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CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: NOLAND HATHCOCK

#637

SURVEYOR'S NARRATIVE

This survey was performed at the request of Gary and Gale Frandsen of Frandsen Holdings, L.C. for the purpose of: (1) combining a portion of adjacent Frandsen Holdings, L.C. land with currently existing parcels to achieve an area of more than 5 acres; (2) to create a parcel (labeled Parcel A, sheet 3 of 3); and (3) to conduct a complete and accurate survey of the boundary of the remaining Frandsen Holdings, L.C. property shown hereon.

Section Corner and controlling monument information (all corners situate in Township 12 South, Range 7 East, Salt Lake Base and Meridian) was researched and monuments were located in the field as follows:

(1). West Quarter Corner of Section 18: Found U.S. General Land Office brass cap in good condition dated 1931.
(2) Quarter Corner common to Sections 7 and 18: Found U. S. Dept. of the Interior, Bureau of Land Management aluminum cap in good condition dated 2000.
(3) Center 1/4 Corner, Section 18: Found U. S. Dept. of the Interior, Bureau of Land Management aluminum cap in good condition dated 2000.
(4) C-W-E 1/64 Corner, Section 18: Found U. S. Dept. of the Interior, Bureau of Land Management aluminum cap in good condition dated 2001.
(5) C-W-SE 1/64 Corner, Section 18: Found U. S. Dept. of the Interior, Bureau of Land Management aluminum cap in good condition dated 2000.
(6) S 1/16 Corner Sections 17 – 18: Found U. S. Dept. of the Interior, Bureau of Land Management aluminum cap in good condition dated 2000.
(7) Section Corner common to Sections 7, 8, 17 and 18: Found Carbon County aluminum cap in concrete cylinder in good condition dated 1983.
(8) Quarter Corner common to Sections 17 and 18: Not found. Not currently monumented. Location established as the mid-point of the section line connecting the Northeast and Southeast corners of Section 18.
(9) Section Corner common to Sections 17, 18, 19 and 20: Found Carbon County aluminum cap in concrete cylinder in good condition dated 1983 next to a southwest fence corner post on east side of dirt road.
(10) Quarter Corner common to Sections 19 and 20: Found U. S. Dept. of the Interior, Bureau of Land Management aluminum cap in good condition dated 2000.
(11) Assumed Quarter Corner common to Sections 19 and 20 prior to the 2000 BLM survey: Found scattered mound of stones around an old railroad tie fence corner post.
(12) Section Corner Common to Sections 19, 20, 29 and 30: Found U. S. Dept. of the Interior, Bureau of Land Management aluminum cap in good condition dated 2000. According to the notes of the BLM survey in 2000 this aluminum monument perpetuates the location of the original marked stone monument.
(13) Found ½" rebar near the Center Quarter Corner of Section 19 called for in the currently recorded description of the Frandsen Holdings, L.C. property. A large stone mound lies N 8°27' W 4.5' and an old rusted ¾" pipe lies N 20°56'30" E 3.14' from said ½" rebar.
(14) ⅝" Rebar, #1 #2, #3, #4, #5 and #7, placed by Bruce T. S. Ware and called for in the currently recorded description of the Frandsen Holdings, L.C. property were found undisturbed. Some are now missing the plastic caps. Rebar # 6 appears to have never been set. and was replaced using a Grant Boundary Adjustment method rotating and scaling record bearings and lengths to agree with found monuments on either side of the missing point.
(15) Found rebar in the fence line on the north side of Fish Creek road at the call for a "stake" at the point of beginning of the currently recorded Frandsen Holdings, L.C. property description. I accepted this rebar as a careful perpetuation of the original stake.
(16) Found Brass Cap reference mark at the U.S.G.S. gauging station on Fish Creek called for in the currently recorded description of the Frandsen Holdings, L.C. property. A new brass cap reference mark placed in 2012 lies S 45°56'41" E 11.62 feet.
(17) Found 19 rebar, some with plastic caps, all believed to have been placed by Bruce Ware were found in and around #3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION.
(18) Found one rebar with aluminum cap placed by Swasey near the southeast corner of parcel no. 2A-0180-0010.
(19) Found two rebar with plastic caps placed by Fronk near the southwest corner of Lot 10 and the southeast corner of Lot 9, SCOFIELD MOUNTAIN HOMES SUBDIVISION.
(20) Found two old pipe, unknown origin and intent, near the front lot corner common to Lots 16 and 17 and near the front lot corner common to Lots 25 and 26, SCOFIELD MOUNTAIN HOMES SUBDIVISION.
(21) Found very old wooden hubs, unknown origin and intent, near the rear lot corners common to Lots 25–26, 16–17 and 18–19, SCOFIELD MOUNTAIN HOMES SUBDIVISION.

