NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST SLB&M

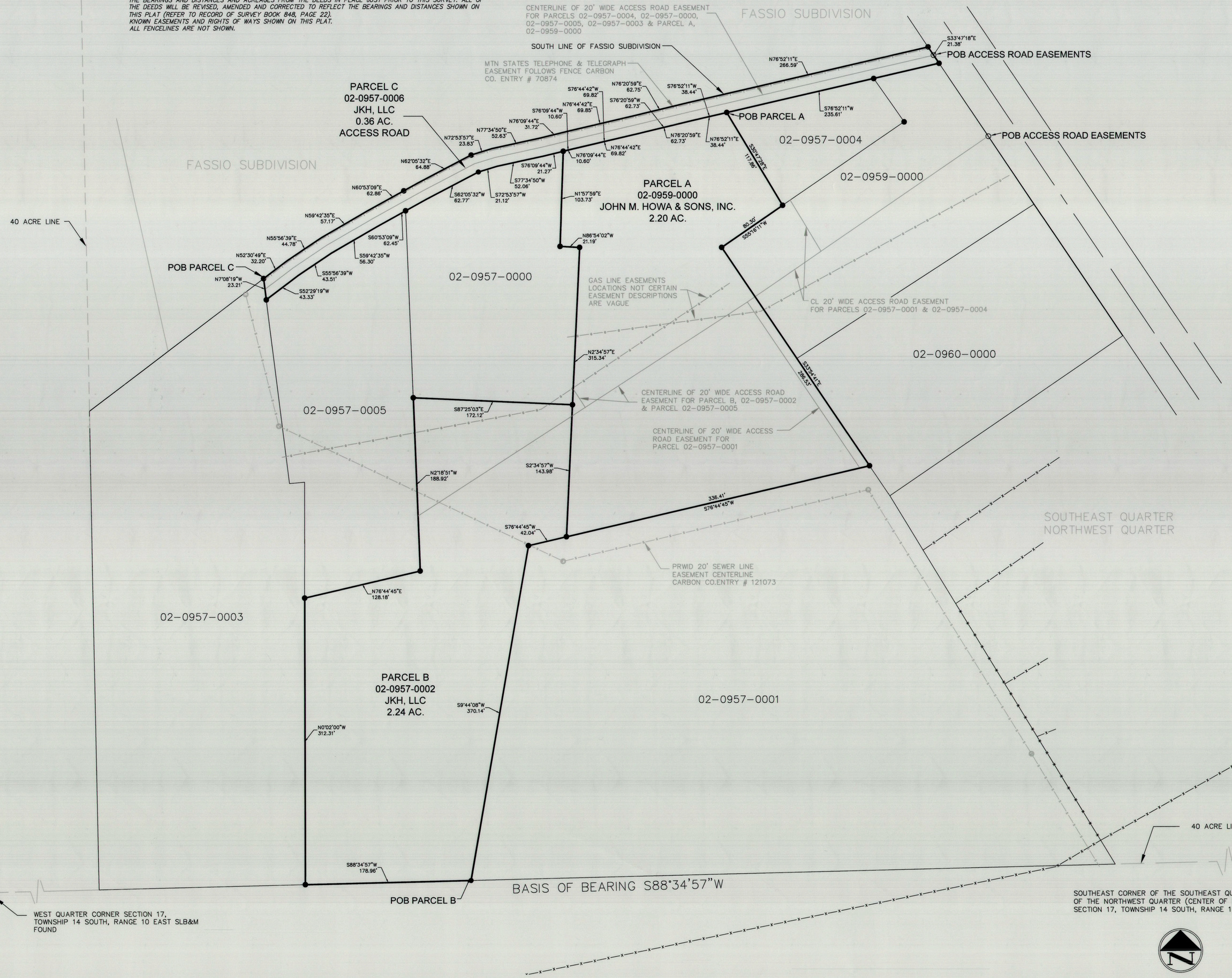
Ent 830501 Bk 853 Pg 364
Date: 03-NOV-2015 8:13:46AM
Fee: $18.00 Cash Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: BEN GRIMES

PURPOSE OF THE SURVEY
TO DELINEATE PARCELS A, B & C. PARCEL A, 02-0959-0000 IS A SPLIT OFF OF PARCEL 02-0957-0002; PARCEL B, IS THE SOUTH PORTION OF THE ORIGINAL PARCEL 02-0957-0002 AND REMAINS THE SAME PARCEL NUMBER; PARCEL C, IS THE ACCESS ROAD ON THE NORTH SIDE OF ALL PARCELS AND IS SPLIT OFF OF ORIGINAL PARCEL 02-0957-0002. PARCEL C IS AN ACCESS ROAD TO PARCELS 02-0959-0000, 02-0957-0004, 02-0957-0000, 02-0957-0005 AND 02-0957-0003. LEGAL DESCRIPTIONS FOR THESE EASEMENTS ARE INCLUDED IN THE MOST RECENT DEEDS OF THESE PARCELS AND ON THIS PLAT FOR THE NEW PARCEL 02-0959-0000 SPLIT FROM OLD PARCEL 02-0957-0002 INCLUDED ON THIS PLAT.

