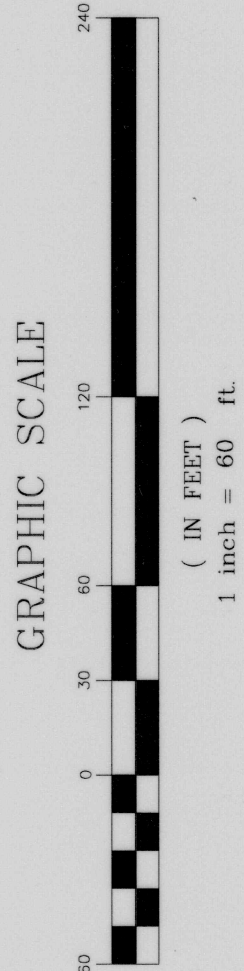
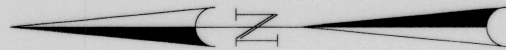


# Clear Creek Home Association Record of Survey

Being Parcel 41 of the Clear Creek 2000 Subdivision  
Located in Section 32 and Section 33, T. 13 S., R. 7 E., S.L.B. & M.  
Clear Creek, Carbon County, Utah

PLAT 0065620, B. 1857, 16.534m  
Date: 11-SEP-2011 16:53:4m  
Fees: \$50.00 Credit Card Filed By: RO  
CARTER, TROY W. GADD, L.S.  
CARBON COUNTY CORPORATION  
For: TROY GADD # 016

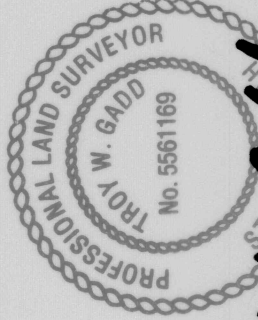


### DEED DESCRIPTION

PARCEL 2A-0793-P41  
AS FOUND ON A WARRANT DEED IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 088506 IN BOOK 1039 ON PAGES 663 - 684.  
PARCEL 41, OF THE CLEAR CREEK 2000 SUBDIVISION, AS FILED IN THE CARBON COUNTY RECORDERS OFFICE ON MAY 19, 2000 IN BOOK 5 OF PLATS, PAGE 46.  
SUBJECT TO EASEMENTS, RESERVATIONS AN RESTRICTIONS HOWEVER EVIDENCED.

### SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY 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*

TROY W. GADD, L.S. #5561169

DATE

## Clear Creek Home Association Record of Survey



Baseline  
Land Surveying

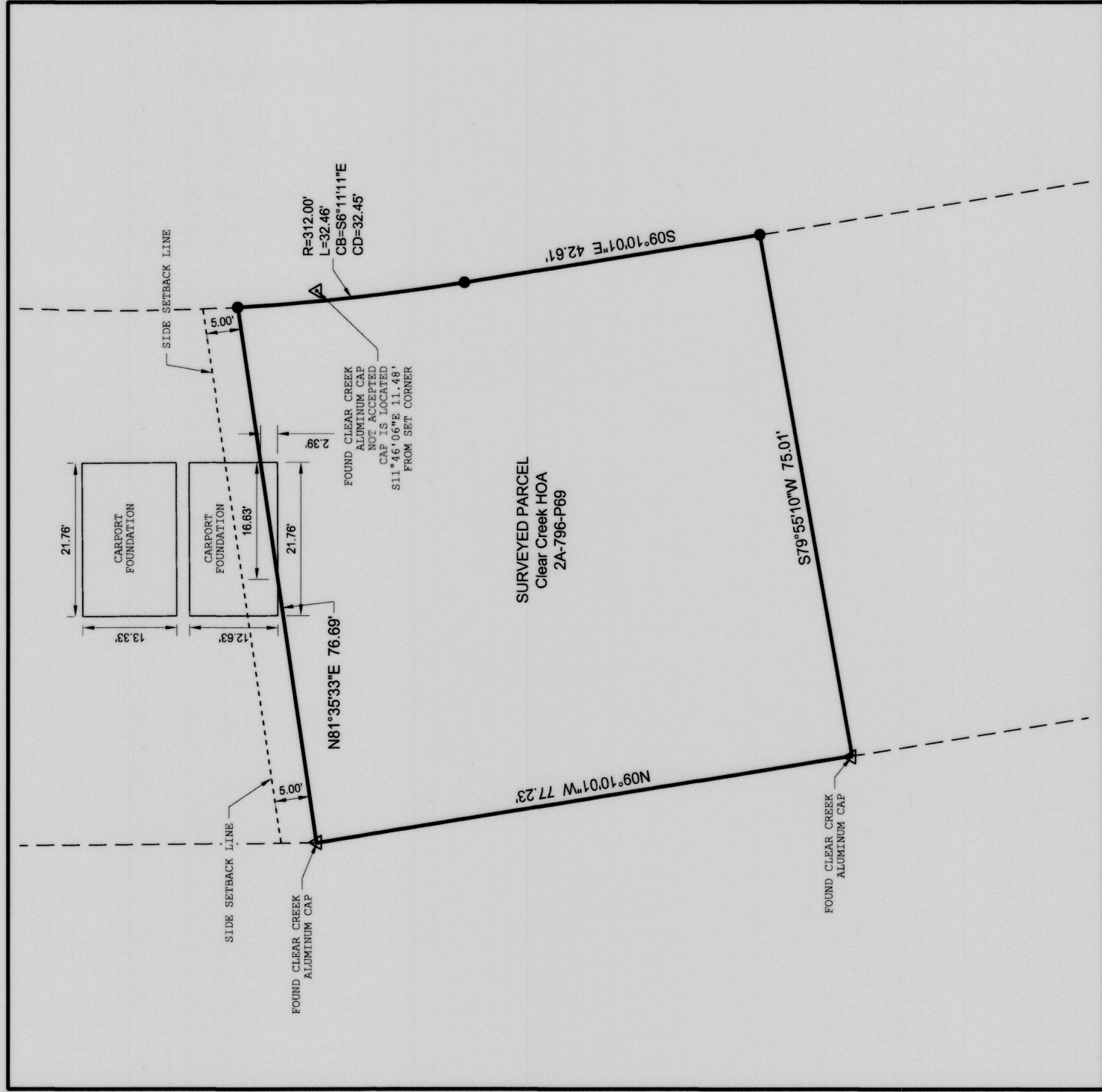
|                 |                            |
|-----------------|----------------------------|
| PROJECT NUMBER: | 22-06-55 BLS               |
| FILE NAME:      | Clear Creek HOA Survey.dwg |
| SURVEYED BY:    | T.W.G.                     |
| DRAWN BY:       | T.W.G.                     |
| FIELD WORK:     | 08/25/2023                 |