In the summer of 2000 the United States Department of the Interior, Bureau of Land Management commenced a Dependent Resurvey of portions of Township 12 South, Range 7 East, Salt Lake Base and Meridian which affected at least 13 sections in the township. The BLM survey found and accepted Carbon County monuments representing the Northeast and Southeast Corners of Section 18. The BLM survey also found and accepted the marked stone at the Southeast Corner of Section 19. The fence corner surrounded by stones previously believed to be, and used by previous surveyors as, the East Quarter Corner of Section 19, was also found by the BLM survey, however the BLM survey rejected the fence corner and stones and placed a new aluminum monument at the location that the BLM determined to be the more probable location of the Quarter Corner common to Sections 19 and 20.

The BLM survey determined a bearing of N 0°19.7' W (which is equal to N 0°19'42" W) along the section line defined by the two Carbon County monuments representing the Northeast and Southeast Corners of Section 18. These two monuments are inter-visible and have been in place since 1983. I have accepted the bearing determined by the BLM survey of N 0°19'42" W for the section line connecting the Carbon County monuments at the Northeast and Southeast Corners of Section 18 as the basis of bearing for all bearings determined by my survey. The record bearings of the Frandsen Holdings, L.C. property and all adjacent parcels have been rotated to this bearing base. After considering the plat of #3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION prepared by Bruce T. S. Ware, and a plat of survey for Scofield Mountain Home Assoc. also by Bruce T. S. Ware dated December 5, 1995, found as Record of Survey File No. 118 in the office of the Carbon County Recorder, I was able to determine that the Ware surveys use for their basis of bearing an assumed bearing of "SOUTH" along the line defined by the "stone next to a fence corner" at the assumed East Quarter Corner of Section 19 and the marked stone at the Southeast Corner of Section 19. This line in the BLM bearing base has a bearing of S 1°35'36" E. I therefore have rotated the record bearings of #3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION and surrounding parcels whose descriptions were also created by Bruce T. S. Ware, 1°35'36" counterclockwise to agree with the bearing base established by the BLM survey of 2000. Another survey by Bruce T. S. Ware, dated July 2, 1999, for Pete Frandsen and DuVels, Inc. created the currently recorded description of the Frandsen Holdings, L.C. property. This description was recorded in a Special Warranty Deed, Entry No. 80061, Book 455, Pages 463-470. Part of the description appears to be based on actual surveyed measurements with calls for rebar and other monuments, all of which my survey has found and located with the exception of those which have been destroyed or were never set. Much of the description appears to rely on record dimensions. The description states that it arrives at the East Quarter Corner of Section 19 which in July 1999 was the "stone beside the fence corner". The monument placed by the BLM survey marking the East Quarter Corner of Section 19 did not exist until sometime in the summer of 2000. The description then runs S 88°11'28" West 70.31 feet to the east boundary of #3 Addition to Scofield Mountain Homes Subdivision. Up to this point the description appears to be correct. However, the description then states that it will follow the boundary of said # 3 Addition to Scofield Mountain Homes Subdivision the following seven calls. The next course – thence N 06°39'10" E 297.18 feet – extends northerly 120.53 feet beyond the northeast corner of # 3 Addition to Scofield Mountain Homes Subdivision. Mathematically the remaining six calls cannot possibly be following the boundary of # 3 Addition to Scofield Mountain Homes Subdivision as the description states. Even if this description is adjusted to agree with the northeast corner of #3 Addition to Scofield Mountain Homes Subdivision it still contains errors which cause it to conflict with Lots 4, 5 and 6 of said subdivision that were previously conveyed and therefore no longer in the possession of G. Pete Frandsen.

