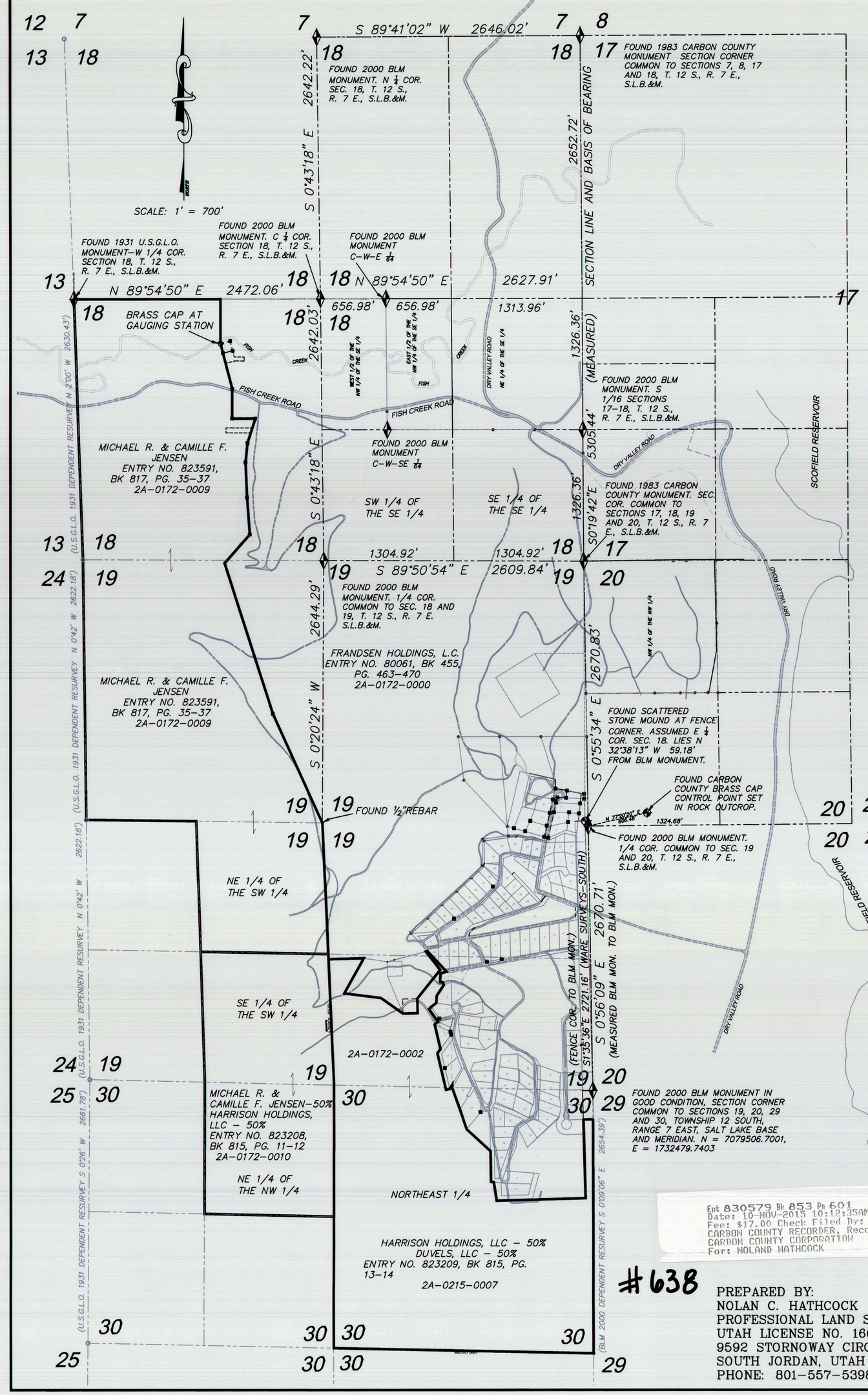
RECORD OF SURVEY FOR:

DUVELS, LLC, HARRISON HOLDINGS, LLC, MICHAEL R. & CAMILLE F. JENSEN

LOCATED IN PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 18, THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN
NORTHWEST OF THE TOWN OF SCOFIELD, CARBON COUNTY, UTAH



Est 830579 Bk 853 Pg 601
Date: 10-NOV-2015 10:12:35AM
Fee: $17.00 Check Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: NOLAND HATHCOCK

#638

PREPARED BY:
NOLAN C. HATHCOCK
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NO. 166346
9592 STORNOWAY CIRCLE
SOUTH JORDAN, UTAH 84095
PHONE: 801–557–5398

CURRENTLY RECORDED DESCRIPTION

Parcel No. 2A–0172–0009
See Special Warranty Deed
Entry No. 823591, Book 817, Pages 35.

