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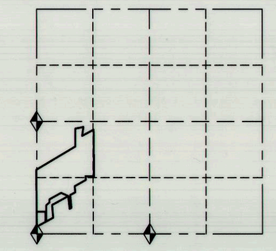
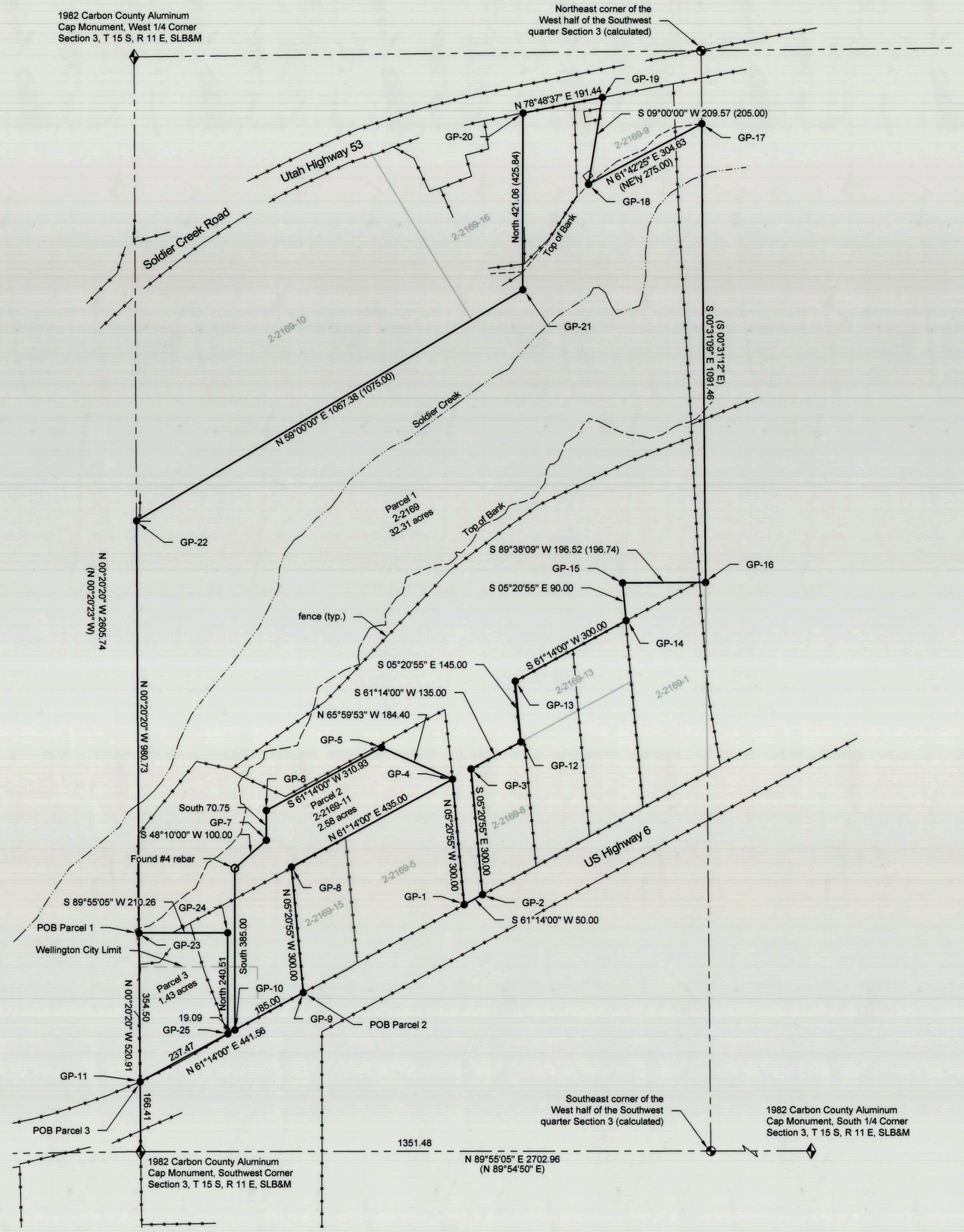
Ent 830557 Bk 853 Pg 536
Date: 06-NOV-2015 4:34:58PM
Fee: $13.00 Check Filed By: TYC
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: JOHNSEN & TUTTLE