NOTES TO THE SURVEY:
**SOME OF THE FOLLOWING NOTES WERE INCLUDED ON A RECORD OF SURVEY RECORDED AT BOOK 848, PAGE 22, DATED 29-JULY, 2015 FOUND IN THE CARBON COUNTY RECORDER'S OFFICE. FOR FURTHER CLARIFICATION REFER TO THAT RECORD OF SURVEY. THE NOTES BELOW ARE INCLUDED IN THIS SURVEY FOR CLARIFICATION PURPOSES AS MAY BE NECESSARY.

ALL OF THE HOWA DEEDS SHOWN ON THIS PLAT AS OF THE DATE OF THE SURVEY WERE DIVIDED OUT OF THE ORIGINAL DEED TO MOSE HOWA, RECORDED AT ENTRY NO. 41274, AND A DEED TO JOHN M. & KATHRYN HOWA RECORDED AT ENTRY NO. 47261 IN THE RECORDS OF CARBON COUNTY, UTAH. THEREFORE ALL OF THE DEEDS MUST CONFORM TO THE OUTSIDE LINES OF THESE TWO PARCELS.
THE FASSIO SUBDIVISION LOCATED NORTH OF THE HOWA PROPERTIES SHOWN ON THIS PLAT WAS PLATTED AND RECORDED ON MARCH 21, 1925. ERRORS IN THE PLACEMENT OF THE TWO ORIGINAL HOWA PARCELS MENTIONED ABOVE HAVE BEEN RECTIFIED WITH THE SOUTH BOUNDARY FENCE OF THE FASSIO SUBDIVISION, WHICH APPEARS TO BE A VERY OLD FENCE AND IN IT'S ORIGINAL LOCATION. ALSO THE SUBSEQUENT PARCELS DIVIDED FROM THE ORIGINAL HOWA PARCELS SHOW ERRORS IN PLACEMENT PROBABLY DUE TO THE ORIGINAL ERRORS IN THE TWO PARCELS. RECTIFYING THE SUBSEQUENT PARCELS TO THE FASSIO FENCE AND THE 40 ACRE LINES BASED ON FOUND SECTION AND QUARTER SECTION CORNERS IS THE PRUDENT APPROACH. THESE BEST FIT PARCEL LINES FIT QUITE WELL WITH THE PARCELS IMMEDIATELY TO THE EAST OF THE HOWA PARCELS.
SOME REARRANGEMENT OF PROPERTY LINES BETWEEN THE PARCELS SHOWN ON THIS PLAT HAVE BEEN MADE IN ACCORDANCE WITH AGREEMENTS BETWEEN ALL OF THE PROPERTY OWNERS. THERE ARE DIFFERENCES IN SOME OF THE BEARINGS AND DISTANCES AND ACREAGES FROM THE DEEDS IN PLACE JUST PRIOR TO THIS SURVEY. ALL OF THE DEEDS WILL BE REVISED, AMENDED AND CORRECTED TO REFLECT THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT (REFER TO RECORD OF SURVEY BOOK 848, PAGE 22).
KNOWN EASEMENTS AND RIGHTS OF WAYS SHOWN ON THIS PLAT.
ALL FENCELINES ARE NOT SHOWN.