Parcel No. 2A–0215–0007
See Special Warranty Deed
Entry No. 823209, Book 815, Pages 13–14.

DESCRIPTIONS BASED UPON PARTIAL SURVEY

DUVELS, LLC – HARRISON HOLDINGS, LLC –PARCEL NO. 2A–0215–0007

Beginning at the southeast corner of Lot 7, #1 ADDITION TO ASPEN VIEW SUBDIVISION which according to the official plat thereof, recorded March 4, 1981 as Entry No. 157391 in Book 4 of Plats at Page 218 in the office of the Carbon County Recorder, lies South 88°24'24" West (record = West) 103.00 feet and South 1°35'36" East (record = South) 289.52 feet from the Section Corner common to Sections 19, 20, 29 and 30, Township 12 South, Range 7 East, Salt Lake Base and Meridian, said Section Corner is currently marked by a U.S. Department of the Interior, Bureau of Land Management aluminum monument placed in 2000 (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 which yields a bearing of North 0°56'09" West 2670.71 feet along the section line defined by said monument marking the section corner common to Sections 19, 20, 29 and 30 and a U.S. Department of the Interior, Bureau of Land Management aluminum monument also placed in 2000 marking the Quarter Corner common to Sections 19 and 20, Township 12 South, Range 7 East, Salt Lake Base and Meridian); thence from said Point of Beginning, North 88°29'14" E 95.71 feet, more or less, to the section line (record = South 89°55'10" East 103.00 feet) thence Southerly along the section line common to said Sections 29 and 30, 2365 feet, more or less to the Quarter Corner common to said Sections 29 and 30, said point being the Southeast Corner of the Northeast Quarter of said Section 30; thence Westerly along the southerly line of said Northeast Quarter of said Section 30, 2640 feet, more or less, to the Center Quarter Corner of said Section 30; thence Northerly along the westerly line of said Northeast Quarter of said Section 30, 2640 feet, more or less, to the Quarter Corner common to Sections 19 and 30 of said Township 12 South, Range 7 East, Salt Lake Base and Meridian; thence along that line surveyed by 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, (Note: The bearings of said survey have been rotated to coincide with the bearing base of the 2000 BLM Dependent Resurvey), North 2°28'09" West (record = North 2°41'06" West) 1272.10 feet, more or less, to the most southwesterly corner of the Frandsen Holdings, L.C. property; thence North 88°15'13" East 354.06 feet (record = East 433 feet) to the northwest corner of that parcel of land described in that certain Corrective Warranty Deed recorded March 19, 1986 as Entry No. 11536 in Book 258 at Page 351 in the office of the Carbon County Recorder identified as Parcel No. 2A–0180–0004; thence along the boundary of said parcel the following three (3) courses: (The bearings of said parcel have been rotated 1°35'36" counterclockwise to coincide with the bearing base of the 2000 BLM Dependent Resurvey); (1) South 28°55'01" West 405.09 feet (record = South 30°30'37" West); (2) South 82°38'26" East 371.51 feet (record = South 81°02'50" East); (3) South 54°23'11" East 271.03 feet (record = South 52°47'35" East) to the southwest corner 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 219 in the office of the Carbon County Recorder, said point also being the southwest corner of that certain parcel of land labeled as "Gap Tank" and described in that certain Deed And Assignment recorded August 17, 1981 in Book 209 at Pages 542–545 in the office of the Carbon County Recorder and is identified as Parcel No. 2A–0181–0117; thence along the boundary of said parcel and said #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION the following two (2) courses (The bearings of said parcel and said Subdivision have been rotated 1°35'36" counterclockwise to coincide with the bearing base of the 2000 BLM Dependent Resurvey): (1) North 88°24'24" East 147.58 feet (record = East) (2) North 1°35'36" West 147.58 feet (record = North); thence continuing along the boundary of said #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION the following two (2) courses: (1) North 38°34'24" East 371.02 feet (record = North 40°10' East); (2) North 38°05'36" West 235.00 feet (record = North 36°30' West) to the northeast corner of said #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION; thence along a northeasterly extension of the northerly line of said #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION, North 75°04'44" East 16.45 feet to a southwesterly 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; thence along said southwesterly boundary of said SCOFIELD MOUNTAIN HOMES subdivision (The bearings of said subdivision have been rotated 1°11'56" counterclockwise to coincide with the bearing base of the 2000 BLM Dependent Resurvey), South 42°36'56" East 282.66 feet (record = South 41°25' East) to intersect the boundary of ASPEN VIEW SUBDIVISION, recorded January 29, 1973 as Entry No. 125754 in Book 3 of Plats at Page 123 in the office of the Carbon County Recorder; thence along the boundary of said ASPEN VIEW SUBDIVISION as determined from found pipe monuments placed by the original survey of said ASPEN VIEW SUBDIVISION the following nine (9) courses:
