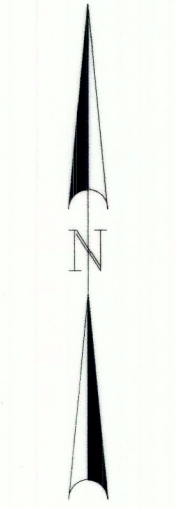


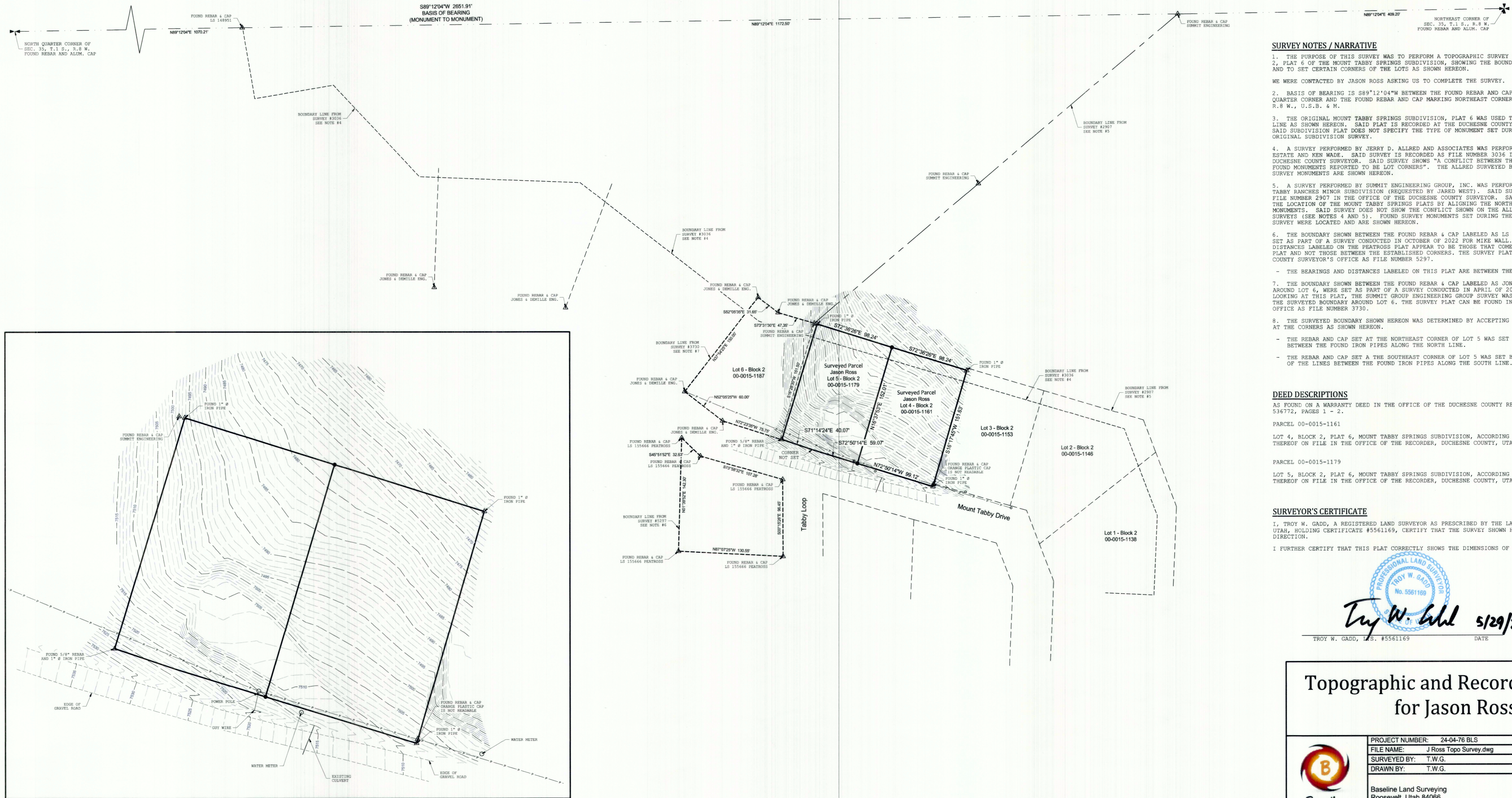
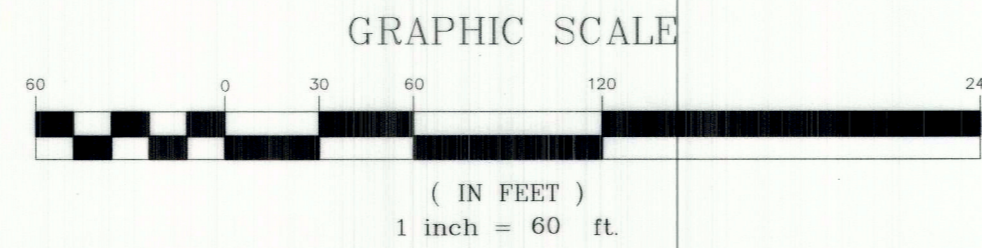
Topographic and Record of Survey for Jason Ross

Being Lot 4 and 5, Block 2, Plat 6 of the Mount Tabby Springs Subdivision
 Located in Section 35, T. 1 S., R. 8 W., U.S.B. & M.
 Duchesne County, Utah