The plat of SCOFIELD MOUNTAIN HOMES SUBDIVISION was signed by surveyor, Lloyd Grames, in September 1968. The interior lots contain numerous mathematical errors or impossibilities, most of which are minor. However, the exterior boundary description has excellent mathematical closure. The plat is tied to the East ¼ Corner of Section 19, T 12 S, R 7 E, SLB & M which it labels as a "STONE". The plat makes no mention of a fence corner next to the stone. It is impossible to say today if Mr. Grames' "STONE" at the East ¼ Corner of Section 19 is the same "stone beside a fence corner" that Mr. Ware used 12 years later to survey # 3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION. Testimony obtained from members of the Frandsen family who were young adults in 1968 and were familiar with the development of the subdivision indicates that they believe that both surveys refer to the same stone. For lack of any evidence to the contrary I have accepted the premise that both Grames and Ware refer to the same stone. The plat of SCOFIELD MOUNTAIN HOMES SUBDIVISION shows a line running southerly from the East ¼ Corner of Section 19 which it labels as the section line and assigns a bearing of "SOUTH" to the line. It is impossible to know if Mr. Grames found the marked stone at the Southeast Corner of Section 19 and used that to define his section line, however from the evidence of occupation and development in the subdivision it does not appear that this is the case. If the bearings of SCOFIELD MOUNTAIN HOMES SUBDIVISION are rotated 1°35'36" counterclockwise, the same as the Ware bearing base, it places the plat in a position on the ground that disagrees significantly with the developed roads and other improvements. It is apparent that Mr. Grames' basis of bearing is different from that of Mr. Ware's surveys. My survey has searched the northwesterly perimeter of the subdivision and the interior roads for evidence of lot corner markers with little success. I have located and plotted power lines which were purported by the Frandsen family to have been placed along the exterior boundary of the subdivision and other evidence of occupation. An aerial photo of the area was also used. Having located on the ground points which appear in the photo it is possible to accurately match the photo to objects on the ground. The Grames plat was plotted according to the record bearings and distances and then rotated about the East ¼ Corner stone to a "best fit" location with the subdivision improvements and occupation evidence. This results in a rotation of 1°11'56" counterclockwise which is 0°23'40" less than the rotation of 1°35'36" applied to Ware's surveys. This now brings both the Grames survey (SCOFIELD MOUNTAIN HOMES SUBDIVISION) and the Ware surveys into the same bearing base, being that determined by the 2000 BLM survey. To establish the most southwesterly corner of the Frandsen Holdings, L.C. property which was not marked by the Ware survey the following method was used. The Ware calls of S 24°29'10" E 1208.24' and S 2°41'06" E 1260'± which run from rebar #7 to the ½" rebar near the center of section 19 were plotted and then rotated about the actual location of the ½" rebar to agree with found rebar #7. This results in a bearing of S 2°28'09" E in the BLM bearing base for the course running southerly from the ½" rebar. This maintains the angular relationship of these lines established by Ware bearings. The same procedure was followed with Ware description calls of S 43°13'32" East 285.00', S 74°51'48" W 285.00' and West 814'. These calls were plotted and then rotated and placed to agree with the actual location of the boundary of SCOFIELD MOUNTAIN HOMES SUBDIVISION. This results in a bearing of N 89°23'24" W in the BLM bearing base for the Ware call of West. The lines now having bearings of S 2° 28'09" E and N 89°23'24" West were then intersected to establish the most southwesterly corner of the Frandsen Holdings, L.C. property. The lengths of these lines are considerably different from the record Ware calls. The 1260'± becomes 1378.12' and 814' becomes 733.19'. In spite of the discrepancy in the lengths of these lines the intent of the Ware description has been maintained. The currently recorded Frandsen Holdings, LC description interpreted as just explained overlaps the description of #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION and Parcel No. 2A-0180-0004, both of which were created prior to Ware survey of the Frandsen property. I therefore have held the position for the most southwesterly corner of the Frandsen Holdings, L.C. property as previously explained. From this point I have run the boundary line to the northwest corner of Parcel 2A-0180-0004, along the north line of said Parcel 2A-0180-0004 to the northwest corner of #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION, along the northerly line of said #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION to the northeast corner and then extended this line northeasterly to intersect the boundary of SCOFIELD MOUNTAIN HOMES SUBDIVISION.

The northerly and easterly boundaries of the Frandsen Holdings, L.C. property are mostly based upon aliquot lines. The above described section and quarter section corner monuments were used to divide Sections 18 and 20 into aliquot parts. The east half of Section 20 lies in Scofield Reservoir. The North, South and East Quarter Corners and the Northeast and Southeast Corners were not monumented by the BLM survey in 2000 since they lie in the lake, however, these corner positions were established by the BLM survey. I have relied upon the BLM determination of these corner locations taken from the official plat, 840-A found in the Salt Lake Office of the Bureau of Land Management to divide Section 20 into its aliquot parts.

The currently recorded description of Parcel 2A-0172-0001 begins 1320' North of the Southeast Corner of Section 18. This parcel was divided form the SE ¼ of Section 18 prior to the BLM survey in 2000 and prior to the placement of the Carbon County monuments in 1983 at the Northeast and Southeast Corners of Section 18. At that time the record dimension for the east line of the SE ¼ of Section 18 would have been 1320 feet derived from the plat of the original survey of Section 18 in 1877 by Augustus Ferron. When the distance is measured between the Carbon County monuments the actual dimension of the east line of the SE ¼ of Section 18 is 1326.36'. It is evident that the grantor, when creating this parcel, did not intend to retain a 6.36 foot wide strip along the north side of this parcel. It is obvious that the call of 1320' North from the Southeast Corner of Section 18 is intended to identify the NE Corner of the SE ¼ of Section 18 as the point of beginning. From this point the north line of Parcel 2A-0172-0001 was given the deed dimension of 480 feet westerly along the north line of the SE ¼ of the SE ¼. The east line was given the record dimension of 236 feet southerly along the section line. A straight line between these points establishes the southerly line of this parcel and the common boundary with Frandsen Holdings, L.C.

PREPARED BY:
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SURVEYOR'S CERTIFICATION

I, Nolan C. Hathcock, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 166346, do hereby certify that this plat represents the results of a survey performed by me and that the information shown hereon is true and correct to the best of my knowledge and belief.

PROFESSIONAL LAND SURVEYOR
NO. 166346
NOLAN C. HATHCOCK
11/06/2015
STATE OF UTAH

RECORD OF SURVEY FOR:

FRANDSEN HOLDINGS, L.C.

