

Golf Course Subdivision Amendment Survey for Lot 108-1 thru Lot 111

Located in the Golf Course Subdivision in Section 16, T.2 S., R.1 W., U.S.B. & M.
Roosevelt City, Duchesne County, Utah

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION.
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PARCEL.



Troy W. Gadd 3/12/24
TROY W. GADD, P.L.S. #5561169 DATE

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 AS SHOWN HEREON.

NANCY LABRUM NANCY JEAN LABRUM

ACKNOWLEDGMENT

STATE OF }
COUNTY OF } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, NANCY LABRUM, AKA NANCY JEAN LABRUM, AS OWNER OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT SHE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ROOSEVELT CITY PLANNING AND ZONING APPROVAL

APPROVED THE AMENDMENT SURVEY, ON THIS _____ DAY OF _____ 20____.

DALE TRIBE
CHAIRMAN

ROOSEVELT CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED THE AMENDMENT SURVEY, ON THIS _____ DAY OF _____ 20____.

RHONDA GOODRICH RODDIE I. BIRD, JR.
ROOSEVELT CITY RECORDER ROOSEVELT CITY MAYOR

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 _____

Golf Course Subdivision Amendment Survey for Lots 108-1 thru Lot 111

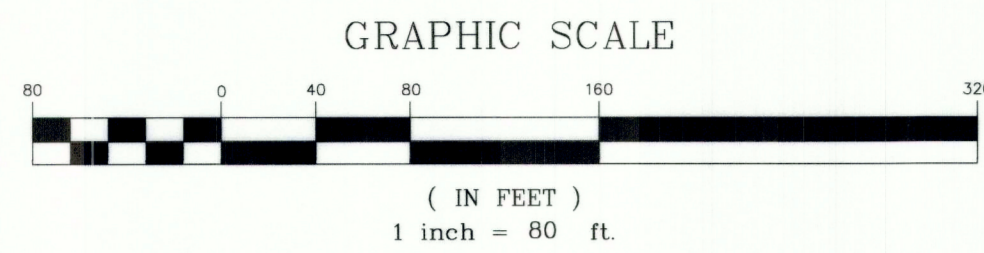


PROJECT NUMBER: 24-02-60 BLS
FILE NAME: Labrum House Survey.dwg
SURVEYED BY: T.W.G. FIELD WORK: 06/06/2023
DRAWN BY: T.W.G.

Baseline Land Surveying
Roosevelt, Utah 84066
Baselinelandsurveying@gmail.com
435-979-3446

COUNTY SURVEYOR'S FILE # 5646

LEGEND	
	SURVEYED BOUNDARY LINE
	SECTION LINE
	ROOSEVELT BLOCK LINE
	ROOSEVELT ROAD CENTERLINE
	EDGE OF CONCRETE
	EXISTING FENCE
	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 COMBINE PARCELS 00-0002-6371 (LOT 109), 00-0002-6363 (LOT 110), 00-0002-6389 (LOT 111), AND 00-0031-7390 (LOT 108-1) THE BOUNDARY LINES OF PARCEL 00-0002-6553 (LOT 128) AND TO SET THE CORNERS OF THE PARCEL AS SHOWN HEREON.

WE WERE CONTACTED BY LYNN LABRUM WHO WANTED TO COMBINE THESE PARCELS/LOTS INTO ONE LOT.

2. BASIS OF BEARING IS S00°22'39"E BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 16, T.2 S., R.1 W., U.S.B. & M.

3. THE SUBDIVISION LOT LINES SHOWN HEREON WERE TAKEN FROM THE ORIGINAL SUBDIVISION PLAT AS FOUND IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 167043 IN BOOK A-24 ON PAGES 601 - 604. SUBDIVISION WAS FILED ON NOVEMBER 9, 1972.

4. THE FOUND REBAR AND CAPS NOTED AS "ALLRED SURVEYING" WERE SET BY JERRY D. ALLRED AND ASSOCIATES AS PART OF THE LENNY MARETT SURVEY FROM 2022. SAID SURVEY PLAT CAN BE FOUND IN THE OFFICE OF THE COUNTY SURVEYOR AS FILE # 5047.

5. A FILED SURVEY PLAT COULD NOT BE FOUND IN THE OFFICE OF THE DUCHESNE COUNTY SURVEYOR FOR THE FOUND REBAR & CAP SET BY C.D. MCKENNA.

6. THE OFFICIAL SUBDIVISION PLAT HAS DIFFERENT DISTANCES TO CREATE THIS CORNER OF THE SUBDIVISION. THE DISTANCES SHOWN MATCH THE SURVEY DESCRIBED IN NOTE #4 ABOVE.

7. THE FOUND REBAR AND CAPS NOTED AS "BASELINE LAND SURVEYING" WERE SET AS PART OF THE LYNN LABRUM SURVEY FROM 2023. SAID SURVEY PLAT CAN BE FOUND IN THE OFFICE OF THE COUNTY SURVEYOR AS FILE # 5487.

DEED DESCRIPTIONS

PARCEL 00-0002-6363 (LOT 109) AND PARCEL 00-0002-6371 (LOT 110) AS FOUND ON A QUIT CLAIM DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 376563 IN BOOK A-444 ON PAGE 40.

LOT 109 AND 110, GOLF COURSE SUBDIVISION, ROOSEVELT CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

INCLUDING ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR ENFORCEABLE IN LAW AND EQUITY.

EXCEPTING AND RESERVING ALL GAS, OIL AND OTHER MINERALS.

PARCEL 00-0002-6389 AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER AS ENTRY NUMBER 330484 IN BOOK A-303 ON PAGE 489.

