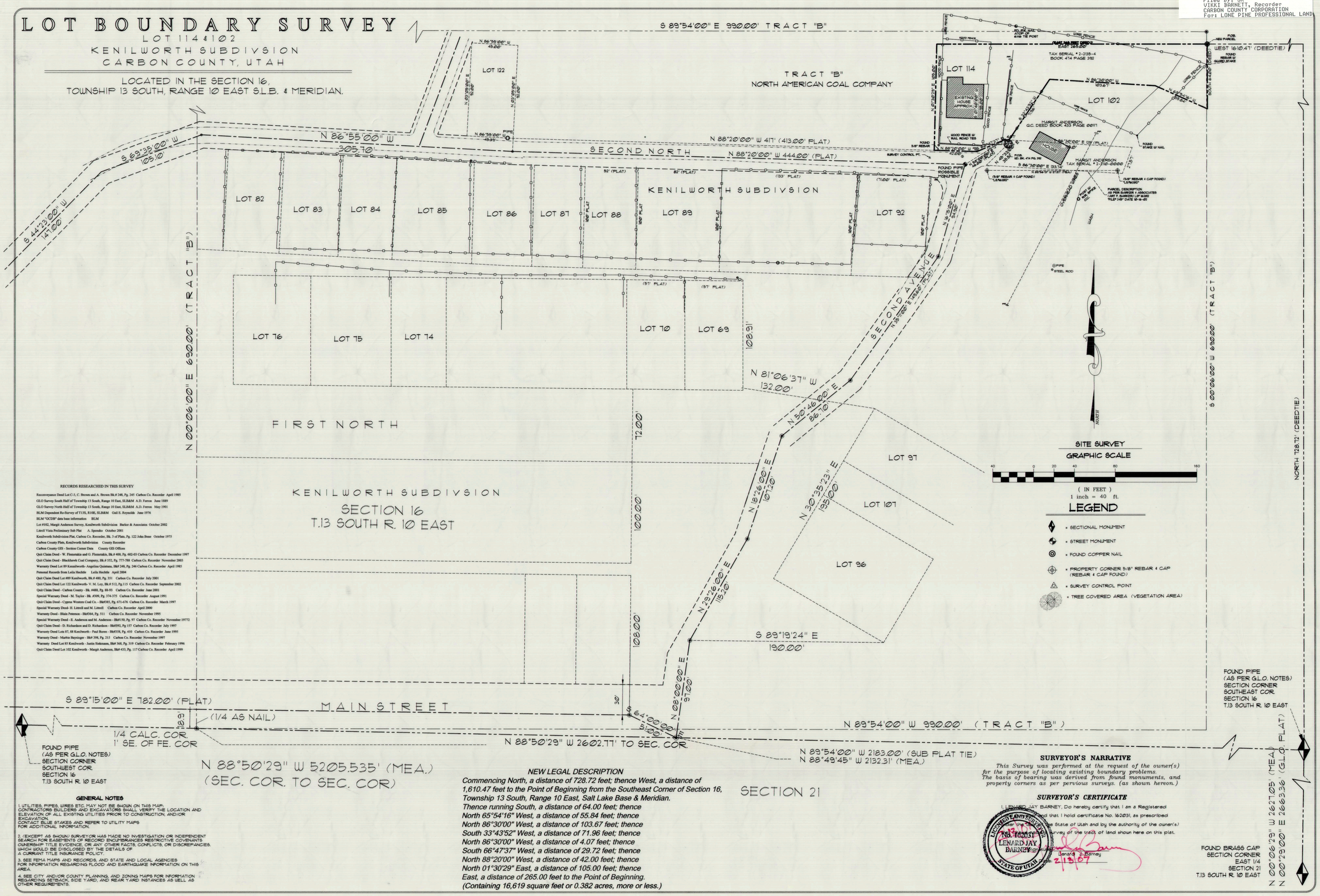
Ent 121849 Bk 639 Pg 268
Date: 16-FEB-2007 11:28AM
Fee: $10.00 Check
Filed By: SR
VIKKI BARNETT, Recorder
CARBON COUNTY CORPORATION
For: LONE PINE PROFESSIONAL LAND

LOT BOUNDARY SURVEY

LOT 114 & 102
KENILWORTH SUBDIVISION
CARBON COUNTY, UTAH

LOCATED IN THE SECTION 16,
TOWNSHIP 13 SOUTH, RANGE 10 EAST S.L.B. & MERIDIAN.



LEGEND

- ♦ = SECTIONAL MONUMENT
- ♦ = STREET MONUMENT
- ◎ = FOUND COPPER NAIL
- ⊕ = PROPERTY CORNER 5/8" REBAR & CAP (REBAR & CAP FOUND)
- △ = SURVEY CONTROL POINT
- = TREE COVERED AREA (VEGETATION AREA)