KEY MAP:
SECTION 3, TOWNSHIP 15 SOUTH, RANGE 11 EAST



PROPERTY DESCRIPTIONS - DEED

PARCEL 1:

All land in the West ½ of the SW ¼, Section 3, T15S, R11E, SLB&M, North of US 6 and South of US 53 right-of-ways. Less: the following described parcels of land:

LESS: Beginning at a point which is located North 821.64 feet and East 1192.55 feet from the Southwest corner of Section 3, T15S, R11E, SLB&M; said point of beginning is also located on a fence line on the northerly side of a state road right-of-way; and running thence North 05°20'55" West 535.00 feet; thence North 89°38'09" East 196.74 feet to the forty acre line; thence South 00°31'12" East 451.06 feet along the forty acre line to a fence line on the Northerly right-of-way boundary of said state road; thence South 61°14'00" West 172.21 feet along the state road right-of-way boundary to the point of beginning.

(Tax Serial No.: 2-2169-1)

LESS: Beginning at a point which is located North 751.86 feet and East 1065.45 feet from the Southwest corner of Section 3, T15S, R11E, SLB&M; said point of beginning is also located on a fence line on the Northerly side of a state road right-of-way; and running thence North 05°20'55" West 300.00 feet; thence North 61°14'00" East 145.00 feet; thence South 5°20'55" East 300.00 feet to a fence line on the Northerly right-of-way boundary of said state road; thence South 61°14'00" West 145.00 feet along the state road right-of-way boundary to the point of beginning.

Basis of Bearing: North 89°54'50" East between the Southwest corner and the South quarter corner Section 3, T15S, R11E, SLB&M, obtained from Carbon County Plats, in accordance with the Utah State Plane Coordinate System as established by the Carbon County Surveyors Office.

(Tax Serial No: 2-2169-4)

Less: Beginning at a point which is located North 448.68 feet and East 513.20 feet from the Southwest corner of Section 3, T15S, R11E, SLB&M; said point of beginning is also located on a fence line on the Northerly side of a state road right-of-way; and running thence North 05°20'55" West 300 feet; thence North 61°14'00" East 290.00 feet; thence South 5°20'55" East 300.00 feet to a fence line on the Northerly right-of-way boundary of said state road; thence South 61°14'00"

West 290.00 feet along the state road right-of-way boundary to the point of beginning.

Basis of Bearing: North 89°54'50" East between the Southwest corner and the South quarter corner of Section 3, T15S, R11E, SLB&M, obtained from Carbon County Plats, in accordance with the Utah State Plane Coordinate System as established by the Carbon County Surveyors Office.

(Tax Serial No.: 2-2169-5)

LESS: Beginning at a point which is located North 682.08 feet and East 938.34 feet from the Southwest corner of Section 3, T15S, R11E, SLB&M; said point of beginning is also located on a fence line on the Northerly side of a state road right-of-way, and running thence North 05°20'55" West 300.00 feet; thence North 61°14'00" East 145.00 feet; thence South 5°20'55" East 300.00 feet to a fence line on the right-of-way boundary of said state road; thence South 61°14'00" West 145.00 feet along the state road right-of-way boundary to point of beginning.

Basis of Bearing: North 89°54'50" East between the Southwest corner and the South quarter corner of Section 3, T15S,R11E, SLB&M, obtained from Carbon County Plats, in accordance with the Utah State Plane Coordinate System as established by the Carbon County Surveyors Office.

(Tax Serial No.: 2-2169-6)

LESS: Beginning at a point which is located North 612.30 feet and East 811.24 feet from the Southwest corner of Section 3, T15S, R11E, SLB&M; said point of beginning is also located on a fence line on the Northerly side of a state road right-of-way; and running thence North 05°20'55" West 300.00 feet; thence North 61°14'00 East 145.00 feet; thence South 5°20'55" East 300.00 feet to a fence line on the right-of-way boundary of said state road; thence South 61°14'00" West 145.00 feet along the state road right-of-way boundary to the point of beginning.

