

DAN AND TRUDY HUNTER NORTH 60 FEET OF LOT 15, MTN RETREAT SUBD ASSUMING EAST FENCE LINE OF LOT 14 IS ON CORRECT PROPERTY LINE SCOFIELD, UTAH

06/25/93 3:08p

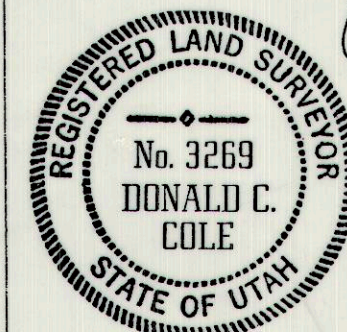
DAN AND TRUDY HUNTER PROPERTY SCOFIELD, UTAH

LEGAL DESCRIPTION:
NORTH 60 FEET OF LOT 15, MOUNTAIN RETREAT SUBDIVISION IN SECTION 3, T12S, R7E, S1M, CARBON COUNTY, UTAH. TOGETHER WITH AFORE MENTIONED LOT A 10 FT WIDE EASEMENT ALONG SAID NORTH 60 FEET OF LOT 15, RUNNING WEST TOWARD THE EXISTING ROADWAY.

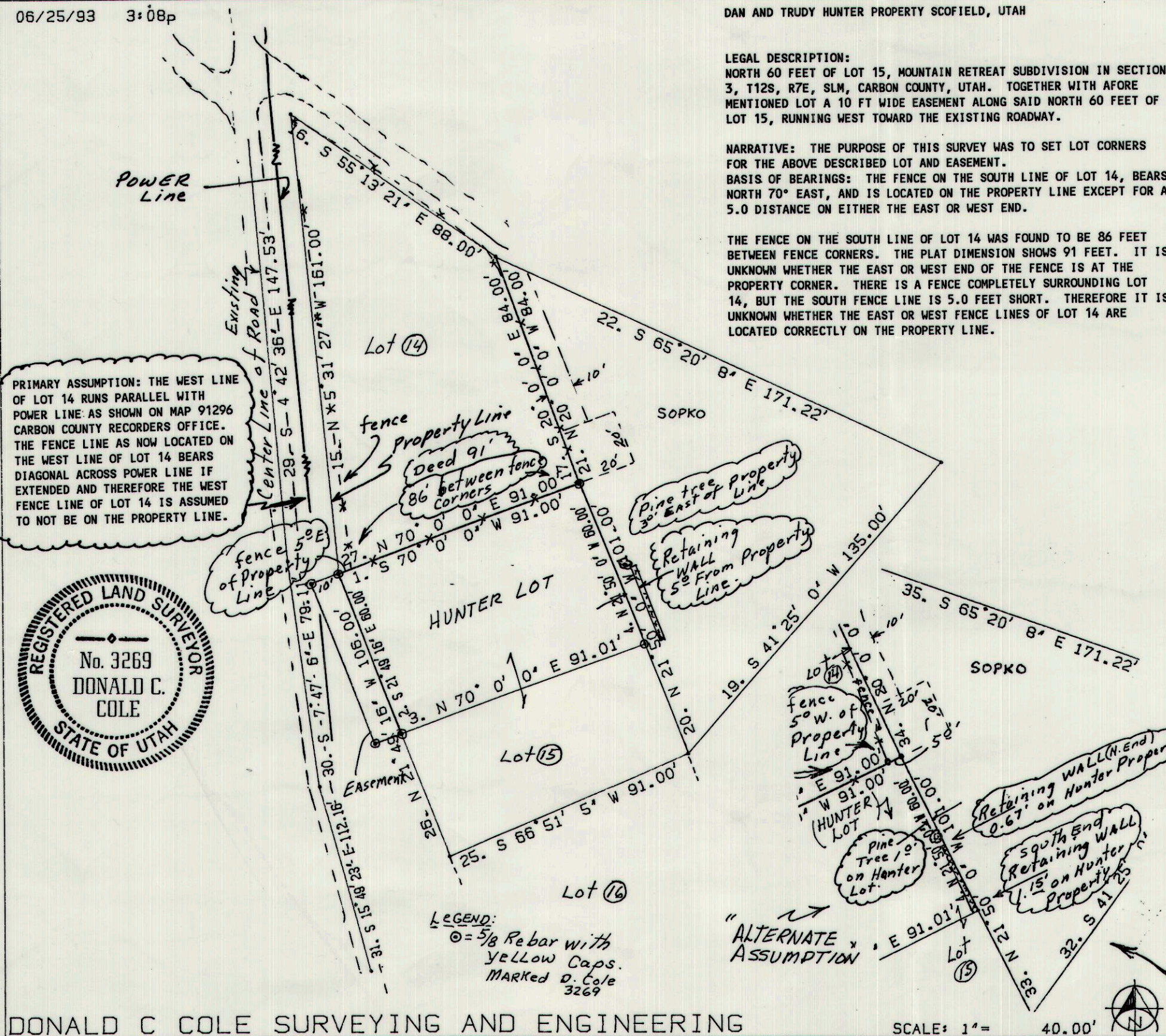
NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO SET LOT CORNERS FOR THE ABOVE DESCRIBED LOT AND EASEMENT.
BASIS OF BEARINGS: THE FENCE ON THE SOUTH LINE OF LOT 14, BEARS NORTH 70° EAST, AND IS LOCATED ON THE PROPERTY LINE EXCEPT FOR A 5.0 DISTANCE ON EITHER THE EAST OR WEST END.

