

NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT IS TO RESOLVE THE BOUNDARY LINE ISSUES OF PARCELS 02-1686-0001 AND 02-1686-0003 FOR THE HUSSEY FAMILY. THE DESCRIPTIONS OF THE SUBJECT PARCELS AND THE ADJOINING PARCELS CONTAIN NUMEROUS ISSUES INCLUDING CLOSURE, OVERLAPS, GAPS, AND POOR FITMENT TO LONG STANDING, ACCEPTED OCCUPATION LINES.

ON JANUARY 27, 2023 I MET WITH DIXON & ROBERTA HUSSEY REPRESENTING THE SUBJECT PARCELS, AS WELL AS THE ADJOINING NEIGHBORS JERRY & KAYE CRIPPS AND ROBERT GITLIN. ALL PARTIES SEEMED TO AGREE THAT THE EXISTING FENCES ARE ACCEPTED AS THE PROPERTY BOUNDARIES AND SEEMED WILLING TO SIGN NECESSARY DOCUMENTS TO CORRECT THE ISSUES.

AN AS-SURVEYED DESCRIPTION OF THE HUSSEY PROPERTY IS SHOWN HEREON. THIS DESCRIPTION FOLLOWS THE FENCES EXCEPT IN THE TWO LOCATIONS SHOWN HEREON LOCATED BY THE HUSSEY SHED AND THE GARAGE. IT HAS BEEN PROPOSED THAT THE NEIGHBORS SIGN A QUIT-CLAIM DEED TO THE HUSSEY FAMILY FOR THE AS-SURVEYED DESCRIPTION. IT IS ALSO SUGGESTED THAT THE HUSSEY FAMILY ALSO SIGN QUIT-CLAIM DEEDS TO ANY PORTION OUTSIDE OF SAID AS-SURVEYED DESCRIPTION.

SURVEYED DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS AN EXISTING FENCE CORNER; SAID POINT LIES 530.32 FEET NORTH 00°31'08" WEST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, AND RUNNING THENCE NORTH 00°20'09" WEST 699.48 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE NORTH 70°25'36" EAST 55.49 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE SOUTH 33°24'27" EAST 795.66 FEET PARTIALLY ALONG SAID FENCE; THENCE NORTH 61°26'06" EAST 167.96 FEET PARTIALLY ALONG SAID FENCE TO A FENCE CORNER; THENCE SOUTH 20°19'28" EAST 92.27 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE SOUTH 56°50'41" WEST 65.81 FEET TO A FENCE CORNER; THENCE NORTH 88°52'28" WEST 170.87 FEET PARTIALLY ALONG SAID FENCE; THENCE SOUTH 16°39'03" WEST 20.85 FEET PARTIALLY ALONG SAID FENCE; THENCE NORTH 89°20'41" WEST 433.95 ALONG SAID FENCE TO THE POINT OF BEGINNING.

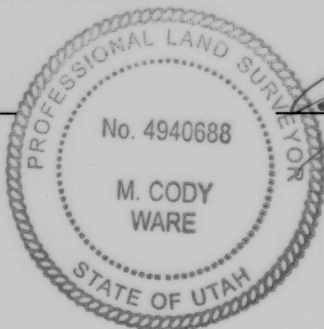
CONTAINS 5.02 ACRES.

SUBJECT TO THAT 16-FOOT IRRIGATION DITCH RIGHT-OF-WAY AS DESCRIBED AT ENTRY 149231, BOOK 187, PAGE 699 IN THE OFFICIAL RECORDS OF THE CARBON COUNTY RECORDER.

