

Perry Frazier and Kevin Knotts Record of Survey

Being Lot 35 and Lot 39 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

- LEGEND
- SURVEYED BOUNDARY LINE

SUBDIVISION LOT LINE

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SET REBAR WITH PLASTIC CAP

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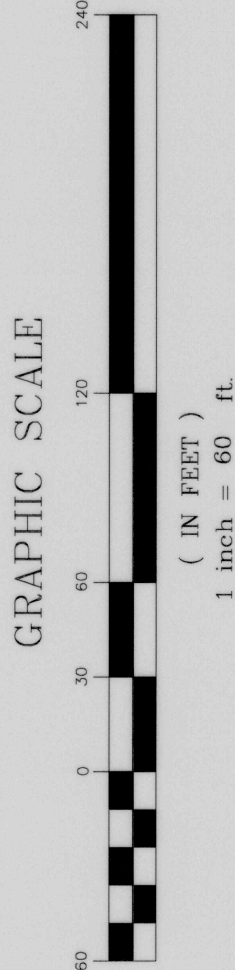
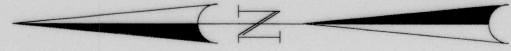
STAMPED BASELINE LAND SURVEYING

UNLESS OTHERWISE NOTED

BOUNDARY SURVEY

MONUMENT AS NOTED

Eat 9646231 N. 1057 N. 625
Date: 11-SEP-2023 11:06:21 AM
Sheet: 40.00 Credit Card Filed By: RO
CARTON COUNTY CORPORATION
For: TROY GRAD



SURVEY NOTES / NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY SURVEY ON PARCEL 2A-0793-0035, LOT 35 AND PARCEL 2A-0793-0039, LOT 39 OF THE CLEAR CREEK 2000 SUBDIVISION AND TO SET CERTAIN CORNERS AS SHOWN HEREON.

2. WE WERE CONTACTED BY TRACY FRAZIER WHO WANTED THIS SURVEY COMPLETED TO SEE WHERE THE BOUNDARY LINES EXIST ON THE GROUND.

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.

4. 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 13, 2000.

5. 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.

6. A SEARCH WAS MADE TO LOCATED THE WEST QUARTER CORNER OF SECTION 33 BUT WE WERE UNABLE TO FIND IT IN THE HEAVY TIMBER.

7. THE OFFICIAL PLAT MAKES A STATEMENT THAT A 5/8" BY 24" REBAR WITH A CAP WAS SET AT THE LOT CORNERS. IT WAS DETERMINED THAT AN 2" ALUMINUM CAP WAS SET ON TOP OF A REBAR. THE CAP IS STAMPED CLEAR CREEK LOT CORNER.

8. MOST OF THE CORNERS SHOWN ON THIS PLAT ARE WITHIN LESS THAN 0.25 FEET OF THE CALCULATED CORNER AND ACCEPTED AS FOUND. THE OTHERS WERE BETWEEN 0.25 FEET AND 0.50 FEET FROM THE CALCULATED CORNER.

9. SET REBAR AND ALUMINUM CAP WAS FOUND 16.00 FEET SOUTHEASTLY ALONG THE LOT LINE FROM THE ACTUAL NORTHEAST CORNER OF LOT 39. CORNER WAS SET AT THE ACTUAL NORTHEAST CORNER OF LOT 39. THE OWNER OF LOT 38 WAS UPSET AT ITS POSITION AND HE INSISTED THAT THE CORNER NOT BE SET.

10. THIS REBAR AND PLASTIC CAP WAS FOUND APPROXIMATELY 11 FEET SOUTHWESTERLY FROM THE CALCULATED POSITION OF LOT 35. IT IS UNCLEAR WHAT THIS CORNER IS REFERENCEING.

DEED DESCRIPTIONS

PARCEL 2A-0793-0035
AS FOUND ON A QUIT CLAIM DEED IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 863179 IN BOOK 1039 ON PAGES 683 - 684.

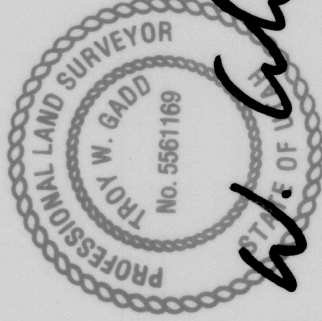
ALL OF LOT 35, CLEAR CREEK 2000, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND MINERAL RIGHTS PREVIOUSLY RESERVED OR CONVEYED.

PARCEL 2A-0793-0039
AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE CARBON COUNTY RECORDER AS ENTRY NUMBER 850954, IN BOOK 969 ON PAGE 565.

ALL OF LOT 39, CLEAR CREEK 2000, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, AT PAGE 46, RECORDS OF THE CARBON COUNTY RECORDER.
EXCEPTING THEREFROM ALL OIL, GAS, MINERALS RIGHTS PREVIOUSLY RESERVED, CONVEYED OR OTHERWISE SET ASIDE FROM THE SURFACE ESTATE.
SUBJECT TO CURRENT GENERAL TAXES, RESTRICTIONS AND EASEMENTS EXISTING OR OF RECORD.

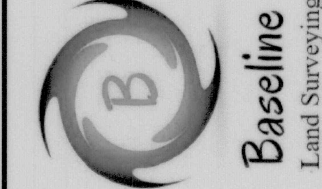
SURVEYOR'S CERTIFICATE

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 8/26/23
TROY W. GADD, L.S. #5561169 DATE

Perry Frazier and Kevin Knotts Record of Survey



PROJECT NUMBER: 23-06-55 BLS
FILE NAME: T. Frazier Survey.dwg
SURVEYED BY: T.W.G.
DRAWN BY: T.W.G.

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