LOCATED IN PORTIONS OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 18, PORTIONS OF THE NORTHWEST, NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 19, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN NORTHWEST OF THE TOWN OF SCOFIELD, CARBON COUNTY, UTAH

CURRENTLY RECORDED DESCRIPTION
FRANDSEN HOLDINGS, L.C.

Special Warranty Deed

Entry No. 80061, Book 455, Pages 463–470

Description #1

Beginning at a point 897.71 feet South and 1590.51 feet East of the West Quarter Corner of Section 18, Township 12 South, Range 7 East, Salt Lake Base and Meridian, said point is at a stake in the North fence of Fish Creek Road and traversing thence North 14°34'47" West 471.52 feet to the U.S.G.S. gauging station brass cap; thence North 440 feet more or less to the North boundary line of the South ½ of said Section 18, thence East 1700 feet more or less to the N.E. Cor. of the N.W ¼ of the S.E. ¼ of said Section 18; thence South 1320 feet more or less to the S.E. Cor. Of the S.W. ¼ of the N.W. ¼ of the S.E. ¼ of said Section 18; thence East 1980 feet more or less to the East boundary of said Section 18; thence South 1320 feet more or less to the Southeast Corner of said Section 18; thence East 1320 feet more or less to the N.E. Cor. of the N.W. ¼ of the N.W. ¼ of Section 20, T 12 S., R. 7 E., S.L.B. & M.; thence South 1320 feet more or less to the S.E. Cor. of the N.W. ¼ of the N.W. ¼ of said Section 20; thence West 1320 feet more or less to the S.W. Cor. of the N.W. ¼ of the N.W. ¼ of said Section 20; thence South 00°26'49" East 1299.57 feet (S 1320' deed) more or less to the East Quarter Corner of Section 19; thence South 88°11'28" West (deed West) 70.31 feet to the East boundary of #3 Addition to Scofield Mountain Homes Subdivision; thence along the boundary of said #3 Addition the following seven calls: North 06°39'10" East (deed N 8°27'42" E) 297.18 feet; thence North 87°20'50" West (deed N 85°32'18" W) 240.00 feet; thence North 12°39'10" East (deed N 14°27'42" East) 24.81 feet; thence North 77°20'50" West (deed N 75°32'18" W) 155.00 feet; thence South 12°39'10" West (deed S 14°27'42" W) 140.00 feet; thence South 20°53'41" West (deed S 22°42'13" W) 124.07 feet; thence South 25°58'41" West (deed S 27°47'13" W) 157.00 feet more or less to a point 20 feet from the North boundary of Scofield Mountain Homes Subdivision, thence parallel with and 20 feet from the boundary of said Subdivision the following four calls: North 78°43'32" West (N 76°55' W deed) 65.00 feet; thence South 81°33'28" West (S 83°22' W) 351.84 feet; thence South 00°20'32" East (S 01°28' W deed) 266.26 feet; thence South 46°46'28" West (S 48°35' W deed) 971.28 feet; thence South 43°13'32" East (S 41°25' E deed) 285.00 feet; thence South 74°51'48" West (S 76°40'20" W deed) 285.00 feet; thence West 814 feet more or less to the West boundary of the S.E. ¼ of said Section 19; thence South 02°41'06" West 1260 feet more or less to an existing ½" rebar near the center of said Section 19; thence North 24°29'10" West 1208.24 feet to rebar #7; thence North 17°50'34" West 1591.82 feet to rebar #6; thence North 40°45'55" East 384.69 feet to rebar #5 in Dry Canyon; thence North 04°19'20" West 373.71 feet along the bottom of Dry Canyon to rebar #4; thence North 02°32'37" West 354.20 feet along the bottom of Dry Canyon to rebar #3; thence North 05°17'28" East 197.03 feet along the bottom of Dry Canyon to rebar #2; thence North 17°18'51" East 258.10 feet along the bottom of Dry Canyon to rebar #1; thence West 232.40 feet; thence North 300.00 feet more or less to the point of beginning.

Less 5.02 and 1.24 acre parcels of land deeded to Feichko.

The intention of this description was to include all of ground North and East of the North to South dividing line between Pete Frandsen and DuVels Inc. except for recorded subdivisions and parcels deeded to Scofield Mountain Home Recreation Association.

PREVIOUSLY EXISTING PARCELS ABSORBED BY PARCELS B AND C, SEE SHEET 3 OF 3.

WARRANTY DEED, Entry No. 104868, Book 562, Page 439, Previous parcel No. 2A-0172-0005

A parcel of land situated in Section 19, Township 12 South, Range 7 East, Salt Lake Base and Meridian, Carbon County, State of Utah, to-wit:

Beginning at a point 494.38 feet North and 541.60 feet West of a found stone by a fence corner at the east quarter corner of said section 19, said stone bears N. 31°11'17" W 59.18 feet from a 2001 B.L.M. brass cap at said east quarter corner of section 19, and running thence S. 14°27'42"W 342.20 feet; Thence S.21°46'24"W 232.39 Feet; Thence N.72°32'18"W 70.52 feet; Thence N.14°27'42"E 569.01 feet; Thence S.75°32'18"E 100.00 feet to point of beginning. Containing 1.234 acres more or less as described.