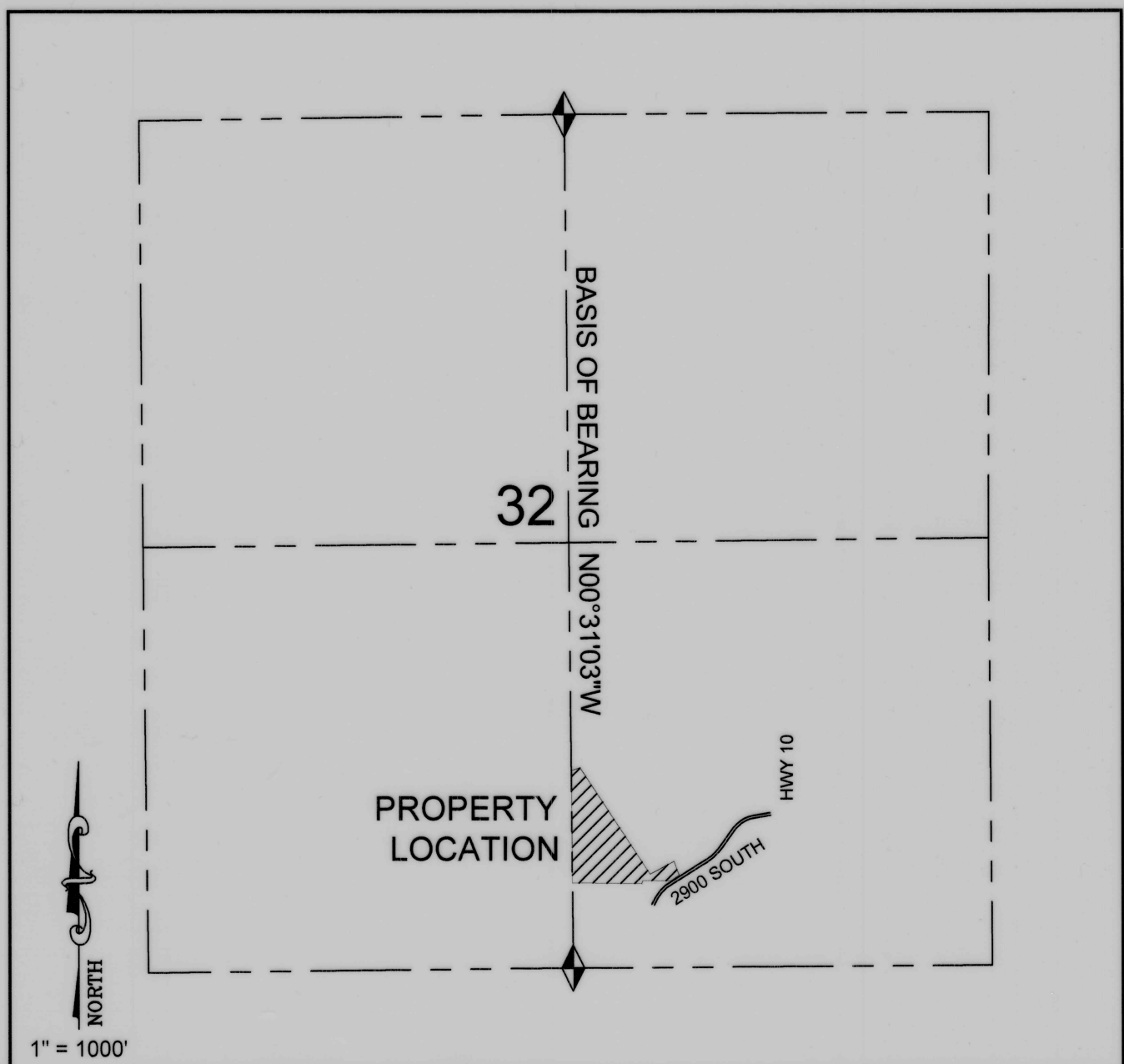
CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4940688 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

DATE: JUNE 2, 2023 M. CODY WARE



VICINITY MAP
TOWNSHIP 14 SOUTH, RANGE 10 EAST, S.L.B.&M.



SURVEY FOR:		
HUSSEY		
CARBON COUNTY, UTAH		
SW 1/4 - SE 1/4, SECTION 32, TOWNSHIP 14 S., RANGE 10 E., S. L. B. & M.		
DRAWING RECORD		
NO.	DATE	DESCRIPTION
1	03-30-23	PLOTTED FOR REVIEW
BY:		
M.C.W.		
WARE SURVEYING, L.L.C.		
Phone: 435-820-4335 Email: waresurveying@emerytelcom.net		
1344 North 1000 West Price, Utah 84501		