Basis of Bearing: North 89°54'50" East between the Southwest corner and the South quarter corner of Section 3, T15S, R11E, SLB&M, obtained from Carbon County Plats, in accordance with the Utah State Plane Coordinate System as established by the Carbon County Surveyors Office.

(Tax Serial No.: 2-2169-8)

LESS: Beginning at a point 100 feet South of the Northeast corner NW ¼ SW ¼ of Section 3, T15S, R11E, SLB&M; (this point is also the Northwest corner of the Alger property and is located on the South boundary line of Utah Highway 53); thence South 68°30' West 239 feet along said Highway, thence South 9°00' West 205 feet to the North bank of Soldier Creek; thence Northeasterly along said bank 275 feet more or less to a point 125 feet South of beginning; thence Northerly 125 feet to beginning.

(Tax Serial No.:2-2169-9)

LESS: Beginning 570 feet South of the West quarter corner of Section 3, T15S, R11E, SLB&M; thence South 538 feet; thence North 59°00' East 1075 feet; thence North 375 feet to South boundary of County Road; thence Southwesterly along said road 990 feet more or less to beginning.

(Tax Serial No.: 2-2169-10)

LESS: Beginning at a point which lies North 1,120.33 feet and East 1,164.59 feet from the Southwest corner of Section3, T15S, R11E, SLB&M; and running thence North 05°20'55" West 145.00 feet; thence South 61°14'00" West 300.00 feet; thence South 5°20'55" East 145.00 feet; thence North 61°14'00" East 300.00 feet to the point of beginning.

Basis of Bearing: North 89°54'50" East between the Southwest corner and the South quarter corner of Section 3, T15S, R11E, SLB&M, obtained from Carbon County Plats, in accordance with the Utah State Plane Coordinate System as established by the Carbon County Surveyors Office.

(Tax Serial No.: 2-2169-13)

LESS: Beginning at a point South 00°20'23" East along the Section line 128.49 feet and East 920.69 feet from the West quarter corner of Section 3, T15S, R11E, SLB&M. Said point being on the Southeasterly Right of Way line of Soldier Creek Road; thence South 425.84 feet; thence South 59°00' West 141.05 feet ; thence North 31°00' West 464.25 feet to said Southerly right-of-way line; thence along said Southerly right-of-way line along the arc of a 2644.65 feet radius curve to the Right 374.10 feet (chord bears North 74°23'43" East 373.79) feet to the point of beginning.

(Tax Serial No.: 2-2169-16)

Beginning at a point which is located North 289.87 feet and East 223.92 feet from the Southwest corner of Section 3, T15S, R11E, SLB&M; said point of beginning is also located on a fence line on the Northerly side of a state road right-of-way; and running thence North 00°00'00" East 385.00 feet; thence North 48°10'00" East 100.00 feet; thence North 00°00'00" East 70.75 feet; thence North 61°14'00" East 310.93 feet, thence South 65°59'53" East 184.40 feet; thence South 61°14'00" West 290.00 feet; thence South 05°20'55" East 300.00 feet to a fence line on the Northerly right-of-way boundary of said state road; thence South 61°14'00" West 330.00 feet along the state road right-of-way boundary to the point of beginning.

Basis of Bearing: North 89°54'50" East between the Southwest corner and the South quarter corner of Section 3, T15S, R11E, SLB&M, obtained from Carbon County Plats, in accordance with the Utah State Plane Coordinate System as established by the Carbon County Surveyors Office.

(Tax Serial No.: 2-2169-11 & 2-2169-15)

ALSO LESS any portion that may lie within the creek.

PARCEL 2:

Beginning at a point which is located North 289.87 feet and East 223.92 feet from the Southwest corner of Section 3, T15S, R11E, SLB&M; said point of beginning is also located on a fence line on the Northerly side of a state road right-of-way; and running thence North 00°00'00" East 385.00 feet; thence North 48°10'00" East 100 feet; thence North 00°00'00" East 70.75 feet; thence North 61°14'00" East 310.93 feet; thence South 65°59'53" East 184.40 feet; thence South 61°14'00" West 290.00 feet; thence South 05°20'55" East 300.00 feet to a fence line on the Northerly right-of-way boundary of said state road; thence South 61°14'00" West 330.00 feet along the state road right-of-way boundary to the point of beginning.

