

DESCRIPTION (5.720 ACRE PARCEL.)

SITUATED IN THE SOUTHWEST QUARTER OF SECTION ONE AND AND THE NORTHWEST QUARTER OF SECTION TWELVE TWP.15 SOUTH, RANGE 13 EAST, ALSO BEING WITHIN THE CITY LIMITS OF EAST CARBON CITY, CARBON CO., UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 3/4" REBAR ON THE SOUTH LINE OF SECTION ONE; FROM WHICH THE SOUTHEAST CORNER OF SECTION ONE BEARS NORTH 89-07-EAST (BASIS OF BEARING), 3096.45 FT. THENCE, SOUTH 29-46-20 EAST 70.34 FT. TO THE NORTHERLY LIMITS OF STATE ROUTE 124. THENCE, ALONG THE NORTHERLY LIMITS OF S.R. 124, SOUTH 52-54-52 WEST 56.33 FT. TO THE POINT OF CURVE TO THE RIGHT (CENTRAL ANGLE 36-46-32 RADIUS=273.68 FT., ARC LENGTH=175.66 FT. FT. THE CENTER OF THE CIRCLE BEARS NORTH 40-02-05 WEST 273.68 FT.) THE LONG CHORD BEARS SOUTH 68-21-16 WEST 172.67 FT. TO THE POINT OF TANGENCY. THENCE SOUTH 88-12-29 WEST 26.22 FT. TO THE POINT OF CURVE FOR CURVE #2. (CENTRAL ANGLE=80-24-25, RADIUS=436.89 FT. ARC LENGTH=613.12 FT. THE CENTER OF THE CIRCLE BEARS NORTH 0-56-58 EAST 436.89 FT.) THE LONG CHORD BEARS NORTH 48-50-50 WEST 564.03 FT. TO THE POINT OF TANGENCY. THENCE, NORTH 12-04-13 WEST 111.14 FT. TO AN IRON PIN. THENCE, NORTH 77-34-09 EAST 418.51 FT. TO AN IRON PIN. THENCE, SOUTH 29-53-41 EAST 473.39 FT. TO THE PLACE OF BEGINNING CONTAINING 4.277 ACRES IN SECTION #1 AND 1.443 ACRES IN SECTION #12.

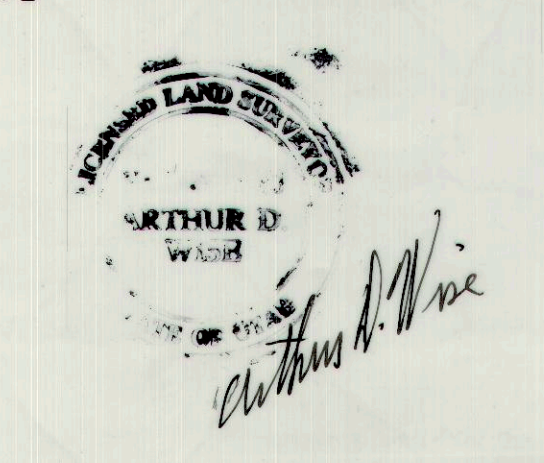
NARRATIVE

DURING APR. 1995, FRANK & VIRGINIA WHEELER (GRANTEE) AND EAST CARBON CITY (GRANTOR), DID AGREE UPON AND STAKEOUT THE APPROX. LOCATION OF A PARCEL TO BE CONVEYED FOR THE PURPOSE OF HOME CONSTRUCTION. OWNERSHIP OF THE PARCEL WAS ASCERTAINED, AND RELATED COURTHOUSE RESEARCH WAS COMPLETED PRIOR TO THE FIELD WORK; WHICH BEGAN ON MAY 6, 1995. THE LANDS TO BE DESCRIBED WERE BOUND ON THE NORTH BY THE D. & R. G. WESTERN SPUR; ON THE WEST, AND ON THE SOUTH BY STATE ROUTE 124. THE EASTERLY LIMITS WERE DEFINED BY AN EXISTING CITY WATER LINE. THE SUBSEQUENT SUBDIVISION OF LAND APPEARS TO BE STRAIGHT FORWARD, AND THE RAILROAD AND STATE ROAD LIMITS PRECLUDE ANY EXISTING POTENTIAL PROPERTY LINE INCONSISTANCIES. A DEPENDENT RESURVEY OF SECTIONS #1 & #2, TWP. 15 SOUTH, RANGE 13 EAST S.L.B. & M. (G.L.O.-1944) PROVIDED THE BRASS CAP DETAIL FOR THE SUBSEQUENT SECTION TIES FOR THE FOLLOWING DESCRIPTION.

CERTIFICATE OF THE SURVEYOR

DURING MAY 1995, I CAUSED A SURVEY OF THE ABOVE DESCRIBED LANDS TO BE MADE, WITH THE SUBSEQUENT SUBDIVISION, MAP, AND DESCRIPTION PREPARED TO REFLECT THE INTEREST OF GRANTOR, AND GRANTEE.

ARTHUR D. WISE



REVISED CURVE DETAIL

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| <p>WISE HIGH COUNTRY SURVEYS PRICE, UTAH MONA, UTAH P.O. BOX 275 PHONE 623 - 0900</p> | <p>SCALE: 1" = 60 FT. DRAWN BY: ARTHUR D. WISE MAY 1995</p> | <p>FIELD SURVEY & I.P. COR. MONUMENTATION FRANK & VIRGINIA WHEELER 5.720 AC. PARCEL LOCATED IN SECTION #1 TWP. 15S R 13E AND SECTION #12 TWP. 15S R. 13E. ARTHUR D. WISE R.L.S. 22-155906-2201</p> |
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