(1) South 74°03'10" West 61.36 feet (record = S 72°04' W); (2) South 3°43'10" West 86.30 feet (record = S 1°44' W);
(3) South 83°31'50" East 27.50 feet (record = S 85°31' E); (4) South 21°51'50" East 30.00 feet (record = S 23°51' E);
(5) South 33°08'10" West 130.20 feet (record = S 31°09' W); (6) South 3°38'10" West 72.80 feet (record = S 1°39' W);
(7) South 52°48'10" West 66.10 feet to a found pipe monument marking the most northwesterly corner of Lot 1 of said ASPEN VIEW SUBDIVISION (record = S 50°49' W); (8) South 42°27'10" West 31.00 feet (record = S 40°28' W);
(9) South 35°41'40" East 155.27 feet (record = S 37°42' E) to intersect the boundary of #3 ADDITION TO ASPEN VIEW SUBDIVISION, recorded May 4, 1981 as Entry No. 157591 in Book 4 of Plats at Page 218 in the office of the Carbon County Recorder, as determined from found rebar monuments placed by the original survey of said #3 ADDITION TO ASPEN VIEW SUBDIVISION, said point lies North 35°41'40"West 3.89 feet from a found pipe monument marking an angle point in the original boundary of said ASPEN VIEW SUBDIVISION; thence along the boundary of said #3 ADDITION TO ASPEN VIEW SUBDIVISION the following six (6) courses:
(1) South 49°21'36" West 43.50 feet (record = S 50°30' W); (2) South 13°08'24" East 255.05 feet to a found rebar monument (record = S 12°00' E);
(3) South 36°30'36" West 52.57 feet (record = S 37°39' W); (4) South 13°08'24" East 377.96 feet (record = S 12°00' E);
(5) North 76°51'36" East 40.00 feet to a found rebar monument (record = N 78°00' E); (6) North 29°49'12" East 48.50 feet (record = N 30°57'36" E) to intersect the boundary of said ASPEN VIEW SUBDIVISION; thence along the boundary of said ASPEN VIEW SUBDIVISION the following three (3) courses:
(1) South 1°35'45" East 36.36 feet to a found pipe monument marking the most westerly corner of Lot 12 of said ASPEN VIEW SUBDIVISION and an angle point in the original boundary of said subdivision (record = S 3°47' E);
(2) South 19°46'58" East 229.60 feet (record = S 21°07' E 230.2 feet) along the boundary of said ASPEN VIEW SUBDIVISION and the westerly line of said Lot 12 to the westerly lot corner common to Lots 12 and 13;
(3) South 18°16'58" East 207.46 feet (record = S 19°37' E 208 feet) along the boundary of said ASPENVIEW SUBDIVISION and the westerly line of Lot 13, to a found pipe monument marking the most southerly corner of Lot 13 of said ASPEN VIEW SUBDIVISION; thence along the southerly line of that parcel of land described by that certain Quit Claim Deed recorded February 18, 2005 as Entry No. 110004 in Book 584 at Page 811 in the office of the Carbon County Recorder, identified by Parcel No. 2A–0215–0006, South 47°01'44" East 326.74 feet (record = South 47°45' East 315.86 feet) to intersect the westerly boundary of #2 ADDITION TO ASPEN VIEW SUBDIVISION according to the official plat thereof recorded March 4, 1981 as Entry No. 157391 in Book 4 of Plats at Page 218 in the office of the Carbon County Recorder; thence along the boundary of said #2 ADDITION TO ASPEN VIEW SUBDIVISION the following two (2) courses (The bearings of said subdivision have been rotated 1°35'36" counterclockwise to coincide with the bearing base of the 2000 BLM Dependent Resurvey):
(1) South 0°54'40" East 309.00 feet (record = S 0°40'56" E) (2) South 83°06'36" East 28.14 feet (record = S 81°30' E) to intersect the boundary of AMENDED PLAT #5 ADDITION TO ASPEN VIEW SUBDIVISION, according to the official plat thereof recorded November 18, 1994 as Entry No. 47649 in Book 5 of Plats at Page 8 in the office of the Carbon County Recorder; thence along the boundary of said AMENDED PLAT #5 ADDITION TO ASPEN VIEW SUBDIVISION the following three (3) courses (The bearings of said subdivision have been rotated 1°35'36" counterclockwise to coincide with the bearing base of the 2000 BLM Dependent Resurvey); -
(1) South 8°53'53" East 190.15 feet (record = S 7°18'17" E); (2) North 88°24'24" East 893.69 feet (record = East);
(3) North 1°35'36" West 646.06 feet (record = North 645.78 feet) to a northeasterly corner of said AMENDED PLAT #5 ADDITION TO ASPEN VIEW SUBDIVISION;
thence along an easterly line of that parcel of land described by that certain Special Warranty Deed recorded December 20, 2013 as Entry No. 822676 in Book 812 at Pages 201–204 in the office of the Carbon County Recorder, identified by Parcel No. 2A–0172–0008, North 1°35'36" West 149.48 feet, more or less, (record = North approximately 140 feet, more or less) to the southeast corner of Lot 7, #1 ADDITION TO ASPEN VIEW SUBDIVISION marked by a found rebar monument and the Point of Beginning.