LEGEND
- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS NOTED OTHERWISE
- PROPERTY LINES
- FENCELINES
- ACCESS ROAD EASEMENT CENTERLINE
- PRWID EASEMENT CENTERLINE
- MT. FUEL SUPPLY EASEMENT CENTERLINE
- MT. STATES TELEPHONE EASEMENT CENTERLINE
- SEWER MANHOLES



LEGAL DESCRIPTIONS

PARCEL A

JOHN M. HOWA & SONS, INC
02-0959-0000 - SPLIT OFF OF ORIGINAL PARCEL 02-0957-0002 (THIS IS THE NORTHERN PORTION OF ORIGINAL PARCEL 02-0957-0002)

A parcel of land situated in the southeast quarter of the northwest quarter of Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, more accurately described as follows:

Beginning at a point N88°37'22"E 703.89 feet along the north line of the southeast quarter of the northwest quarter and South 511.70 feet from the northwest corner of the southeast quarter of the northwest quarter of Section 17, Township 14 south, Range 10 East, Salt Lake Base & Meridian, said point is on the south side of Parcel 02-0957-0006, an acess road and also the northwest corner of Parcel 02-0957-0004; thence along the west line of said Parcel 02-0957-0004 S30°47'28"E 117.86 feet to the southwest corner of said Parcel 02-0957-0004 ; thence along the north line of Parcel 02-0959-0000 S55°16'11"W 80.30 feet to the corner of Parcel 02-0959-0000; thence along the west line of Parcels 02-0959-0000 and 02-0960-0000 S33°54'41"E 286.53 feet to the northeast corner of Parcel 02-0957-0001; thence along the north line of said Parcel 02-0957-0001 S76°44'45"W 336.41 feet to the corner of Parcel 02-0957-0002; thence N02°34'57"E 315.34 feet to the corner of Parcel 02-0957-0000; thence N86°54'02"W 21.19 feet to the corner of Parcel 02-0957-0000 then N01°57'59"E 103.73 feet along the east line of Parcel 02-0957-0000 to the south line of Parcel 02-0957-0006; thence along the south line of said Parcel 02-0957-0006 the following four calls N76°09'44"E 10.60 feet; thence N76°44'42"E 69.82 feet; thence N76°20'59"E 62.73 feet; thence N76°52'11"E 38.44 feet to the point of beginning. With a basis of bearing of S88°34'57"W between the east quarter corner and west quarter corner of said Section 17.

Containing 2.20 acres.

Subject to the following easement in favor of Parcel 02-0957-0000 across Parcel A, 02-0950-0000 and original Parcel 02-0959-0000: A 20 foot wide access road easement across the original Parcel 02-0959-0000 shown of Record of Survey at Entry No. 829373, Book 848, Page 22 and this Parcel 02-0959-0000 (this Plat), 10 feet on each side of a centerline described as follows: Beginning at a point N88°37'22"E 986.58 feet along the north line of the southeast quarter of the northwest quarter of Section 17 and South 544.41 feet from the northwest corner of said southeast quarter of the northwest quarter of said Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is on the west right of way line of Carbonville Road; thence S55°16'11"W 316.82 feet; thence S56°48'54"W 209.29 feet; thence N33°11'06"W 23.88 feet to the east line of Parcel 02-0957-0000. With a basis of bearing of S88°34'57"W between the east quarter corner and west quarter corner of said Section 17.

ALSO Subject to an easement in favor of Parcel 02-0957-0005 as follows: A 20 foot wide access road easement across the original Parcel 02-0959-0000 shown of Record of Survey at Entry No. 829373, Book 848, Page 22 and this Parcel 02-0959-0000 (this Plat), 10 feet on each side of a centerline described as follows: Beginning at a point N88°37'22"E 986.58 feet along the north line of the southeast quarter of the northwest quarter of Section 17 and South 544.41 feet from the northwest corner of said southeast quarter of the northwest quarter of said Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is on the west right of way line of Carbonville Road; thence S55°16'11"W 316.82 feet; thence S56°48'54"W 226.38 feet to the west line of Parcel 02-0959-0000, thence S56°48'54"W 198.57 feet to the east line of Parcel 02-0957-0005.

ALSO Subject to an easement in favor of Parcel 02-0957-0001 as follows: A 20 foot wide access road easement across the original Parcel 02-0959-0000 shown of Record of Survey at Entry No. 829373, Book 848, Page 22 and this Parcel 02-0959-0000 (this Plat), 10 feet on each side of a centerline described as follows: Beginning at a point N88°37'22"E 986.58 feet along the north line of the southeast quarter of the northwest quarter of Section 17 and South 544.41 feet from the northwest corner of said southeast quarter of the northwest quarter of said Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is on the west right of way line of Carbonville Road; thence S55°16'11"W 316.82 feet through original Parcel 02-0959-0000 and into this Parcel 02-0959-0000 which was split from original Parcel 02-0957-0002; thence S33°54'41"E 217.88 feet to the north line of Parcel 02-0957-0001.

