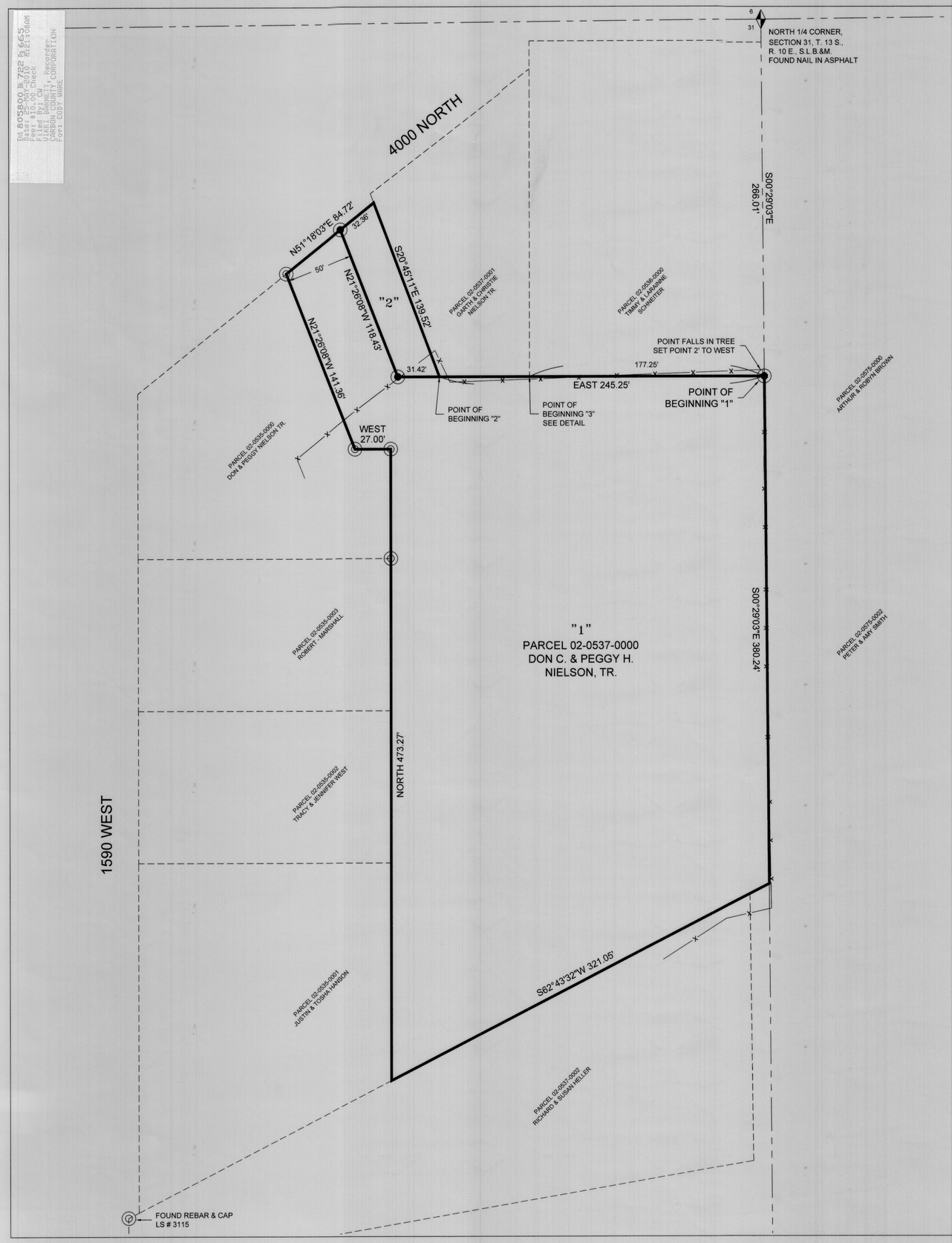
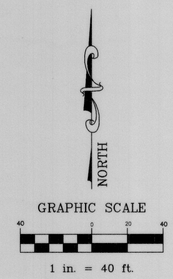
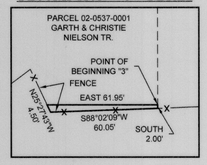
Ent 805800 Bk 722 Pg 665
Date 20-May-2010 8:21:06AM
Fee $10.00 Check
Filed By CW
Linda Reid, Recorder
CARBON COUNTY, CORPORATION
For: CODY WARE