MICHAEL R. & CAMILLE F. JENSEN – PARCEL NO. 2A–0172–0009

Beginning at the West Quarter Corner of Section 18, Township 12 South, Range 7 East, Salt Lake Base and Meridian, said point is marked by a U.S. General Land Office brass monument placed in 1931 (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.); thence along the northerly line of the Southwest Quarter of said Section 18, North 89°54'50" East 1470.00 feet; thence along that boundary surveyed by 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, the following twelve (12) courses (1)South 0°01'02" East 449.06 feet (record = South 440' more or less) 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;
(2) South 14°22'35" East 471.38 feet (record = S 14°34'47" E 471.52') feet to a found rebar in the northerly fence line of Fish Creek Road;
(3) South 0°12'39" West 300.06 feet (record = South 300.00') to a found rebar;
(4)) South 89°42'35" East 232.43 feet (record = East 232.40') to the bottom of Dry Canyon and found rebar #1;
(5) South 17°34'14" West, along the bottom of Dry Canyon, 258.05 feet (record = S 17°18'51" W 258.10') to found rebar #2;
(6) South 5°32'45" West, along the bottom of Dry Canyon, 197.14 feet (record = S 5°17'28" W 197.03') to found rebar #3;
(7) South 2°17'37" East, along the bottom of Dry Canyon, 354.23 feet (record = S 2°32'37" E 354.20') to found rebar #4;
(8) South 4°09'37" East, along the bottom of Dry Canyon, 373.79 feet (record = S 4°19'20" E 373.71') to found rebar #5;
(9) South 40°59'04" West 384.42 feet (record = S 40°45'55" W 384.69') 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;
(10)) South 17°38'01" East 1591.77 feet (record = S 17°50'34" E 1591.82') to found rebar #7;
(11) South 24°16'26" East 1208.33 feet (record = S 24°29'10" E 1208.24') 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;
(12) South 2°28'09" East 1325.11 feet, more or less, (record = S 2°41'06" E) to the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 19 of said Township 12 South, Range 7 East, Salt Lake Base and Meridian;
thence Westerly along the southerly line of said Northeast Quarter of the Southwest Quarter of said Section 19, 1320 feet, more or less to the Southwest Corner of said Northeast Quarter of the Southwest Quarter of said Section 19; thence Northerly along the westerly line of said Northeast Quarter of the Southwest Quarter of said Section 19, 1320 feet, more or less, to the Northwest Corner of said Northeast Quarter of the Southwest Quarter of said Section 19; thence Westerly along the quarter section line, 1100 feet, more or less to the West Quarter Corner of said Section 19; thence Northerly along the westerly line of said Section 19, 2622.18 feet, more or less, as shown on the official plat, 835–B, of the Dependent Resurvey conducted by the U. S. General Land Office in 1931, to the Section Corner common to Sections 18 and 19 of said Township 12 South, Range 7 East, Salt Lake Base and Meridian; thence Northerly along the westerly line of said Section 18, 2630.43 feet, more or less, as shown on the official plat, 835–B, of the Dependent Resurvey conducted by the U. S. General Land Office in 1931, to said West Quarter Corner of said Section 18 and the Point of Beginning.