THE FENCE ON THE SOUTH LINE OF LOT 14 WAS FOUND TO BE 86 FEET BETWEEN FENCE CORNERS. THE PLAT DIMENSION SHOWS 91 FEET. IT IS UNKNOWN WHETHER THE EAST OR WEST END OF THE FENCE IS AT THE PROPERTY CORNER. THERE IS A FENCE COMPLETELY SURROUNDING LOT 14, BUT THE SOUTH FENCE LINE IS 5.0 FEET SHORT. THEREFORE IT IS UNKNOWN WHETHER THE EAST OR WEST FENCE LINES OF LOT 14 ARE LOCATED CORRECTLY ON THE PROPERTY LINE.

PRIMARY ASSUMPTION: THE WEST LINE OF LOT 14 RUNS PARALLEL WITH POWER LINE AS SHOWN ON MAP 91296 CARBON COUNTY RECORDERS OFFICE. THE FENCE LINE AS NOW LOCATED ON THE WEST LINE OF LOT 14 BEARS DIAGONAL ACROSS POWER LINE IF EXTENDED AND THEREFORE THE WEST FENCE LINE OF LOT 14 IS ASSUMED TO NOT BE ON THE PROPERTY LINE.



DONALD C COLE SURVEYING AND ENGINEERING



DAN-3
Township Section Range Corner

Shot	Direction	Distance	N-Y Total	E-X Total
	Point of beginning		1000.0000	1000.0000
1.	S 70° 0' 0" W	91.000	968.8762	914.4880
2.	S 21° 49' 16" E	60.000	913.1752	936.7906
3.	N 70° 0' 0" E	91.013	944.3034	1022.3146
4.	N 21° 50' 0" W	60.000	999.9996	1000.0001
5.	S 70° 0' 0" W	91.000	968.8758	914.4881

