

Adair Family Subdivision

Located in Section 25, T. 14 S., R. 10 E., S.L.B. & M.
Carbon County, Utah
2022

File: 863514 Bk 1041 Pg 259
 Date: 28-DEC-2022 12:25:10M
 Fee: \$55.00 Credit Card Filed By: RO
 KARLA MEDLEY, Recorder
 CARBON COUNTY CORPORATION
 For: SHIANNE ADAIR

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 12/9/22
 TROY W. GADD, L.S. #5561169 DATE

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 SUBDIVIDED AS SHOWN HEREON.

Jackie R. Adair
 JACKIE R. ADAIR
Rosemary Adair
 ROSEMARY ADAIR

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF CARBON } S.S.



ON THE 20th DAY OF DECEMBER, A.D. 2022, PERSONALLY APPEARED BEFORE ME, JACKIE R. ADAIR AND ROSEMARY ADAIR, AS JOINT TENANTS, AS OWNERS OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

FEB. 5, 2023
 MY COMMISSION EXPIRES

Chelsy J. Cook
 NOTARY PUBLIC

CARBON COUNTY PLANNING COMMISSION

Todd Thorne
 TODD THORNE
 DIRECTOR OF PLANNING
 DATE 12-27-22

CARBON COUNTY CONTRACT SURVEYOR

M. Cody Ware
 CARBON COUNTY CONTRACT SURVEYOR
 DATE 12/22/22

CARBON COUNTY ATTORNEY

Christian Brown
 CARBON COUNTY DEPUTY ATTORNEY
 DATE 12/22/22

CARBON COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____

KARLA MEDLEY
 CARBON COUNTY RECORDER

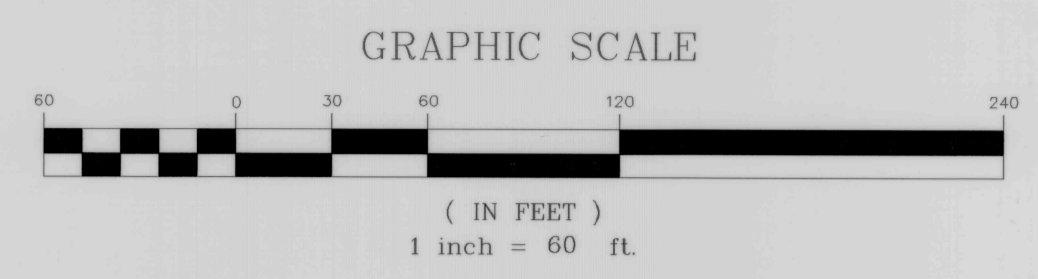
PREPARED BY:
Jones & DeMille Engineering, Inc.
 CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
 - infrastructure professionals -
 1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2203-032 T039 | FILE NAME: h:\dproj\2203-032_12203-032 S Johnson Survey.dwg
 SURVEYED BY: T.W.G. | DRAWN BY: T.W.G. | UPDATED: 12/5/2022 | PLOTTED: 12/8/2022

Adair Family Subdivision

Carbon County, Utah
 Scale: 1" = 60'

- LEGEND**
- SURVEYED BOUNDARY LINE
 - - - SECTION LINE
 - - - QUARTER SECTION LINE
 - - - 40 ACRE LINE
 - - - EXISTING FENCE
 - - - EDGE OF ASPHALT ROAD
 - SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
 - ▲ FOUND SURVEY MONUMENT AS NOTED
 - ▲ FOUND SECTION CORNER AS NOTED
 - ▲ FOUND QUARTER SECTION CORNER AS NOTED