DESCRIPTION "3" DETAIL



LEGEND

- PROPERTY LINE
- SECTION LINE
- ADJOINING PARCEL LINES
- FENCE LINE
- SET 5/8" REBAR AND CAP
- FOUND REBAR & CAP LS #146652 UNLESS NOTED OTHERWISE
- FOUND MONUMENT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND DIVIDE A PORTION OF PARCEL 02-0537-0000 FOR JUSTIN AND TOSHA HANSON. THE PURPOSE OF THE DIVISION OF THE PARCEL IS FOR THE PURCHASE OF THE PORTION THAT LIES NORTH OF PARCEL 02-0537-0002. ADDITIONALLY TWO PORTIONS OF SAID PARCEL 02-0537-0000 WILL BE SOLD TO THE OWNER OF PARCEL 02-0537-0001. THE INTENT OF THIS IS TO MATCH THE PROPERTY LINE TO THE FENCE LINE, AND TO TRANSFER THE REMAINDER OF THE 50' WIDE PORTION TO BE USED FOR ACCESS.

SAID PARCEL 02-0537-0000 IS SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

THE 1999 "4 LOT MINOR SUBDIVISION IN SPRING GLEN" PLAT BY ALBERT SPENSKO WAS ACCEPTED AND USED AS A REFERENCE FOR THIS SURVEY.

THE BASIS OF BEARING USED FOR THIS SURVEY IS S 02°23'01" E BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 31.

THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 (1/4 SECTION LINE) WAS FITTED TO OCCUPATION LINES (FENCES). A DILIGENT SEARCH FOR THE SOUTH 1/4 CORNER MONUMENT FROM THE ORIGINAL 1890 SURVEY BY A.D. FERRON WAS MADE, AND NO EVIDENCE WAS FOUND OF THE CORNER OR IT'S BEARING TREES. A PARTIALLY BURIED FENCE WAS FOUND IN THE VICINITY OF THE MISSING SOUTH 1/4 CORNER THAT FIT THE FENCES IN THE NORTH HALF OF THE SECTION REASONABLY WELL. IF THE CARBON COUNTY COORDINATE FOR, OR THE PROPORTIONATE POSITION FOR THE SOUTH 1/4 CORNER ARE USED THE RESULTING 1/4 SECTION LINE WOULD DISRUPT EXISTING OCCUPATION LINES THROUGHOUT SECTION 31.

BOUNDARY DESCRIPTION 1

A PARCEL OF LAND LOCATED IN SPRING GLEN, CARBON COUNTY, STATE OF UTAH; SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES 266.01 FEET SOUTH 00°29'03" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31, AND RUNNING THENCE SOUTH 00°29'03" EAST 380.24 FEET ALONG THE QUARTER SECTION LINE TO A POINT WHERE THE EXTENSION OF THE NORTH LINE OF PARCEL 02-0537-0002 INTERSECTS THE QUARTER SECTION LINE; THENCE SOUTH 62°43'32" WEST 321.05 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE EAST LINE OF PARCEL 02-0535-0001 WHICH IS A LOT IN A 4 LOT SUBDIVISION; THENCE NORTH 473.27 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE WEST 27.00 FEET ALONG SAID SUBDIVISION; THENCE NORTH 21°26'08" WEST 141.36 FEET ALONG SAID SUBDIVISION TO THE SOUTH LINE OF 4000 NORTH STREET; THENCE NORTH 51°18'03" EAST 84.72 FEET ALONG SAID SOUTH LINE OF 4000 NORTH STREET TO THE WEST LINE OF PARCEL 02-0537-0001; THENCE SOUTH 20°45'11" EAST 139.52 FEET ALONG SAID PARCEL; THENCE EAST 245.25 FEET ALONG THE SOUTH LINE OF PARCELS 02-0537-0001 AND 02-0536-0000 TO THE POINT OF BEGINNING.
CONTAINS 3.210 ACRES.