QUIT-CLAIM CORRECTION DEED, Entry No. 120391, Book 633, Page 159–160Previous parcel No. 2A-0180-0007

Beginning at a point 130.57 feet North, 501.18 feet West and 100.00 feet North 75°32'18" West from a stone monument by a fence corner representing the East Quarter Corner of Section 19, Township 12 South, Range 7 East, Salt Lake Base and Meridian, said stone lies North 31°11'17" West 59.18 feet from a B.L.M. monument placed in 2001 also intended to represent said East Quarter Corner of said Section 19; said point of beginning also lies North 75°32'18' West 100.00 feet from the southwest corner of Lot # 6 of the #3 Addition to Schofield Mountain Homes Subdivision; thence from said point of beginning, North 75°32'18" West 30.00 feet; thence North 14°27'42" East 342.20 feet; thence South 75°32'18" East 253.34 feet; thence South 4°55'00" East 95.40 feet; thence South 14°27'42" West 30.00 feet to intersect the boundary of the proposed #6 ADDITION TO SCHOFIELD MOUNTAIN HOMES SUBDIVISION; thence along the boundary of said proposed #6 ADDITION, the following five (5) courses: (1) North 60°48'50" West 26.59 feet; (2) North 4°55'00" West 96.93 feet; (3) North 75°32'18" West 205.32 feet; (4) South 14°27'42" West 180.40 feet; (5) South 75°32'18" East 8.20 feet; thence South 14°27'42" West 140.00 feet to the point of beginning. The above described parcel of land contains approximately 16,828 square feet in area or 0.386 acre.

WARRANTY DEED, Entry No. 128971, Book 671, Page 691–692, Previous parcel No. 2A-0180-0008

BEG 225.52 FT N OF E4 COR SEC 19, T12S, R7E; SLB&M; N 85°32'18" W 185.51 FT; N 9°29'50" E 73.15 FT; S 78°15'04" E 176.58 FT TO E BNDRY OF SD SEC 19; S ALNG E BNDRY 50.62 FT TO BEG. 0.26 AC.

WARRANTY DEED, Entry No. 128981, Book 671, Page 724, Previous parcel No. 2A-0180-0011

Beginning at a point 266.13 feet North and 466.22 feet West of the East Quarter Corner of Section 19, Township 12 South, Range 7 East, Salt Lake Base and Meridian, said point of beginning being at the Northwest corner of Lot #6 of the #3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION, according to the official plat thereof, and running thence South 14°27'42" West 20 feet; thence South 56°44'07" West 148.66 feet; thence North 14°27'42" East 130 feet, thence South 75°32'18" East 100 feet to point of beginning. Said parcel containing .18 acre more or less.

DESCRIPTION BASED UPON SURVEY
FRANDSEN HOLDINGS, L.C. REMAINDER

Description of the remainder portion of the FRANDSEN HOLDINGS, L.C. property situate in portions of Sections 18, 19 and 20, Township 12 South, Range 7 East, Salt Lake Base and Meridian, Carbon County, State of Utah, described by metes and bounds as follows:

