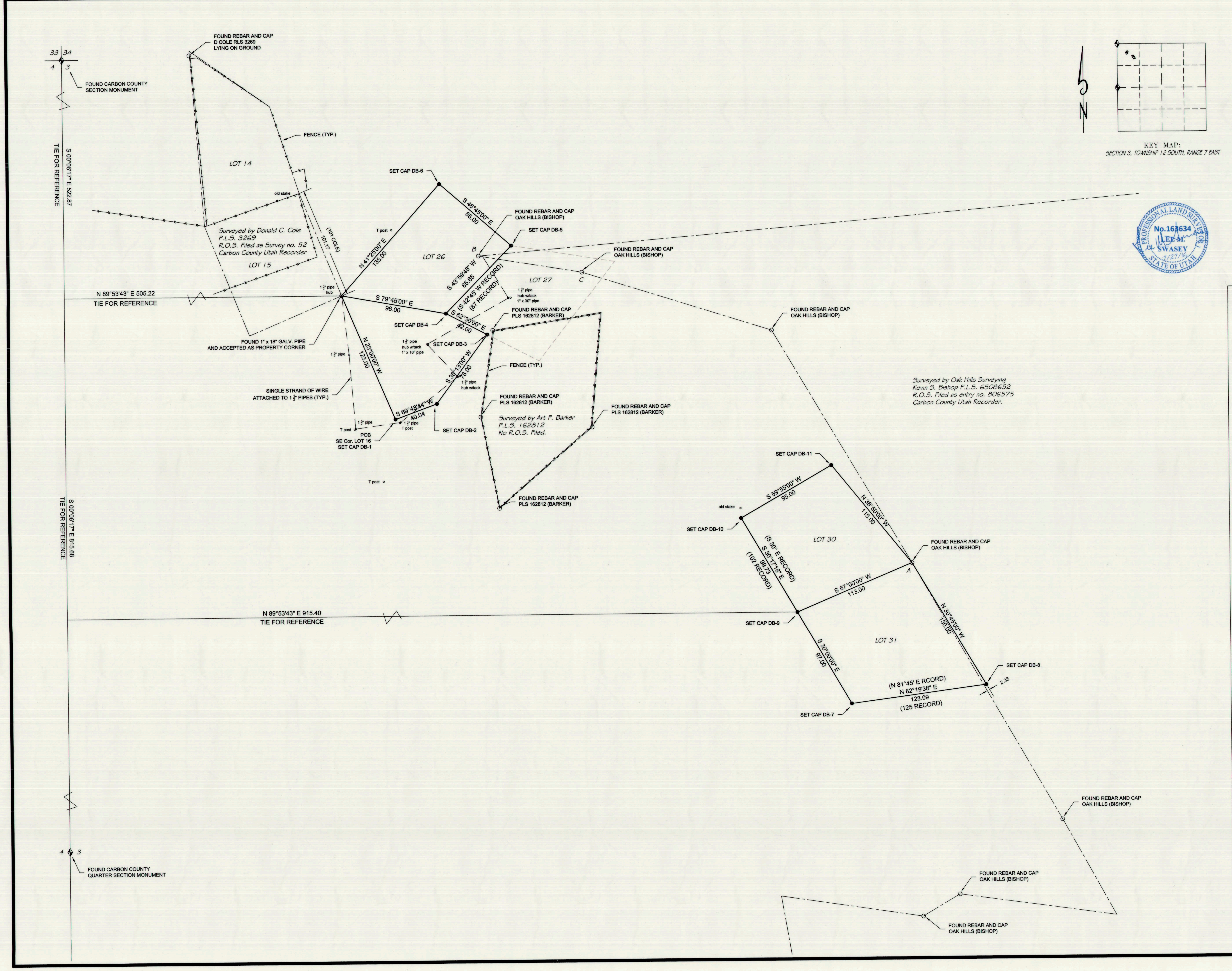
3-12-17 | #689
Lots 26,30,31 Mtn. Retreat Sub.

#689



Ent 833595 Bk 869 Pg 474
Date: 19-AUG-2016 12:25:19PM
Fee: $15.00 Check Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: JOHANSEN & TUTTLE

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.