BOUNDARY DESCRIPTION 2

A PARCEL OF LAND LOCATED IN SPRING GLEN, CARBON COUNTY, STATE OF UTAH; SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES 266.01 FEET SOUTH 00°29'03" EAST AND 245.25 FEET WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31, AND RUNNING THENCE WEST 31.42 FEET TO A POINT THAT IS 50 FEET PERPENDICULARLY DISTANT TO THE EAST BOUNDARY OF PARCEL 02-0535-0000; THENCE NORTH 21°26'08" WEST 118.43 FEET PARALLEL WITH AND 50 FEET PERPENDICULARLY DISTANT TO SAID EAST BOUNDARY TO THE SOUTH LINE OF 4000 NORTH STREET; THENCE NORTH 51°18'03" EAST 32.36 FEET ALONG SAID SOUTH LINE OF 4000 NORTH STREET TO THE WEST LINE OF PARCEL 02-0537-0001; THENCE SOUTH 20°45'11" EAST 139.52 FEET ALONG SAID PARCEL TO THE POINT OF BEGINNING.
CONTAINS 0.089 ACRES.

BOUNDARY DESCRIPTION 3

A PARCEL OF LAND LOCATED IN SPRING GLEN, CARBON COUNTY, STATE OF UTAH; SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF PARCEL 02-0537-0001, SAID POINT LIES 266.01 FEET SOUTH 00°29'03" EAST AND 177.25 FEET WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31, AND RUNNING THENCE SOUTH 2.00 FEET TO AN EXISTING FENCE; THENCE SOUTH 88°02'09" WEST 60.05 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE NORTH 25°27'43" WEST 4.50 FEET ALONG SAID FENCE TO THE SOUTH LINE OF SAID PARCEL; THENCE EAST 61.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE POINT OF BEGINNING.
CONTAINS 0.004 ACRES.

CERTIFICATE OF SURVEY

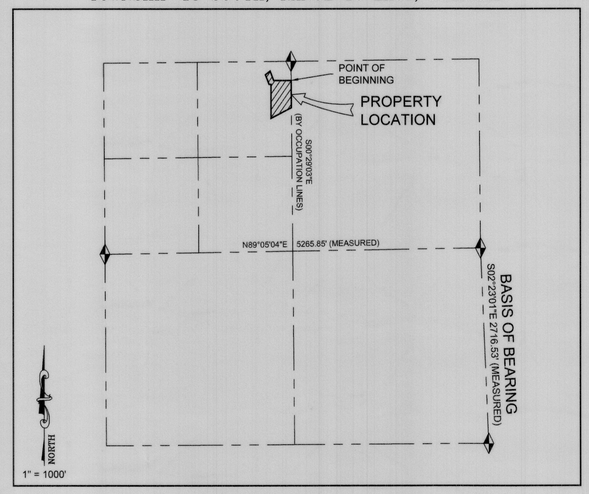
I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4940688 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IT DOES NOT PURPORT TO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

DATE: MAY 20, 2010

M. CODY WARE

PROFESSIONAL LAND SURVEYOR
5-20-10
No. 4940688
M. CODY WARE
STATE OF UTAH

VICINITY MAP
TOWNSHIP 13 SOUTH, RANGE 10 EAST, S.L.B.&M.



SURVEY FOR:

JUSTIN & TOSHA HANSON

SPRING GLEN, CARBON COUNTY, UTAH
N.W. 1/4, SECTION 31, TOWNSHIP 13 S., RANGE 10 E., S. L. B. & M.

DRAWING RECORD

NO.	DATE	DESCRIPTION	BY
1	05-10-10	PLOTTED FOR REVIEW	M.C.W.
2	05-20-10	PLOTTED MYLAR	M.C.W.

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