Beginning at the Carbon County monument (aluminum cap in concrete cylinder) dated 1983 representing the Section Corner common to Sections 17, 18, 19 and 20, Township 12 South, Range 7 East, Salt Lake Base and Meridian; thence along the north line of Section 20 as established by the Bureau of Land Management Dependent Resurvey performed in 2000, North 89°43'24" East 1328.25 feet to the northeast corner of the northwest quarter of the northwest quarter of said Section 20; thence along the east and south lines of said northwest quarter of the northwest quarter of said Section 20 the following two (2) courses: (1) South 0°51'01" East 1333.16 feet; (2) South 89°37'36" West 1326.46 feet to the southwest corner of said northwest quarter of the northwest quarter of said Section 20; thence along the section line common to Sections 19 and 20, South 0°55'34" East 433.79 feet; thence West 1288.29 feet; thence South 7°00'00" East 441.42 feet; thence South 43°08'47" East 640.00 feet; thence South 4°53'30" East 93.98 feet to intersect the northerly line of that parcel of land identified by the Carbon County Assessor as Parcel No. 2A-0181-0000, conveyed by Quit Claim Deed recorded December 1, 2000, found as Entry No. 82785 in Book 465 at Page 350 in the office of the Carbon County Recorder, to Scofield Mountain Home Association; thence along the boundary of said parcel, said boundary being parallel with and 20 feet perpendicularly distant northerly from the boundary of SCOFIELD MOUNTAIN HOMES subdivision, the recorded plat of which may be found as Entry No. 118860 in Book 3 of Plats at Page 115 in the office of the Carbon County Recorder, the following three (3) courses: (The bearings of said parcel have been rotated 1°11'56" counterclockwise to coincide with the bearing base of the 2000 BLM Dependent Resurvey); (1) South 82°10'04" West (record = S 82°22' W) 261.57 feet; (2) South 0°16'04" West (record = S 1°28' W) 266.26 feet; (3) South 47°23'04" West (record = S48°35' W) 991.28 feet; thence South 42°36'56" East (record = S 41°25' E) 20.00 feet to a northwesterly corner of said SCOFIELD MOUNTAIN HOMES subdivision; thence South 42°36'56" East (record = S 41°25' E) 240.56 feet along the boundary of said SCOFIELD MOUNTAIN HOMES subdivision to intersect a northeasterly extension of the northerly line of #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION according to the official plat thereof found as Entry No. 157392 in Book 4 of Plats at Page 419 in the office of the Carbon County Recorder; thence along said northeasterly extension and said northerly line of said #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION, South 75°04'44" West 417.85 feet (record = S 74°51'48" W 285.00 feet) to the northwest corner of said subdivision; thence along the northerly line of that parcel of land identified by the Carbon County Assessor as Parcel No. 2A-0180-0004, described in that certain Corrective Warranty Deed recorded March 19, 1986, found as Entry No. 11536 in Book 258 at Page 351 in the office of the Carbon County Recorder, to Scofield Mountain Home Recreation Association, North 81°06'51" West 237.68 feet to the northwest corner of said parcel; thence South 88°15'13" West 354.06 feet; thence North 2°28'09" West 1378.12 feet (record = N 2°41'06" W 1260', more or less) to an existing one half inch diameter rebar near the center of Section 19 of said Township 12 South, Range 7 East, Salt Lake Base and Meridian; thence North 24°16'26" West 1208.33 feet (record = N 24°29'10" W 1208.24') feet to found rebar # 7 placed by surveyor Bruce T. S. Ware, as shown on that certain plat of survey for Pete Frandsen & DuVels Inc., dated July 2, 1999, found as file no. 260 among the surveys filed with the Carbon County Recorder; thence along the Frandsen Holdings, L. C. – DuVels Inc. boundary as established by said survey the following ten (10) courses: (1) North 17°38'01" West 1591.77 feet (record = N 17°50'34" W 1591.82') to a rebar from which a Bureau of Land Management monument dated 2000 representing the quarter corner common to Sections 18 and 19 bears North 88°30'58" East 994.96 feet; (2) North 40°59'04" East 384.42 feet (record = N 40°45'55" E 384.69') to found rebar #5 in the bottom of Dry Canyon; (3) North 4°09'37" West, along the bottom of Dry Canyon, 373.79 feet (record = N 4°19'20" W 373.71') to found rebar #4; (4) North 2°17'37" West, along the bottom of Dry Canyon, 354.23 feet (record = N 2°32'37" W 354.20') to found rebar #3; (5) North 5°32'45" East, along the bottom of Dry Canyon, 197.14 feet (record = N 5°17'28" E 197.03') to found rebar #2; (6) North 17°34'14" East, along the bottom of Dry Canyon, 258.05 feet (record = N 17°18'51" E 258.10') to found rebar #1; (7) North 89°42'35" West 232.43 feet (record = West 232.40') to a found rebar; (8) North 0°12'39" East 300.06 feet (record = North 300.00') to a found rebar in the northerly fence line of Fish Creek Road; (9) North 14°22'35" West 471.38 feet (record = N 14°34'47" W 471.52') to the U. S. Geological Survey brass reference mark at the gauging station on Fish Creek from which reference mark a second brass monument placed in 2012 lies South 45°56'41" East 11.62 feet; (10) North 0°01'02" West 449.06 feet (record = North 440' more or less) to intersect the east-west centerline of Section 18, Township 12 South, Range 7 East, Salt Lake Base and Meridian at a point North 89°54'50' East 1470.00 feet along said east-west centerline from a U. S. General Land Office brass monument dated 1931 marking the West Quarter Corner of said Section 18; thence along said east-west centerline of said Section 18, North 89°54'50" East 1002.06 feet to a found BLM aluminum monument dated 2000 marking the Center Quarter Corner of said Section 18; thence continuing along said east-west centerline, North 89°54'50" East 656.98 feet to a found BLM aluminum monument dated 2001 marking the C-W-E 1/64 Corner or the northeast corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 18; thence along the easterly line of said West Half of the Northwest Quarter of the Southeast Quarter of said Section 18, South 0°37'23" East 1322.35 feet to a found BLM aluminum monument dated 2000 marking the C-W-SE 1/64 Corner of said Section 18; thence along the northerly line of the South Half of the Southeast Quarter of said Section 18, South 89°58'03" East 1484.15 feet to a point North 89°58'03" West 480.00 feet from a found BLM aluminum monument dated 2000 marking the S 1/16 Corner common to Sections 17 and 18 or the northeast corner of said South Half of the Southeast Quarter of said Section 18, thence along the southerly line of the first described of two parcels of land conveyed December 2, 1981 by Warranty Deed, Entry No. 161220 in Book 213 at Page 37 in the office of the Carbon County Recorder, South 63°51'23" East 536.21 feet (record = S 65°00' E 534') to intersect the section line at a point South 0°19'42" East along the section line, 236 feet from said BLM aluminum monument marking the northeast corner of said South Half of the Southeast Quarter of said Section 18; thence along the section line common to Sections 17 and 18, South 0°19'42" East 1090.36 feet to the point of beginning.