THE MOUNTAIN RETREAT MAP, CARBON COUNTY RECORDERS OFFICE ENTRY NO. 91296 SHOWS A STATION "F" TIED TO NORTH LOT CORNERS COMMON TO LOTS 12 AND 13 AND ALSO TIED TO THE SOUTHWEST CORNER OF LOT 16. STA "F" COULD NOT BE LOCATED, EVEN WITH THOSE TIES. THE DISTANCE ALONG THE EAST LINE OF LOT 12 BETWEEN TWO 3/4" PIPES THOUGHT TO BE CORNER MARKERS FOR THE EAST LINE OF LOT 12 WAS FOUND TO BE 97 FEET. THE PLAT DIMENSION SHOWS THE EAST LINE TO BE 87 FEET. IN OTHER WORDS A 10 FOOT ERROR WAS FOUND IN THE EAST LINE OF LOT 12 AND THE WEST LINE OF LOT 13. THE SOUTHWEST CORNER OF LOT 16 COULD NOT BE LOCATED. STA "F" ALSO SHOWS A LINE TO STA "E" BUT THERE IS NO BEARING OR DISTANCE SHOWN FOR THE TIE TO "E" SO THE TIE TO STA "E" IS OF NO VALUE IN LOCATING STA "F". THE POWER LINE SHOWN CROSSING THE LOT LINE COMMON TO LOTS 12 AND 13 IS INCORRECTLY SHOWN ON THE PLAT. THE POWER POLES ARE INCORRECTLY LOCATED SO TIES OR APPROXIMATE LOCATIONS OF STA "F" IN REFERENCE TO THE POWER LINE COULD NOT BE DETERMINED. IT WAS FOUND THAT THE PLATED DIMENSIONS AND BEARINGS OF LOT 14, 15, & 16 DO NOT CLOSE BY 0.84 FT, 0.95 FT, 3.64 FT, RESPECTIVELY. THE ROAD ALONG THE WEST LINES OF LOTS 14 THROUGH 21 IS IN ERROR IN LOCATION WITH RESPECT TO THE APPARENT WEST LINES OF THOSE LOTS. TIES TO SECTION CORNERS AND THE SECTIONALIZED SYSTEM SHOWN ON THE PLAT WERE GIVEN ONLY AS APPROXIMATE LOCATIONS.

THE PLAT WAS NOT SIGNED BY A LICENSED SURVEYOR AS REQUIRED BY LAW. THEREFORE IT IS UNKNOWN TO WHOM TO CONTACT FOR PROPER SURVEY INFORMATION FOR WHICH ACCURATE SURVEYS COULD BE MADE. AS A CONSEQUENCE TO ALL THESE IRREGULARITIES, AND THE LACK OF PROPER TIES SHOWN ON THE PLAT, THE FENCE LINE ALONG THE APPARENT SOUTH LINE OF LOT 14 WAS ASSUMED TO BE N. 70° E. AS THE BASIS OF BEARINGS.

BASED ON THESE FINDINGS THE FENCE ON THE WEST LINE OF LOT 14 IS EAST OF THE PROPERTY LINE BY 5.0 FEET AT THE SOUTHWEST CORNER OF LOT 14 OR THE FENCE ON THE EAST LINE OF LOT 14 IS WEST OF THE EAST LINE OF LOT 14 BY 5.0 FEET AT THE SOUTH EAST CORNER OF LOT 14.

ASSUMING THE WEST FENCE LINE OF LOT 14 IS INCORRECTLY LOCATED, THE ADJACENT PLAT SHOWS THE LOCATION OF 5/8" PINS SET FOR THE PROPERTY CORNERS FOR THE NORTH 60 FEET OF LOT 15, AND THE 10 FOOT EASEMENT, WHICH IS REFERENCED HEREIN AS THE HUNTER PROPERTY.

WITH THE ABOVE ASSUMPTION, A RETAINING WALL FROM THE LOT EAST OF THE HUNTER LOT WAS FOUND TO BE EAST OF THE HUNTER PROPERTY BY APPROXIMATELY 5.0 FEET.

CONTRARY TO THE ABOVE ASSUMPTION, IF ONE ASSUMES THE WEST FENCE LINE IS CORRECTLY LOCATED ON THE WEST LINE OF LOT 14, THEN THE EAST FENCE LINE OF LOT 14 IS 5.0 FEET WEST OF THE CORRECT LINE OF LOT 14. A CONSEQUENCE TO THIS ASSUMPTION WOULD PLACE THE RETAINING WALL ON THE LOT EAST OF THE HUNTER LOT APPROXIMATELY 1.0 FOOT WEST OF THE PROPERTY LINE ONTO THE HUNTER PROPERTY AS SHOWN AS THE ALTERNATIVE ASSUMPTION.

Sqr. Ft. = 5457.63 Acres = 0.1253