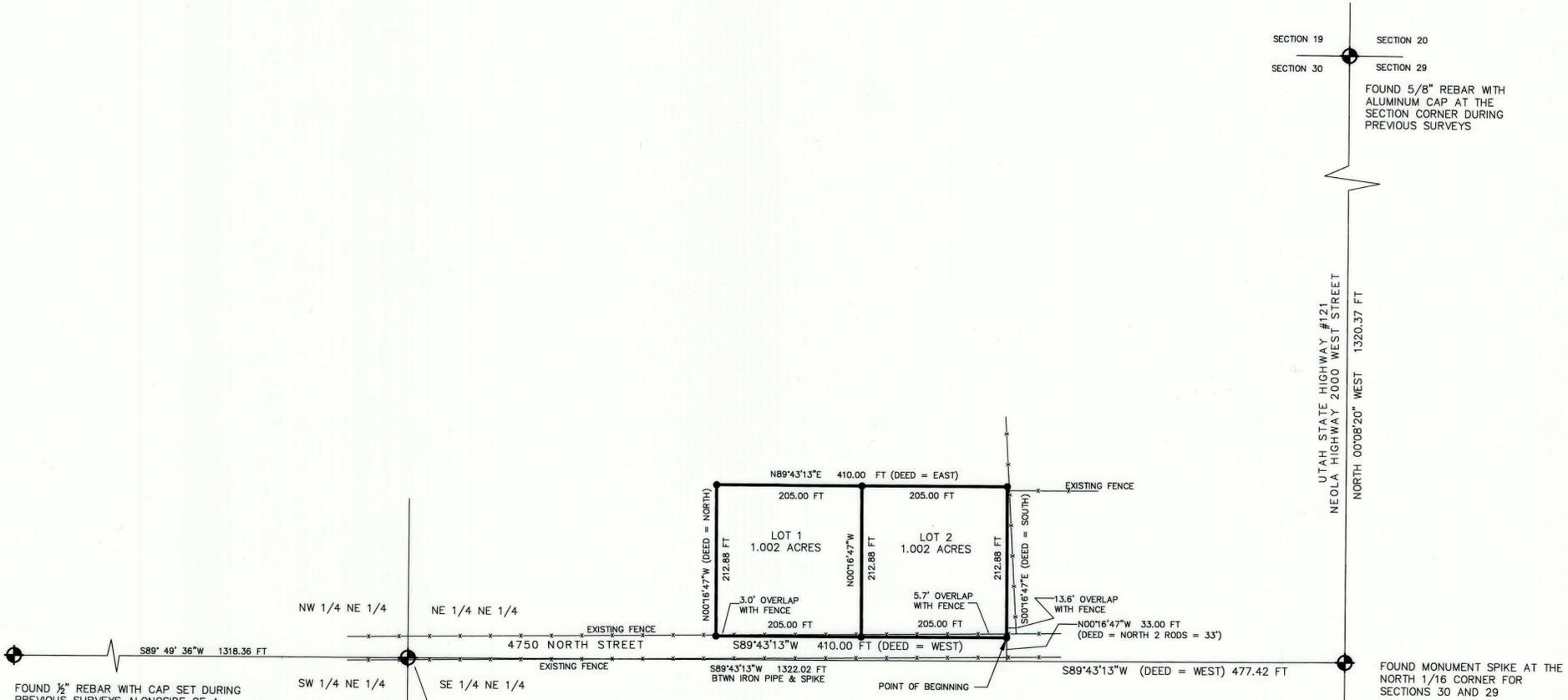
Approved as a Minor Subdivision this _____ day of _____, 20____, by the Duchesne County Planning Director.
Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER

State of Utah _____ Entry Number _____
County of Duchesne _____
Filed for recording at the request of _____ on this _____ day of _____, 20____. Time _____ Book _____ Page(s) _____
Fee: _____
Carolyne Madsen Duchesne County Recorder

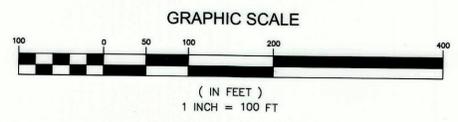
GENERAL NOTES

- THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.
- IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.
- THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES, OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THE NEW EVIDENCE.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. FURTHERMORE, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.
- THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).



FOUND 1/2" REBAR WITH CAP SET DURING PREVIOUS SURVEYS ALONGSIDE OF A SCRIBED POST AT THE CENTER-NORTH 1/16 CORNER

FOUND 5/8" REBAR WITH CAP SET BY THE COUNTY SURVEYOR AT THE NORTHEAST 1/16 CORNER. THE REBAR IS ALONG THE NORTH SIDE OF A 6" DIAMETER IRON PIPE FOR A FENCE CORNER. IT MEASURES 0.5' TOO FAR NORTH, ACCORDING TO RECORD OF SURVEY FILE #1041. IT APPEARS THE 6" PIPE IS SET WHERE THE REBAR WAS.



● LOT CORNERS MARKED WITH 3/8" IRON BAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "PEATROSS 155666"

PROJECT L14-055	PREPARED FOR BART A. AND ANNETTE N. MILLER
SHEET 1 OF 1	PROJECT BART MILLER MINOR SUBDIVISION

**RECORD OF SURVEY
AND MINOR SUBDIVISION**

LOCATED IN THE NE 1/4 OF SECTION 30 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH

DRAWN BY: MPJ
REVIEWED BY: CP
SCALE: 1" = 100'
ISSUE DATE: 3/24/2014



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DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED" WITH THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

County Surveyors File #3000