LESS AND EXCEPTING from the above described parcel the second described of two parcels of land conveyed December 2, 1981 by Warranty Deed, Entry No. 161220 in Book 213 at Page 37 in the office of the Carbon County Recorder which is described in said Warranty Deed as follows: "Beg. 929.70 ft. South & 495.70 ft. West of the Northeast Corner of Section 19, Township 12 South, Range 7 East, SLB&M; th. S.58°30'W. 460 ft.; th. S.31°30'E. 475 ft.; th. N.58°30'E. 460 ft.; th. N.31°30'W. 475 ft. M/L to beg. (Cont. 5 ac.);"

The above described parcel of land, after subtracting the area of the above described Excepted Parcel which contains 5.02 acres, contains a total area of approximately 396.41 acres.

(Note: The basis of all bearings found in this description is North 0°19'42" West along the section line common to Sections 17 and 18, Township 12 South, Range 7 East, Salt Lake Base and Meridian defined by Carbon County aluminum monuments in concrete cylinders marking the Northeast and Southeast Corners of Section 18, as determined by the Dependent Resurvey conducted by the United States Department of the Interior, Bureau of Land Management in 2000 as shown on the official plat of said dependent survey, Plat No. 834-A approved April 13, 2004 by Daniel W. Webb, Chief Cadastral Surveyor for Utah. The record bearings of this and adjacent parcels, after determining their actual location on the ground have been rotated to this bearing base.)

REVISED DESCRIPTIONS OF PARCELS A, B & C, SEPTEMBER 2015. (SEE SHEET 3 OF 3)

PARCEL A

Beginning at a point which lies North 88°24'24" East 31.24 feet to the section line, North 0°55'34" West along said section line 851.00 feet and West 874.29 feet from a stone next to a fence corner commonly believed to be the East Quarter Corner of Section 19, Township 12 South, Range 7 East, Salt Lake Base and Meridian prior to the United States Department of the Interior, Bureau Of Land Management Dependent Resurvey conducted in 2000, said stone lies North 32°46'53" West 59.18 feet (record = North 31°11'17" West 59.18 feet) from a B.L.M. aluminum monument dated 2000 established by said Dependent Resurvey as the Quarter Corner common to Sections 19 and 20 of said Township 12 South, Range 7 East, Salt Lake Base and Meridian (Note: The basis of bearing for this description is N 0°19'42" W along the east line of Section 18 defined by 1983 Carbon County monuments marking the Northeast and Southeast Corners of said Section 18.); thence South 4°53'30" East 908.39 feet; thence North 43°08'47" West 640.00 feet; thence North 7°00'00" West 441.42 feet; thence East 414.01 feet to the point of beginning.
The above described area contains approximately 270,674 square feet or 6.214 acres.

PARCEL B

Beginning at a point which lies North 88°24'24" East 31.236 feet to the section line, North 0°55'34" West along said section line 851.00 feet and West 459.02 feet from a stone next to a fence corner commonly believed to be the East Quarter Corner of Section 19, Township 12 South, Range 7 East, Salt Lake Base and Meridian prior to the United States Department of the Interior, Bureau Of Land Management Dependent Resurvey conducted in 2000, said stone lies North 32°46'53" West 59.18 feet (record = North 31°11'17" West 59.18 feet) from a B.L.M. aluminum monument dated 2000 established by said Dependent Resurvey as the Quarter Corner common to Sections 19 and 20 of said Township 12 South, Range 7 East, Salt Lake Base and Meridian (Note: The basis of bearing for this description is N 0°19'42" W along the east line of Section 18 defined by 1983 Carbon County monuments marking the Northeast and Southeast Corners of said Section 18. The bearings of the descriptions of parcels bounding the herein described parcel have been rotated 1°35'36" counterclockwise to agree with the bearing base established by said Bureau of Land Management Dependent Resurvey.); thence South 17°16'14" East 449.30 feet to a northeasterly corner of that certain parcel of land, now or formerly identified by the Carbon County Assessor as Parcel No. 2A-0180-0007 described in that certain Quit-Claim Correction Deed, Entry No. 120391 in Book 633 at Pages 159–160; thence along an easterly line of said parcel, South 6°30'36" East 95.40 feet to the northwest corner of that certain parcel of land identified by the Carbon County Assessor as Parcel No. 2A-0180-0006 described in that certain Warranty Deed, Entry No. 66321 in Book 409 at Page 294; thence along the westerly line of said parcel, South 12°52'06" West 30.00 feet to an easterly corner of # 6 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION; thence along the boundary of said subdivision the following five (5) courses: (1) North 62°24'26" West 26.59 feet; (2) North 6°30'36" West 96.93 feet; (3) North 77°07'54" West 205.32 feet; (4) South 12°52'06" West 180.40 feet; (5) South 77°07'54" East 108.20 feet to the northwest corner of Lot 6, # 3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION; thence along the westerly line of said Lot 6, South 12°52'06" West 20.00 feet; thence along the boundary of that certain parcel of land identified by the Carbon County Assessor as Parcel No. 2A-0181-0114 described in that certain Warranty Deed, Entry No. 125913 in Book 657 at Pages 231–232 the following two (2) courses: (1) South 55°08'31" West 148.66 feet; (2) South 12°52'06" West 10.00 feet to intersect the northerly line of that certain parcel of land identified by the Carbon County Assessor as Parcel No. 2A-0180-0010 described in that certain Warranty Deed, Entry No. 120430 in Book 633 at Pages 274–275; thence along the boundary of said parcel and beyond the following three (3) courses: (1) North 77°07'54" West 30.00 feet; (2) South 20°10'48" West 232.40 feet; (3) South 74°07'54" East 315.01 feet to the southeast corner of Lot 5, # 3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION; thence South 12°52'06" West 32.75 feet to intersect the northerly line of that certain parcel of land identified by the Carbon County Assessor as Parcel No. 2A-0181-0000 described in that certain Quit Claim Deed, Entry No. 82785 in Book 465 at Page 350; thence along the boundary of said parcel, being parallel with and 20.00 feet perpendicularly distant northerly from the boundary of SCOFIELD MOUNTAIN HOMES SUBDIVISION (Note the bearings of said Parcel 2A-0181-0000 and said SCOFIELD MOUNTAIN HOMES SUBDIVISION have been rotated 1°11'56" counterclockwise to agree with the bearing base of this description established by the 2000 BLM survey.) the following two (2) courses: (1) North 78°06'56" West 271.94 feet; (2) South 82°10'04" West 90.26 feet; thence North 4°53'30" West 1002.37 feet; thence East 415.27 feet to the point of beginning.