LOT 111, GOLF COURSE SUBDIVISION, ROOSEVELT CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING, INCLUDING WATER AND SEWER HOOKUPS.

SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS OF WAY.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS.

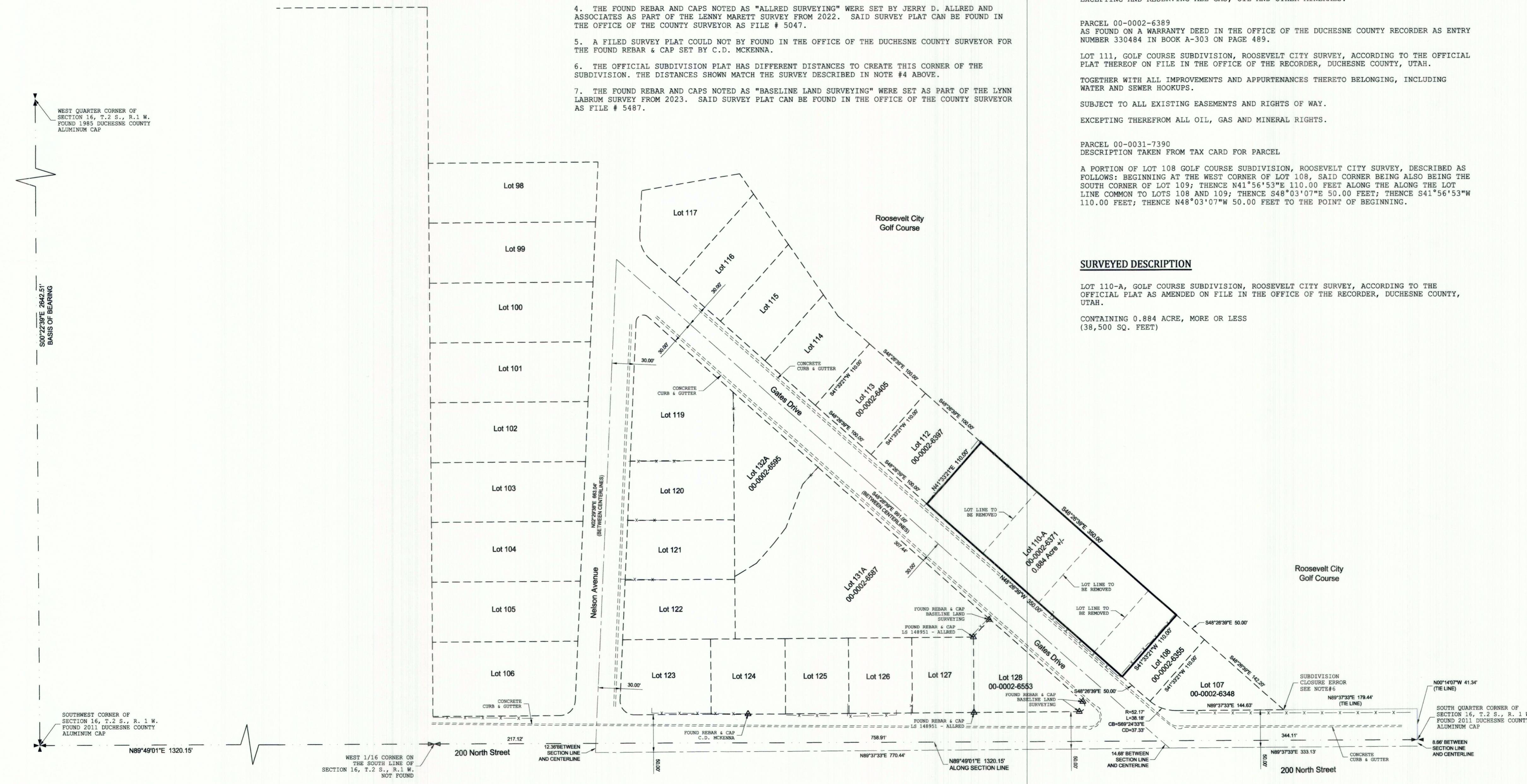
PARCEL 00-0031-7390 DESCRIPTION TAKEN FROM TAX CARD FOR PARCEL

A PORTION OF LOT 108 GOLF COURSE SUBDIVISION, ROOSEVELT CITY SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF LOT 108, SAID CORNER BEING ALSO BEING THE SOUTH CORNER OF LOT 109; THENCE N41°56'53"E 110.00 FEET ALONG THE ALONG THE LOT LINE COMMON TO LOTS 108 AND 109; THENCE S48°03'07"E 50.00 FEET; THENCE S41°56'53"W 110.00 FEET; THENCE N48°03'07"W 50.00 FEET TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTION

LOT 110-A, GOLF COURSE SUBDIVISION, ROOSEVELT CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT AS AMENDED ON FILE IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

CONTAINING 0.884 ACRE, MORE OR LESS (38,500 SQ. FEET)



WEST QUARTER CORNER OF SECTION 16, T.2 S., R.1 W. FOUND 1985 DUCHESNE COUNTY ALUMINUM CAP

S00°22'39" 2640.51' BASIS OF BEARING

SOUTHWEST CORNER OF SECTION 16, T.2 S., R.1 W. FOUND 2011 DUCHESNE COUNTY ALUMINUM CAP

WEST 1/16 CORNER ON THE SOUTH LINE OF SECTION 16, T.2 S., R.1 W. NOT FOUND

SUBDIVISION CLOSURE ERROR SEE NOTE#6
SOUTH QUARTER CORNER OF SECTION 16, T.2 S., R.1 W. FOUND 2011 DUCHESNE COUNTY ALUMINUM CAP