Basis of Bearing: North 89°54'50" East between the Southwest corner and the South quarter corner of Section 3, T15S, R11E, SLB&M, obtained from Carbon County Plats, in accordance with Utah State Plane Coordinate System as established by the Carbon County Surveyors Office.

(Tax Serial No.: 2-2169-11)

LESS: Beginning at a point which is located 448.68 feet North and 513.20 feet East of Southwest corner of Section 3, T15S, R11E, SLB&M; thence North 05°20'55" West 300.00 feet; thence South 61°14'00" West 145.00 feet; thence South 5°20'55" East 300 feet; thence North 61°14'00" East 145.00 feet to the point of beginning.

(Tax Serial No.: 2-2169-15)

ALSO LESS any portion that may lie within the creek.

PROPERTY DESCRIPTIONS - SURVEY:

PARCEL 1

Beginning at a point which is N 0°20'20" W, 520.91 feet along the Section line from the Southwest Corner of Section 3, Township 15 South, Range 11 East, SLB&M., and running thence N 0°20'20" W, 980.73 feet along said section line to the Southwest corner of Tax Parcel 2-2169-10; thence N 59°00'00" E, 1067.38 feet to the Southeast corner of Tax Parcel 2-2169-16; thence North, 421.06 feet along the East line of said Parcel 2-2169-16 to the Southerly Right-of-Way line of Utah Highway 53; thence N 78°48'37" E, 191.44 feet along said Right-of-Way line to the Northwest corner of Tax Parcel 2-2169-9; thence S 9°00'00" W, 209.57 feet to the Southwest corner of said Parcel 2-2169-9 and the North bank of Soldier Creek; thence N 61°42'25" E, 304.63 feet along said bank to the Southeast corner of said Parcel 2-2169-9 and the East line of the West Half of the Southwest Quarter of said Section 3; thence S 0°31'09" E, 1091.46 feet along said East line to Tax Parcel 2-2169-1; thence S 89°38'09" W, 196.52 feet to the Northwest corner of said Parcel 2-2169-1; thence S 5°20'55" E, 90.00 feet along the West line of said Parcel 2-2169-1 to the Northeast corner of Tax Parcel 2-2169-13; thence S 61°14'00" W, 300.00 feet to the Northwest corner of said Parcel 2-2169-13; thence S 5°20'55" E, 145.00 feet along the West line of said Parcel 2-2169-13 to the North line of Tax Parcel 2-2169-8; thence S 61°14'00" W, 135.00 feet to the Northwest corner of said Parcel 2-2169-8; thence S 5°20'55" E, 300.00 feet along the West line of said Parcel 2-2169-8 to the Northerly Right-of-Way line of U.S. Highway 6; thence S 61°14'00" W, 50.00 feet along said Right-of-Way line to the Southeast corner of Tax Parcel 2-2169-5; thence N 5°20'55" W, 300.00 feet to the Northeast corner of said Parcel 2-2169-5 and the Easterly corner of Tax Parcel 2-2169-11 (described below and left as PARCEL 2); thence N 65°59'53" W, 184.40 feet; thence S 61°14'00" W, 310.93 feet; thence South, 70.75 feet; thence S 48°10'00" W, 100.00 feet; thence South, 385 feet to the Northerly Right-of-Way line of U.S. Highway 6 and the Southwest corner of said Parcel 2-2169-11; thence S 61°14'00" W, 19.09 feet along said Right-of-Way line; thence North, 240.51 feet; thence S 89°55'05"W, 210.26 feet more or less to the point of beginning.

LESS any portion that may lie within the creek.

Containing 32.31 acres more or less.

PARCEL 2

Beginning at a point which is N 0°20'20" W, 166.41 feet and N 61°14'00" E, 441.56 feet from the Southwest Corner of Section 3, Township 15 South, Range 11 East, SLB&M., said point being on the Northerly Right-of-Way line of U.S. Highway 6 at the Southwest corner of Tax Parcel 2-2169-15; and running thence N 5°20'55" W, 300 feet to the Northwest corner of said Parcel 2-2169-15; thence N 61°14'00" E, 435 feet to the Northeast corner of Tax Parcel 2-2169-5; thence N 65°59'53" W, 184.40 feet; thence S 61°14'00" W, 310.93 feet; thence South, 70.75 feet; thence S 48°10'00" W, 100.00 feet; thence South, 385 feet to the Northerly Right-of-Way line of U.S. Highway 6; thence N 61°14'00", 185.00 feet more or less to the point of beginning.