ALSO Subject to an easement in favor of Parcel 02-0957-0002 as follows: A 20 foot wide access road easement across the original Parcel 02-0959-0000 shown of Record of Survey at Entry No. 829373, Book 848, Page 22 and this Parcel 02-0959-0000 (this Plat), 10 feet on each side of a centerline described as follows: Beginning at a point N88°37'22"E 986.58 feet along the north line of the southeast quarter of the northwest quarter of Section 17 and South 544.41 feet from the northwest corner of said southeast quarter of the northwest quarter of said Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is on the west right of way line of Carbonville Road; thence through original Parcel 02-0959-0000 and new Parcel 02-0959-0000 S55°16'11"W 316.82 feet and S56°48'54"W 226.38 feet to the east line of Parcel 02-0957-0002.

ALSO: Subject to a sewer line easement in favor of the Price River Water Improvement District recorded at Book 122, page 523, Entry number 121073.

ALSO: Subject to a gas line easement in favor of the Mountain Fuel Supply Company recorded at Book 261, page 331, Entry number 012692.

ALSO: Subject to a gas line easement in favor of the Mountain Fuel Supply Company recorded at Book 142, page 504, Entry number 129383.

ALSO: Subject to any recorded or unrecorded easements and rights of way.

PARCEL B

JKH, LLC
02-0957-0002 - REMAINDER AFTER SPLITTING OFF THE NORTH PORTION OF PREVIOUS PARCEL 02-0957-0002 TO MAKE NEW PARCEL A - 02-0959-0000 AND PARCEL C - 02-0957-0006

A parcel of land situated in the southeast quarter of the northwest quarter of Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, more accurately described as follows:

Beginning at a point S01°04'57"E 1341.32 feet along the east line of the southeast quarter of the northwest quarter and N88°34'57"E 401.71 feet along the south line of the southeast quarter of the northwest quarter from the northwest corner of said southeast quarter of the northwest quarter of Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, thence S88°34'57"W 178.96 feet along the south line of the southwest quarter of the northwest quarter of said Section 17 to the southeast corner of Parcel 02-0957-0003; thence along the east line of said Parcel 02-0957-0003 N00°02'00"W 312.31 feet to the southwest corner of Parcel 02-0957-0005; thence along the south line of said Parcel 02-0957-0005 N76°44'45"E 128.18 feet to the southeast corner of said Parcel 02-0957-0005; thence along the east line of said Parcel 02-0957-0005 N02°18'51"W 188.92 feet to the southwest corner of Parcel 02-0957-0000; thence along the south line of said Parcel 02-0957-0000 S87°25'03"E 172.12 feet to the southeast corner of said Parcel 02-0957-0000; thence along the west line of Parcel 02-0959-0000 S02°34'57"W 143.98 feet to the north line of Parcel 02-0957-0001; thence S76°44'45"W 42.04 feet to the northwest corner of said Parcel 02-0957-0001; thence S09°44'08"W 370.14 feet to the point of beginning. With a basis of bearing of S88°34'57"W between the east quarter corner and west quarter corner of said Section 17.

Containing 2.24 acres.

Subject to the following easement in favor of Parcel 02-0957-0005: A 20 foot wide access road easement, 10 feet on each side of a centerline described as follows: Beginning at a point N88°37'22"E 536.49 feet along the north line of the southeast quarter of the northwest quarter of Section 17 and South 697.89 feet from the northwest corner of said southeast quarter of the northwest quarter of said Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is on the common line between Parcels 02-0959-0000 and 02-0957-0002; thence S56°48'54"W 198.57 feet to the east line of Parcel 02-0957-0005. With a basis of bearing of S88°34'57"W between the east quarter corner and west quarter corner of said Section 17.

ALSO: Subject to a sewer line easement in favor of the Price River Water Improvement District recorded at Book 122, page 523, Entry number 121073.

ALSO: Subject to a gas line easement in favor of the Mountain Fuel Supply Company recorded at Book 261, page 331, Entry number 012692.

ALSO: Subject to any recorded or unrecorded easements and rights of way.