SURVEY NOTES / NARRATIVE

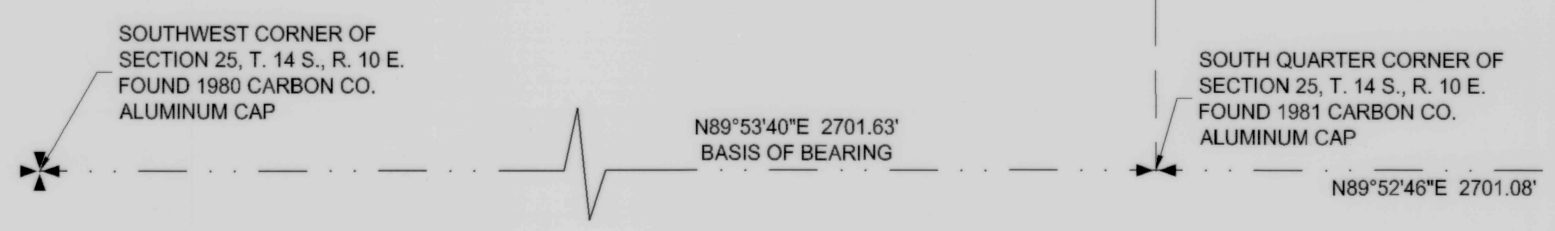
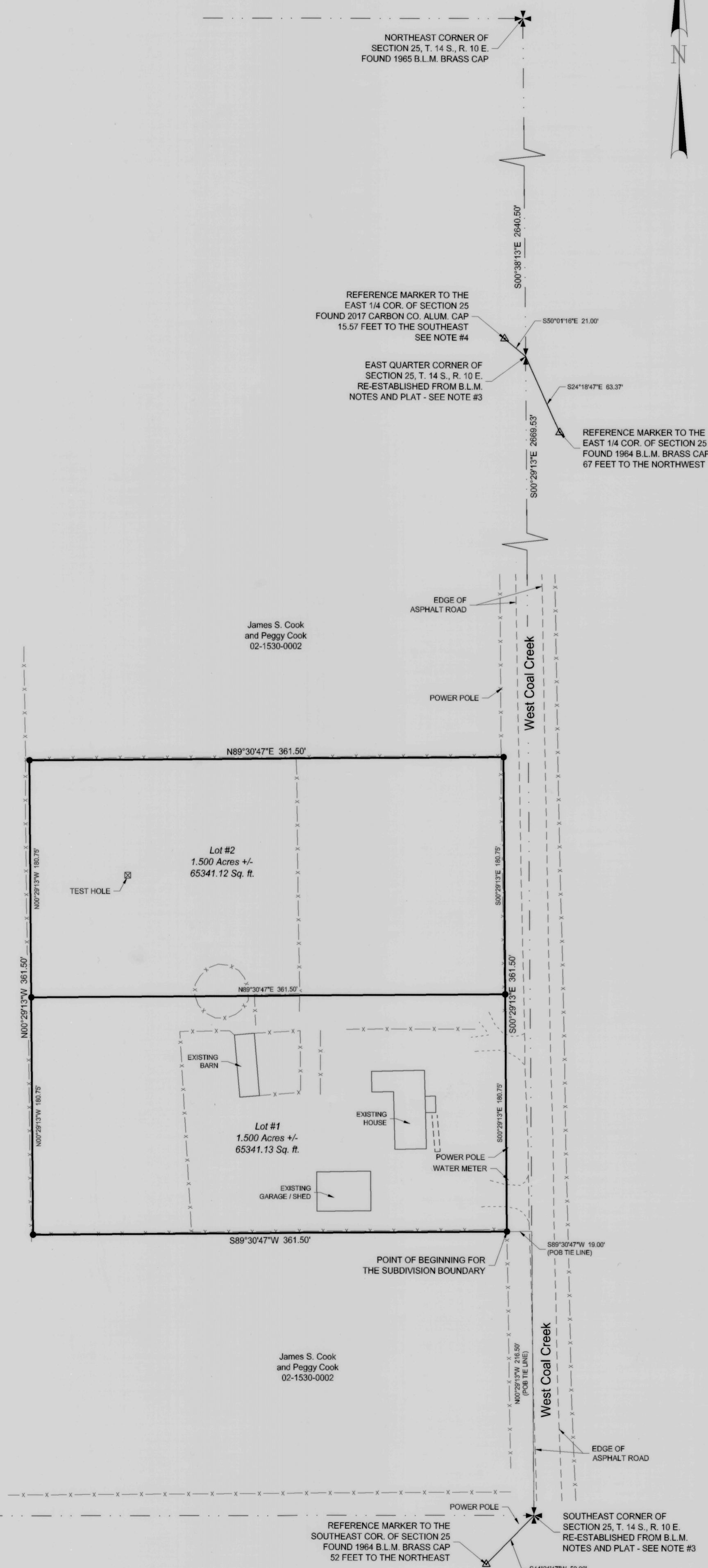
- THE PURPOSE OF THIS SURVEY WAS TO CREATE A 2 LOT SUBDIVISION FROM PARCEL 02-1530-0006 AND SET CERTAIN CORNERS AS SHOWN HEREON.
- BASIS OF BEARING USED WAS N89°53'40"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 25, T. 14 S., R. 10 E., S.L.B. & M.
- THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 25, T. 14 S., R. 10 E., S.L.B. & M., WERE RE-ESTABLISHED USING THE B.L.M. PLAT AND NOTES FROM THE 1965 SURVEY OF TOWNSHIP 14 SOUTH AND RANGE 11 EAST. THE PLATS SHOWS A DISTANCE OF 40.01 CHAINS AND 40.45 CHAINS ALONG THE WEST LINE OF SECTION 30. READING THE NOTES FOR THESE LINES, THERE WERE 2 REFERENCE MARKERS SET AT THE QUARTER CORNER LOCATION AND 2 REFERENCE MARKERS SET AT THE SECTION CORNER. I FOUND ONE REFERENCE MARKER AT EACH OF THE LOCATIONS.
- THE SHOWN LOCATIONS WERE RE-ESTABLISHED SETTING THE SECTION LINE AND THE LINES TO THE FOUND REFERENCE MARKERS ON THE FOUND NORTHEAST CORNER OF SECTION 25 AND ROTATED IT TO THE 52 FOOT REFERENCE MARKER NEAR THE SOUTHEAST CORNER. THE RECORD DISTANCE WAS WITHIN 0.5 FEET BETWEEN THE LOCATED CORNERS. THE FOUND REFERENCE MARKER NEAR THE QUARTER CORNER WAS FOUND TO BE OFF THE RECORD DISTANCES BY ALMOST 4 FEET. I WENT WITH THE FOUND REFERENCE MARKER AT THE SECTION CORNER AS THE BEST EVIDENCE AND SCALED THE SECTION LINE TO MATCH THE FOUND MONUMENTS.