LESS any portion that may lie within the creek.

Containing 2.58 acres more or less.

PARCEL 3

Beginning at a point which is N 0°20'20" W, 166.41 feet along the Section line from the Southwest Corner of Section 3, Township 15 South, Range 11 East, SLB&M., said point being on the Northerly Right-of-Way line of U.S. Highway 6 and running thence N 61°14'00" E, 237.47 feet along said Right-of-Way line; thence North, 240.51 feet; thence S 89°55'05" W, 210.26 feet to the Section line at a point which is located N 0°20'20" W, 520.91 feet from said Southwest corner of Section 3; thence S 0°20'20" E, 354.50 feet more or less to the point of beginning.

Containing 1.43 acres more or less.

BASIS OF BEARING:

Basis of Bearing: North American Datum, 1983 (NAD83), State Plane Grid, Utah Central Zone: North 89°54'50" East, per deed, between the Southwest corner and the South quarter corner of Section 3, T15S, R11E, SLB&M: North 89°55'50" East, measured by this surveyor.

PURPOSE OF SURVEY:

Surveyed at the request of Gary L. and Joan L. Powell to locate and monument their property lying betweeen Utah Highway 53 and U.S. Highway 6 in the west half of the southwest quarter of Section 3, Township 15 South, Range 11 East, SLB&M, described on a Personal Representatives Deed recorded as entry number 077719 (Parcels 1 and 2), Official Records of the Carbon County Recorder and to divide an additional parcel (Parcel 3) from Parcel 1 of said property as shown hereon.

NARRATIVE:

The survey was based on found Section Monuments to control the west boundary. The North quarter corner monument was found lying on the ground out of its original position. Thus, found Section Monuments, previous surveys and other record documents were used to control the east boundary. Abutting boundaries to the north and south were controlled by record documents and evidence collected in the field. The Section was subdivided in accordance with the BLM Manual of Surveying Instructions.

The excepted property described as, "LESS any portion that may lie within the creek," was not determined and was deemed indeterminable by this surveyor.

MONUMENTS FOUND:

◊ Denotes Section monument found.

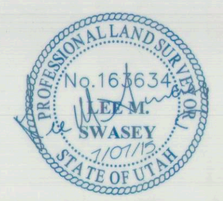
○ Denotes a property corner found.

MONUMENTS SET:

● Denotes a #5 rebar with a 1¾" aluminum cap set on top marked LMS J&T ENG LS 163634 and additionally stamped as shown on drawing.

(Deed or record distances and bearings are shown in parentheses where they differ from surveyed measurements.)

CERTIFICATE



I, LEE M. SWASEY, A PROFESSIONAL LAND SURVEYOR HOLDING UTAH CERTIFICATE NO. 163634, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE PROPERTY DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESIGNED		CHECKED	BHT 7-15
DRAWN	JLK 7-15	CHECKED	LMS 7-15
SURVEYED	JLK 7-15	CHECKED	
R.O.W.		CHECKED	

PROJECT FILE: T:\PPS\2015\WELLINGTON PROPERTIES

LEE M. SWASEY
PROFESSIONAL LAND SURVEYOR 163634

johnsen & tuttle ENGINEERING, INC.
P.O. Box 487, Castle Dale, UT 84513
(435) 381-2523 Fax (435) 381-2522, e-mail:j@etv.net

GARY L. & JOAN L. POWELL
WELLINGTON, UTAH

SECTION	3	SCALE	1" = 200'
TOWNSHIP	15 S.	DATE	7-July-15
RANGE	11 E.	DRAWN BY	J.L.K.
BLOCK		SURVEY	
LOTS			

PROJECT No.

SHEET No. 1

#636
3-15-11
EAST FILE COPY - IRVINE, CA
EPH, M