LEGEND

- SURVEYED BOUNDARY LINE
- PREVIOUS SURVEYED BOUNDARY LINE
- SUBDIVISION LOT LINE
- 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 TOPOGRAPHIC SURVEY ON LOTS 4 AND 5, BLOCK 2, PLAT 6 OF THE MOUNT TABBY SPRINGS SUBDIVISION, SHOWING THE BOUNDARY LINE OF SAID LOTS AND TO SET CERTAIN CORNERS OF THE LOTS AS SHOWN HEREON.
2. BASIS OF BEARING IS S89°12'04"W BETWEEN THE FOUND REBAR AND CAP MARKING THE NORTH QUARTER CORNER AND THE FOUND REBAR AND CAP MARKING NORTHEAST CORNER OF SECTION 35, T. 1 S., R. 8 W., U.S.B. & M.
3. THE ORIGINAL MOUNT TABBY SPRINGS SUBDIVISION, PLAT 6 WAS USED TO DRAWN IN THE LOT LINE AS SHOWN HEREON. SAID PLAT IS RECORDED AT THE DUCHESNE COUNTY RECORDER'S OFFICE. SAID SUBDIVISION PLAT DOES NOT SPECIFY THE TYPE OF MONUMENT SET DURING THE COURSE OF THE ORIGINAL SUBDIVISION SURVEY.
4. A SURVEY PERFORMED BY JERRY D. ALLRED AND ASSOCIATES WAS PERFORMED FOR R.S. WEST REAL ESTATE AND KEN WADE. SAID SURVEY IS RECORDED AS FILE NUMBER 3036 IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR. SAID SURVEY SHOWS "A CONFLICT BETWEEN THE DEED LINES AND THE FOUND MONUMENTS REPORTED TO BE LOT CORNERS". THE ALLRED SURVEYED BOUNDARY AND THE FOUND SURVEY MONUMENTS ARE SHOWN HEREON.
5. A SURVEY PERFORMED BY SUMMIT ENGINEERING GROUP, INC. WAS PERFORMED FOR THE MOUNT TABBY RANCHES MINOR SUBDIVISION (REQUESTED BY JARED WEST). SAID SURVEY IS RECORDED AS FILE NUMBER 2907 IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR. SAID SURVEY ESTABLISHED THE LOCATION OF THE MOUNT TABBY SPRINGS PLATS BY ALIGNING THE NORTH LINE TO THE FOUND MONUMENTS. SAID SURVEY DOES NOT SHOW THE CONFLICT SHOWN ON THE ALLRED AND FEATROSS SURVEYS (SEE NOTES 4 AND 5). FOUND SURVEY MONUMENTS SET DURING THE COURSE OF THE SUMMIT SURVEY WERE LOCATED AND ARE SHOWN HEREON.
6. THE BOUNDARY SHOWN BETWEEN THE FOUND REBAR & CAP LABELED AS LS 155666 FEATROSS WERE SET AS PART OF A SURVEY CONDUCTED IN OCTOBER OF 2022 FOR WIRE WALL. THE BEARINGS AND DISTANCES LABELED ON THE FEATROSS PLAT APPEAR TO BE THOSE THAT COME FROM THE ORIGINAL PLAT AND NOT THOSE BETWEEN THE ESTABLISHED CORNERS. THE SURVEY PLAT CAN BE FOUND IN THE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER 5297.
 - THE BEARINGS AND DISTANCES LABELED ON THIS PLAT ARE BETWEEN THE FOUND REBAR AND CAPS.
7. THE BOUNDARY SHOWN BETWEEN THE FOUND REBAR & CAP LABELED AS JONES AND DEMILLE ENG. AROUND LOT 6, WERE SET AS PART OF A SURVEY CONDUCTED IN APRIL OF 2018 FOR JARED WEST. LOOKING AT THIS PLAT, THE SUMMIT GROUP ENGINEERING GROUP SURVEY WAS USED TO ESTABLISH THE SURVEYED BOUNDARY AROUND LOT 6. THE SURVEY PLAT CAN BE FOUND IN THE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER 3730.
 - THE REBAR AND CAP SET AT THE NORTHEAST CORNER OF LOT 5 WAS SET AT THE MID POINT BETWEEN THE FOUND IRON PIPES ALONG THE NORTH LINE.
 - THE REBAR AND CAP SET AT THE SOUTHEAST CORNER OF LOT 5 WAS SET BY DOING A PROPORTION OF THE LINES BETWEEN THE FOUND IRON PIPES ALONG THE SOUTH LINE.
8. THE SURVEYED BOUNDARY SHOWN HEREON WAS DETERMINED BY ACCEPTING THE FOUND IRON PIPES AT THE CORNERS AS SHOWN HEREON.

DEED DESCRIPTIONS

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 536772, PAGES 1 - 2.

PARCEL 00-0015-1161

LOT 4, BLOCK 2, PLAT 6, MOUNT TABBY SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

PARCEL 00-0015-1179

LOT 5, BLOCK 2, PLAT 6, MOUNT TABBY SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

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 5/29/24
 TROY W. GADD, L.S. #5561169 DATE

ENLARGED VIEW OF CONTOURS
 SCALE 1" = 30'

COUNTY SURVEYOR'S FILE # 6771

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|---|--|-----------------------------------|--|
| | | PROJECT NUMBER: 24-04-76 BLS | |
| | | FILE NAME: J Ross Topo Survey.dwg | |
| SURVEYED BY: T.W.G. | | FIELD WORK: 04/19/2024 | |
| DRAWN BY: T.W.G. | | | |
| Baseline Land Surveying Roosevelt, Utah 84066 Baselinelandsurveying@gmail.com 435-979-3446 | | | |