RECORDS RESEARCHED IN THIS SURVEY

Reconveyance Deed Lot C-3, C. Brown and A. Brown Bk.# 248, Pg. 245 Carbon Co. Recorder April 1985
GLO Survey South Half of Township 13 South, Range 10 East, SLB&M A.D. Ferron June 1889
GLO Survey North Half of Township 13 South, Range 10 East, SLB&M A.D. Ferron May 1901
BLM Dependent Re-Survey of T13S, R10E, SLB&M Gail E. Reynolds June 1976
BLM "GCDB" data base information BLM
Lot #102, Margit Anderson Survey, Kenilworth Subdivision Barker & Associates October 2002
Littrell Vista Preliminary Sub Plat A. Sposito October 2001
Kenilworth Subdivision Plat, Carbon Co. Recorder, Bk. 3 of Plats, Pg. 122 John Bone October 1975
Carbon County Plats, Kenilworth Subdivision County Recorder
Carbon County GIS - Section Corner Data County GIS Offices
Quit Claim Deed - W. Fimmatais and G. Fimmatais, Bk.# 400, Pg. 602-03 Carbon Co. Recorder December 1997
Quit Claim Deed - Blackhawk Coal Company, Bk.# 552, Pg. 777-788 Carbon Co. Recorder November 2003
Warranty Deed Lot 89 Kenilworth- Angelina Quintana, Bk# 248, Pg. 246 Carbon Co. Recorder April 1985
Personal Records from Leila Hechtle Leila Hechtle April 2004
Quit Claim Deed Lot #89 Kenilworth, Bk.# 480, Pg. 351 Carbon Co. Recorder July 2001
Quit Claim Deed Lot 122 Kenilworth- V. M. Loy, Bk.# 512, Pg.115 Carbon Co. Recorder September 2002
Quit Claim Deed - Carbon County - Bk. #480, Pg. 88-93 Carbon Co. Recorder June 2001
Special Warranty Deed - M. Taylor - Bk. #509, Pg. 374-375 Carbon Co. Recorder August 1991
Quit Claim Deed - Cypress Western Coal Co. - Bk#385, Pg. 671-676 Carbon Co. Recorder March 1997
Special Warranty Deed- H. Littrell and M. Littrell Carbon Co. Recorder April 2000
Warranty Deed - Blain Peterson - Bk#564, Pg. 511 Carbon Co. Recorder November 1995
Special Warranty Deed - E. Anderson and M. Anderson - Bk#150, Pg. 97 Carbon Co. Recorder November 19772
Quit Claim Deed - D. Richardson and D. Richardson - Bk#392, Pg 157 Carbon Co. Recorder July 1997
Warranty Deed Lots 87, 88 Kenilworth - Paul Bores - Bk#358, Pg. 410 Carbon Co. Recorder June 1985
Warranty Deed - Marbie Bayninger - Bk# 398, Pg. 215 Carbon Co. Recorder November 1997
Warranty Deed Lot 85 Kenilworth - Justin Siekmann, Bk# 368, Pg. 319 Carbon Co. Recorder February 1996
Quit Claim Deed Lot 102 Kenilworth - Margit Anderson, Bk#-433, Pg. 117 Carbon Co. Recorder April 1999

GENERAL NOTES

1. UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP. CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.
2. (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES, WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY.
3. SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION ON THIS AREA.
4. SEE CITY AND/OR COUNTY PLANNING AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS.

NEW LEGAL DESCRIPTION

Commencing North, a distance of 728.72 feet; thence West, a distance of 1,610.47 feet to the Point of Beginning from the Southeast Corner of Section 16, Township 13 South, Range 10 East, Salt Lake Base & Meridian. Thence running South, a distance of 64.00 feet; thence North 65°54'16" West, a distance of 55.84 feet; thence North 86°30'00" West, a distance of 103.67 feet; thence South 33°43'52" West, a distance of 71.96 feet; thence North 86°30'00" West, a distance of 4.07 feet; thence South 66°47'37" West, a distance of 29.72 feet; thence North 88°20'00" West, a distance of 42.00 feet; thence North 01°30'29" East, a distance of 105.00 feet; thence East, a distance of 265.00 feet to the Point of Beginning. (Containing 16,619 square feet or 0.382 acres, more or less.)

SURVEYOR'S NARRATIVE

This Survey was performed at the request of the owner(s) for the purpose of locating existing boundary problems. The basis of bearing was derived from found monuments, and property corners as per pervious surveys. (as shown hereon.)

SURVEYOR'S CERTIFICATE

I, LENARD JAY BARNEY, Do hereby certify that I am a Registered ... and that I hold certificate No. 162031, as prescribed ... the ... State of Utah and by the authority of the owner(s) ... survey of the tract of land shown here on this plat.

LICENSED LAND SURVEYOR No. 162031 LENARD JAY BARNEY STATE OF UTAH

Lenard J. Barney Date 2/13/07

LONE PINE
4287 SOUTH 4850 WEST
WEST VALLEY CITY, UTAH 84120
OFFICE: (801) 965-1777
LONE PINE LLC.

DATE	BY	REVISIONS COMMENTS
9/06		PRELIMINARY
12/07		FINAL

PROJECT SITE LOCATION
KENILWORTH
LOT 114
SECTION 16
S.L.B.& M.

SURVEYED BY: LEANARD J. BARNEY
DRAWN BY: TIM JOHANSON
DATE: Dec 2007

LOT BOUNDARY SURVEY
LOT 114, KENILWORTH SUBDIVISION

FOR: LOT 114, KENILWORTH SUBDIVISION
JOB NO. KENILWORTH
DWG. KENILWORTH

LONE PINE, LLC.

EAB FILE COMP. DRAWING

#7447

EM 22