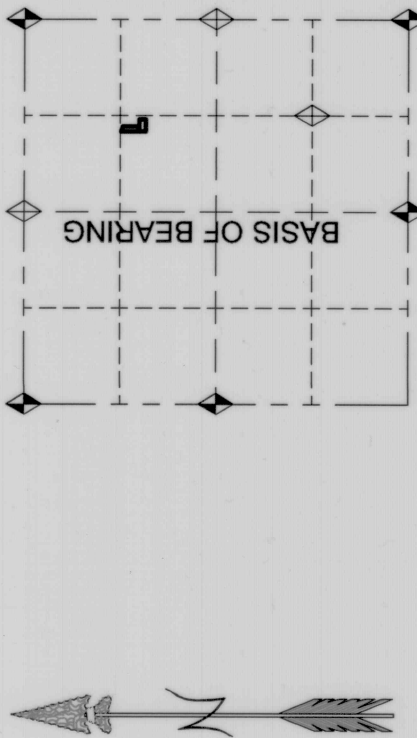


61-050974, N. 4077 N. 657
Bates 1971, 2024, 40503pm
Fees: \$45.00 Check Filed By: RO
COUNTY CLERK
CARBON COUNTY CORPORATION
For: JOHANSEN & TUTTLE

CERTIFICATE



I, WACEY R. ALLRED, A PROFESSIONAL LAND SURVEYOR
HOLDING UTAH CERTIFICATE NO. 11179291, DO HEREBY
CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN
PREPARED FROM A FIELD SURVEY MADE UNDER MY
DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND
MONUMENTS OF THE PROPERTY DESCRIBED TO THE BEST
OF MY KNOWLEDGE AND BELIEF.



SECTION 7, TOWNSHIP 15 SOUTH, RANGE 11 EAST

SURVEYOR'S NARRATIVE:

Surveyed at the request of Darwon Stansfield locate the Tax Parcel No. 1B-0243-0002 described on Warranty Deed No. 868937 Bk. 1072 Pg. 5, Official Records of the Carbon County Recorder and to subdivide the same into two parcels identified as Tax Parcel No. 02-1913-0000. The descriptions for the new parcels are shown on Sheet 2 of this Survey, Mr. Stansfield's relatives currently own the said above parent parcel and intend on conveying the newly described parcels to Mr. Stansfield.

After subdividing the Section, based on found Section Monuments, and in accordance with the 2009 BLM Manual of Surveying Instructions, it was evident that description within the above said Warranty Deed was not in harmony with the adjoining parcels or existing occupation lines. It was also apparent that the adjoining parcels within the surveyed area had surveyed descriptions and survey monuments were found at the corners of Tax Parcel No. 1B-0243-0003. A record of the survey of the above described parcels was located in the Official Records of Carbon County Engineering, Lee M. Swasey performed the survey in 2013 and new descriptions were later prepared for the current Tax Parcels 1B-0243-0000, 1B-0243-0001, 1B-0243-0003, 1B-0243-0004 and 02-1913-0000.

A patent ambiguity was apparent within the point of beginning for the description of the said above surveyed parcel (1B-0243-0002), therefore, the point of beginning was adjusted for the surveyed parcel, as shown here on, to be in harmony with the adjoining parcels and the observed occupation lines. By making this adjustment, it is my opinion that the survey shown hereon best represent the intent of where the boundary lines should be. Record bearings and distances are shown in this survey. The survey was conducted in accordance with the 2009 BLM Manual of Surveying Instructions. A surveyed description was prepared below at the request of Mr. Stansfield. The Warranty boundary of the surveyed parcel may be subject to un-written title along an existing fence line.

The right-of-way of the Denver & Rio Grande Railroad controls the Northern boundary of the record parcels. The sidelines of said right-of-way were established by locating the centerline of the existing railroad tracks and offsetting the right-of-way a distance of 100 feet on each side of said centerline. The calculated right-of-way line was in harmony with fence lines accepted as monumentation of said right-of-way.