- A FOUND 2017 CARBON COUNTY REFERENCE MARKER NEAR THE EAST QUARTER CORNER OF SECTION 25 WAS NOT USED. THE CAP HAS A DISTANCE OF 15.57 FEET STAMPED ON IT. THAT DISTANCE COULD NOT BE MADE TO WORK, SO IT WAS NOT USED IN THE RE-ESTABLISHED POSITION OF THE QUARTER CORNER.

DEED DESCRIPTION FOR PARCEL 02-1530-0006

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 855918, BOOK 998 PAGE 08.
 BEGINNING AT A POINT 19.00 FEET WEST AND 216.50 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 361.50 FEET; THENCE NORTH 361.50 FEET; THENCE EAST 361.50 FEET; THENCE SOUTH 361.50 FEET TO THE POINT OF BEGINNING.

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N00°29'13"W 216.50 FEET ALONG THE EAST LINE OF SECTION 25, T. 14 S., R. 10 E., S.L.B. & M., AND S89°30'47"W 19.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE S89°30'47"W 361.50 FEET; THENCE N00°29'13"W 361.50 FEET; THENCE N89°30'47"E 361.50 FEET; THENCE S00°29'13"E 361.50 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3.000 ACRES, MORE OR LESS.
 BASIS OF BEARING IS N89°53'40"E ALONG THE SOUTH LINE OF SECTION 25 BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER.



James S. Cook and Peggy Cook 02-1530-0002

James S. Cook and Peggy Cook 02-1530-0002