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

- LEGEND
- SURVEYED BOUNDARY LINE
  - SUBDIVISION LOT LINE
  - SET REBAR WITH PLASTIC CAP
  - STAMPED BASELINE LAND SURVEYING
  - UNLESS OTHERWISE NOTED
  - ▲ FOUND ORIGINAL SURVEY
  - ▲ MONUMENT AS NOTED
  - ▼ FOUND REBAR
  - ▼ MONUMENT AS NOTED

### SURVEY NOTES / NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY SURVEY ON PARCEL 2A-0793-P41, PARCEL 41 AND TO SET CERTAIN CORNERS AS SHOWN HEREON.
2. WE WERE CONTACTED BY DENNIS BEARDALL, PRESIDENT OF THE ASSOCIATION WANTING THIS SURVEY COMPLETED TO SEE WHERE THE BOUNDARY LINES EXIST ON THE GROUND WITH CONCERNS OF ENCRoACHMENT ALONG THE NORTH LINE.
3. BASIS OF BEARING USED WAS N12°11'37"W BETWEEN THE SOUTHWEST CORNER OF LOT 39 AND THE SOUTHWEST CORNER OF LOT 35. BOTH CORNERS HAVE ALUMINUM CAP MONUMENTS AND REBAR.
3. THE SUBDIVISION LOT LINES WERE TAKEN FROM THE OFFICIAL SUBDIVISION PLAT AS FOUND IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 799934 IN BOOK 5 OF PLATS ON PAGE 46. PLAT WAS FILED ON MAY 19, 2000.
- THE LOT LINES WERE SET ON A FOUND REBAR AND CAP AND ROTATED TO ANOTHER FOUND REBAR AND CAP. THIS PRODUCED THE BEST FIT OF THE FOUND LOT CORNERS.
- A SEARCH WAS MADE TO LOCATED THE WEST QUARTER CORNER OF SECTION 33 BUT WE WERE UNABLE TO FIND IT IN THE HEAVY TIMBER.
4. THE OFFICIAL PLAT MAKES A STATEMENT THAT A 5/8" BY 24" REBAR WITH A CAP WAS SET AT THE LOT CORNERS. DETERMINED THAT AN 2" ALUMINUM CAP WAS SET ON TOP OF A REBAR. THE CAP IS STAMPED CLEAR CREEK LOT CORNER.
4. MOST OF THE CORNERS SHOWN ON THIS PLAT ARE WITHIN LESS THAN 0.24 FEET OF THE CALCULATED CORNER AND ACCEPTED AS FOUND. THE OTHERS WERE BETWEEN 0.25 FEET AND 0.50 FEET FROM THE CALCULATED CORNER.
5. AFTER SETTING THE NORTHEAST CORNER AND AFTER FINDING THE NORTHEAST CORNER OF PARCEL 41, THERE IS A NEW BUILDING (GARAGE) BEING CONSTRUCTED ON THE SOUTH SIDE OF LOT 40 THAT IS OVER THE COMMON LINE BETWEEN LOT 40 AND PARCEL 41. THE SOUTHEAST CORNER OF THE BUILDING IS SOUTH OF THE LINE AND AT THE SOUTHWEST CORNER OF LOT 35. THE SOUTHWEST CORNER OF LOT 35 IS WITHIN 5 FEET OF THE LINE AND AT THE SOUTHWEST CORNER OF LOT 35. THE SOUTHWEST CORNER OF LOT 35 IS WITHIN 5 FEET OF THE BOUNDARY LINE WHICH DOESN'T FOLLOW THE SETBACK DISTANCE OF 5 FEET OF THE HOME ASSOCIATION.
6. TALKING WITH GARY HART, I WAS MADE AWARE OF A PRIOR SURVEY THAT WAS CONDUCTED FOR GARY BY LUDLOW ENGINEERING IN JULY OF 2013. GARY SHOWED ME THE STAMPED AND SIGNED PLAT. A SEARCH WAS MADE AT THE COUNTY FOR THIS PLAT, BUT NOTHING WAS FOUND ON FILE.
- THE LOCATED CORNERS SET BY LUDLOW ENGINEERING HAVE A BEARING AND A DISTANCE FROM THE FOUND CORNER TO THE CALCULATED CORNER USING THE ORIGINAL CORNERS AND THE OFFICIAL 2000 SUBDIVISION PLAT.



PARCEL 41 - ENLARGED VIEW  
SCALE 1" = 20'