The survey was based on instructions in the field by Mr. Stansfield, the above said Warranty Deeds, found Records of Surveys by this Surveyor of this year and by Lee M. Swasey in 2015. The survey was conducted in accordance with the 2009 BLM Manual of Surveying Instructions and found Section Monuments.

This surveyor conducted a field survey for evidence and monumentation. Found evidence and monumentation is shown hereon. There may exist other evidence, monumentation and documents that could potentially affect this survey. Any new evidence contradictory to this survey should be presented to this surveyor for review and consideration.

DEEDED PROPERTY DESCRIPTION:

WARRANTY DEED (ENTRY No. 868937 Bk. 1072 Pg. 5 - Tax Parcel No. 1B-0243-0002). Beginning at a point 214.5 feet West and 2669.5 feet North of the Southwest Corner of the Northeast Quarter of the Southeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M, and running thence South, 360 feet; thence South 72° East, 320 feet; thence North, 190 feet; thence North 72° West, 225 feet; thence North, 170 feet; thence North 72° West, 95 feet, more or less, along the South line of the Denver & Rio Grande Western Railroad right-of-way to the point of beginning.

EXCEPTING therefrom any portion thereof lying within the boundaries of the following described tract of land: Beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M, and running thence South, 360 feet; thence S 00°57'23" W, 2401.06 feet; thence N 89°19'44" E, 437.26 feet; thence S 00°57'23" E, 2401.34 feet; thence S 89°22'01" W, 222.76 feet to the point of beginning.

ALSO, EXCEPTING therefrom any portion thereof lying within the boundaries of the following described tract of land: Beginning at a point which is N 00°57'23" W, 2401.20 feet from the Southwest Corner of the Northeast Quarter of the Southeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M, and running thence S 89°19'44" W, 42.30 feet; thence N South, Range 11 East, SLB&M, and running thence S 89°19'44" W, 42.30 feet; thence N 00°57'23" W, 196.59 feet to the South right-of-way line of Railroad Avenue; thence S 70°18'28" E, 290.88 feet; thence S 00°57'23" E, 105.31 feet; thence S 89°19'44" W, 192.43 feet to the point of beginning.

ALSO, EXCEPTING therefrom any portion thereof lying within the boundaries of the following described tract of land: Beginning at a point which is N 00°57'23" W, 2401.20 feet and S 89°19'44" W, 42.30 feet from the Southwest Corner of the Northeast Quarter of the Southeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M, and running thence S 89°19'44" W, 96.39 feet; thence N 00°57'23" W, 225.78 feet to the South right-of-way line of Railroad Avenue; thence S 73°50'38" E, 100.85 feet along said line, thence S 00°57'23" E, 196.59 feet to the point of beginning.

SURVEYED DESCRIPTION:

Beginning at a point which is located S 89°19'44" W, 214.50 feet and N 00°57'23" W, 2401.06 feet from the Southwest Corner of the Northeast Quarter of the Southeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M; thence N 00°57'23" W, 251.58 feet to the South right-of-way line of Railroad Avenue; thence S 71°54'29" E, 80.20 feet along said South line to the Northwest Corner of Tax Parcel No. 1B-0243-0003. Official Records of the Carbon County Recorder; thence S 00°57'23" E, 255.78 feet to the Southwest corner of said Tax Parcel; thence S 89°19'44" W, 75.81 feet to the point of beginning. Containing 0.42 acre, more or less.

BASIS OF BEARING:

S 00°59'03" E, between the North Quarter Corner and the South Quarter Corner of Section 7, T 15 S, R 11 E, SLB&M. Based on GPS Observations.

LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- ADJOINING PARCELS
- DEEDED PROPERTY LINE
- EXISTING FENCE LINE
- DENVER & RIO GRANDE RAILROAD R.O.W
- CENTERLINE RAIL ROAD TRACK
- EXISTING ROAD
- WELLINGTON CITY LIMITS
- FOUND SECTION CORNER MONUMENT
- CALCULATED SECTION CORNER MONUMENT
- SEE GPS BEARS WITH 1" OF RED PLASTIC CAP MARKED JAY ENG WRA LS 11179291
- FOUND SURVEY MONUMENT