PROFESSIONAL LAND SURVEYOR No. 163634 LEE M. SWASEY 7/27/16 STATE OF UTAH

LOCATION OF SURVEY:

Located within Lot 4 of Section 3, T. 12 S., R. 7 E., SLB&M.

PROPERTY DESCRIPTIONS:

Lots 26, 30 and 31, Mountain Retreat Subdivision, Carbon County, Utah according to the official Plat thereof.

ALSO Beginning at the Southeast corner of Lot 16, Mountain Retreat Subdivision, Carbon County, Utah and running thence N 23° W, 123 feet; thence S 79°45' E, 96 feet; thence S 62°30' E, 42 feet; thence S 36°13' W, 78 feet; thence Southwesterly to the point of beginning.

BASIS OF BEARING:

Basis of Bearing: S 00°06'17" E between the Northwest corner and the West quarter corner of Section 3, T. 12 S., R. 7 E., SLB&M.

PURPOSE OF SURVEY:

Surveyed at the request of Dean Boren to locate and monument the properties described on a Quit Claim Deed recorded as entry number 006679 in Book 245, Page 782, a Warranty Deed recorded as entry number 00076548 in Book 442, Page 758 and a Warranty Deed recorded as entry number 008225 in Book 249, Page 652, Official Records of the Carbon County Recorder.

NARRATIVE:

The Mountain Retreat Subdivision, recorded as entry number 91296, Plat 3A, Official Records of the Carbon County Recorder is unsigned and shows the approximate location of the Northwest Corner of Section 3, T.12 S., R.7 E. SLB&M, but there are no direct ties from the Section Corner to the Lots.

In 1993 Donald C. Cole surveyed Lots 14 and 15 using the existing fences and improvements to break-out the North 60 feet of Lot 15. He filed a record of survey with the County as Survey number 52. His primary assumption was that the east fence line of Lot 14 was at the proper location. He did not make any ties to Section Corners. I agree with his primary assumption and located Lot 26 and the parcel to the south based on the information shown on his record of survey.

In 2009 Kevin S. Bishop surveyed the property east of the Mountain Retreat Subdivision. He filed a record of survey with the County as entry number 806575. That survey follows the east line of the subdivision fairly well with the exception of a bearing break between Lots 32 and 31, to the corner I have labeled as "A", then it diverges from the bearings and distances shown on the subdivision plat. I agree with the Bishop survey from the south and east line to point "A" and used that information to locate Lots 30 and 31. The property description then calls "to the Northwest corner of Lot 27, Mountain Retreat Subdivision" at the corner I have labeled as "B", also the preceding call is the same as that shown as the north line of Lot 27 on the subdivision plat. It is my belief that both corners "B" and "C" are in error.

I also found evidence of a survey by Art F. Barker, but could not find any record of survey filed. The survey purports to be the location of Lot 24, I do not agree with this survey and did not use it to locate the property shown on this plat.

MONUMENTS FOUND:

- Denotes Section monument found.
- ○ Denotes Survey monument found.
- ∘ Denotes miscellaneous marker found.

MONUMENTS SET:

- ● Denotes a #5 rebar with a 1½" aluminum cap set on top marked LMS J&T ENG LS 163634 and additionally stamped as shown on drawing.

DESIGNED			CHECKED		
DRAWN	LMS	7-16	CHECKED	JLK	7-16
SURVEYED	JLK	6-16	CHECKED	LMS	7-16
R.O.W.			CHECKED		

PROJECT FILE: T/PPS/2016 /DEAN BOREN, SCOFIELD

LEE M. SWASEY
PROFESSIONAL LAND SURVEYOR 163634

Johansen & Tuttle ENGINEERING INC.
P.O. Box 487, Castle Dale, UT 84513
(435) 381-2523 Fax (435) 381-2522, e-mail jt@etv.net

DEAN BOREN
W.C.B. FAMILY PARTNERSHIP
MOUNTAIN RETREAT SUBDIVISION

SECTION	TOWNSHIP	RANGE	DATE	SCALE
3	12 S.	7 E.	27-July-16	1" = 40'
LOTS	BLOCK	SURVEY		DRAWN BY
26, 30 & 31		MOUNTAIN RETREAT SUBDIVISION		L.M.S.

PROJECT No.

SHEET No. 1 of 1