PARCEL C

JKH, LLC
02-0957-0006 - ACCESS ROAD - SPLIT OFF OF ORIGINAL PARCEL 02-0957-0002

A parcel of land situated in the southeast quarter of the northwest quarter of Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, more accurately described as follows:

Beginning at a point S01°04'57"E 675.36 feet along the west line of the southeast quarter of the northwest quarter and East 190.65 feet from the northwest corner of the southeast quarter of the northwest quarter of Section 17, Township 14 south, Range 10 East, Salt Lake Base & Meridian, said beginning point is on an existing fence which is the south boundary line of the Fassio Subdivision; thence along said south line of the Fassio Subdivision the following eleven courses, N52°30'49"E 32.20 feet; thence N55°56'39"E 44.78 feet; thence N59°42'35"E 57.17 feet; thence N60°53'09"E 62.86 feet; thence N62°05'32"E 64.88 feet; thence N72°53'57"E 23.83 feet; thence N77°34'50"E 52.63 feet; thence N76°09'44"E 31.72 feet; thence N76°44'42"E 69.85 feet; thence N76°20'59"E 62.75; thence N76°52'11"E 266.59 feet to the east right of way line of Carbonville Road; thence along said right of way line S33°47'18"E 21.38 feet to the northeast corner of Carbon County Parcel 02-0959-0000; thence along the north line of said Parcel 02-0959-0000 and Parcel 02-0957-0004 S76°52'11"W 235.61 feet to the northwest corner of said Parcel 02-0957-0004; thence along the north line of Parcel 02-0959-0000 the following four calls, S76°52'11"W 38.44 feet; thence S76°20'59"W 62.73 feet; thence S76°44'42"W 69.82 feet; thence S76°09'44"W 10.60 feet to the northeast corner of Parcel 02-0957-0000; thence along the north line of said Parcel 02-0957-0000 the following four courses S76°09'44"W 21.27 feet; thence S77°34'50"W 52.06 feet; thence S72°53'57"W 21.12 feet; thence S62°05'32"W 62.77 feet to the northeast corner of said Parcel 02-0957-0000; thence S60°53'09"W 62.45 feet along the north lines of Parcels 02-0959-0000 and 02-0957-0000; thence along the north line of Parcel 02-0957-0005 the following three courses S59°42'35"W 56.30 feet; thence S55°56'39"W 43.51 feet; thence S52°29'19"W 43.33 feet to the northwest corner of Carbon County Parcel 02-0957-0005; thence N07°08'19"W 23.21 feet to the point of beginning. With a basis of bearing of S88°34'57"W between the east quarter corner and west quarter corner of said Section 17. Containing 0.36 acres.

Subject to access road easements in favor of Parcels 02-0957-0004, Entry No. 829832, Book 849, Page 793; 02-0959-0000 (new Parcel split from 02-0957-0002 this Plat, 2.20 Acres); 02-0957-0000 ,Entry No 829839, Book 850, Page 30; and 02-0957-0003 Entry No. 829838, Book 850, Page 24 as recorded in the most recent deeds to those parcels (See also Record of Survey No. 619 filed in the Carbon County Recorder's Office).

ALSO: A 20 foot wide access road easement across Carbon County Parcel 02-0959-0000, 10 feet on each side of a centerline described as follows: Beginning at a point N88°37'22"E 927.46 feet along the north line of the southeast quarter of the northwest quarter of Section 17 and South 454.67 feet from the northwest corner of said southeast quarter of the northwest quarter of said Section 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is on the west right of way line of Carbonville Road; thence S76°52'11"W 270.32 feet; thence S76°20'59"W 62.74 feet; thence S76°44'42"W 69.84 feet; thence S76°09'44"W 7.82 feet to a point in line with the west line of Parcel 02-0959-0000 and the east line of Parcel 02-0957-0000.

ALSO: Subject to a telephone line easement in favor of Mountain States Telephone and Telegraph Company recorded at Book 28, page 119, Entry number 70874.

ALSO: Subject to any recorded or unrecorded easements and rights of way.

Surveyors Certificate

I Benjamin A. Grimes, do hereby certify that I am a Registered Land Surveyor holding certificate No. 167246 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act of The State of Utah. I further certify that I have made a survey of the tract of land shown and described on this plat, and that the information shown hereon is correct to the best of my knowledge and information

BENJAMIN. A. GRIMES, P.L.S. #167246 — 11/3/15

PROFESSIONAL LAND SURVEYOR — 167246 — BENJAMIN A. GRIMES — STATE OF UTAH

BAGrimes Surveying & Environmental Services LLC 795 West Twin Peaks Rd. Elmo, Ut. 84521 (435) 609-9416		DESIGNED B.C.	3				
		DRAFTED B.C.	2				
		CHECKED	1				
		DATE 10/10/15	NO.	DATE	REVISIONS	BY	APVD.

SCALE: ORIGINAL 1" = 50'

0 100 200 Feet

RECORD OF SURVEY
JOHN M. HOWA & SONS INC. PURCHASE OF JKH LLC PROPERTY
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M

MAP

#1634

JOHN M HOWA & SONS SEC 17 T14S R10E SLB&M #1634