SURVEYOR'S NARRATIVE

This survey was performed at the request of Wayne B. Frandsen for the purpose of determining and describing portions of the boundaries of the Duvels, LLC, Harrison Holdings, LLC and the Michael R. & Camille F. Jensen properties located in portions of Sections 18, 19 and 30, Township 12 South, Range 7 East, Salt Lake Base and Meridian. 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 southeast 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 Duvels, LLC and Harrison Holdings, LLC 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 Duvels, LLC and Harrison Holdings, LLC 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.
(22) Found 6 original pipe monuments marking the northwest and southeast corners of Lot 1, the southwest and southeast corners of Lot 13 and an angle point in the westerly boundary of ASPEN VIEW SUBDIVISION.
(23) Found 7 original 1/2" rebar monuments marking various lot corners in #3 ADDITION TO ASPEN VIEW SUBDIVISION.
(24) Found 2 original 1/2" rebar monuments marking lot corners in #1 ADDITION TO ASPEN VIEW 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 all the of the properties surveyed by Bruce T. S. Ware, with the exception of #3ADDITION OT ASPEN VIEW SUBDIVISION, have been rotated to this bearing base. 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 descriptions created by Bruce T. S. Ware, 1°35'36" counterclockwise to agree with the bearing base established by the BLM survey of 2000. A survey by Bruce T. S. Ware, dated July 2, 1999, for Pete Frandsen and DuVels, Inc. created the currently recorded description of the dividing line between the Frandsen Holdings, L.C. property,the Duvels, LLC – Harrison Holdings, LLC and the Jensen properties. This description was recorded in a Special Warranty Deed, Entry No. 80061, Book 455, Pages 463–470 and portions have been repeated is subsequent recorded documents. 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. The plat of SCOFIELD MOUNTAIN HOMES SUBDIVISION was signed by surveyor, Lloyd Grames, in September 1968. The interior lots contain numerous mathematical errors or impassibilities, most of which are minor. However, the exterior boundary description has excellent mathematical closure. The plat is tied to the East 1/4 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 1/4 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 this 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 1/4 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 1/4 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.
ASPEN VIEW SUBDIVISION was surveyed by John Bene in 1973. The boundary description found on the recorded plat does not close mathematically by 80 feet. Many mathematical errors and impossibilities exist in the plat as well as drafting errors. The westerly portion of the boundary was plotted and rotated and adjusted based upon six (6) found pipe monuments placed by the original survey of said ASPEN VIEW SUBDIVISION. It appears that when Mr. Ware surveyed # 1, #2 and #3 ADDITIONS TO ASPEN VIEW SUBDIVISION, that he was not aware of the original pipe monuments marking the true boundary of the original ASPEN VIEW SUBDIVISION.
#1 and #2 ADDITIONS TO ASPEN VIEW SUBDIVISION shown hereon were rotated counterclockwise to the BLM bearing base and placed according to the plat dimensions. #3 ADDITION TO ASPEN VIEW SUBDIVISION was rotated and placed according to found original rebar monuments placed by Mr. Ware. AMENDED PLAT #5 ADDITION TO ASPEN VIEW SUBDIVISION was rotated the typical 1°35'36" counterclockwise for Ware surveys. Although numerous corner locations were searched no rebar monuments believed to have been set by Mr. Ware were found in this subdivision.
The descriptions for Parcel No. 2A–0180–0004 and #5 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION were both created by Mr. Bruce Ware. Therefore, I have placed them according to record, rotated 1°35'36" counterclockwise to the BLM bearing base.

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:

DUVELS, LLC, HARRISON HOLDINGS, LLC,
MICHAEL R. & CAMILLE F. JENSEN

LOCATED IN PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 18, THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN
NORTHWEST OF THE TOWN OF SCOFIELD, CARBON COUNTY, UTAH

SURVEY COMMENCED: AUGUST 7, 2014, SURVEY FINALIZED SEPTEMBER 24, 2015 SHEET 1 OF 3

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#638 Scofield Jensen Duvels LLC - Scofield Michael & Camille Jensen - T12S R7E Sec 18, 19, 30 pg 1 of 3