The above described area contains approximately 316,923 square feet or 7.276 acres.

PARCEL C

Beginning at stone next to a fence corner commonly believed to be the East Quarter Corner of Section 19, Township 12 South, Range 7 East, Salt Lake Base and Meridian prior to the United States Department of the Interior, Bureau Of Land Management Dependent Resurvey conducted in 2000, said point lies North 32°46'53" West 59.18 feet (record = North 31°11'17" West 59.18 feet) from a B.L.M. aluminum monument dated 2000 established by said Dependent Resurvey as the Quarter Corner common to Sections 19 and 20 of said Township 12 South, Range 7 East, Salt Lake Base and Meridian (Note: The basis of bearing for this description is N 0°19'42" W along the east line of Section 18 defined by 1983 Carbon County monuments marking the Northeast and Southeast Corners of said Section 18. The bearings of the descriptions of parcels bounding the herein described parcel have been rotated 1°35'36" counterclockwise to agree with the bearing base established by said Bureau of Land Management Dependent Resurvey.); thence along the easterly line of that certain parcel of land, identified by the Carbon County Assessor as, Parcel No. 2A-0181-0115 described in that certain Warranty Deed, Entry No. 128971 in Book 671 at Pages 691–692 in the office of the Carbon County Recorder, North 1°35'36" West 225.52 feet to the southeast corner of that certain parcel of land, now or formerly identified by the Carbon County Assessor as Parcel No. 2A-0180-0008 described in that certain Warranty Deed, Entry No. 128971 in Book 671 at Pages 691–692 in the office of the Carbon County Recorder, thence along the southerly line of said parcel, North 87°07'54" West 185.51 feet to the southeast corner of that certain parcel of land identified by the Carbon County Assessor as, Parcel No. 2A-0180-0006 described in that certain Warranty Deed, Entry No. 66321 in Book 409 at Page 294 in the office of the Carbon County Recorder; thence along the easterly and northerly lines of said parcel the following two (2) courses: (1) North 7°54'14" East 73.15 feet; (2) North 79°50'40" West 117.70 feet; thence along the easterly line of that certain parcel of land, now or formerly identified by the Carbon County Assessor as, Parcel No. 2A-0180-0007 described in that certain Quit-Claim Correction Deed, Entry No. 120391 in Book 633 at Pages 159–160 in the office of the Carbon County Recorder, North 6°30'36" West 95.40 feet; thence North 17°16'14" West 449.30 feet; thence East 459.02 feet to intersect the easterly line of said Section 19 as established by said Bureau of Land Management Dependent Resurvey in 2000; thence along said section line, South 0°55'34" East 851.00 feet to a point North 0°55'34" West 50.63 feet from the BLM aluminum monument now marking the Quarter Corner common to said Sections 19 and 20; thence South 88°24'24" West 31.24 feet to the point of beginning.
The above described area contains approximately 230,363 square feet or 5.288 acres

RECORD OF SURVEY FOR:

FRANDSEN HOLDINGS, L.C.

LOCATED IN PORTIONS OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 18, PORTIONS OF THE NORTHWEST, NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 19, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN

SURVEY COMMENCED: JULY 2, 2011
SURVEY FINALIZED: SEPTEMBER 24, 2015

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Scofield
Frandsen Holdings
Sec 18, 19, 20 12 S R 7 E
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