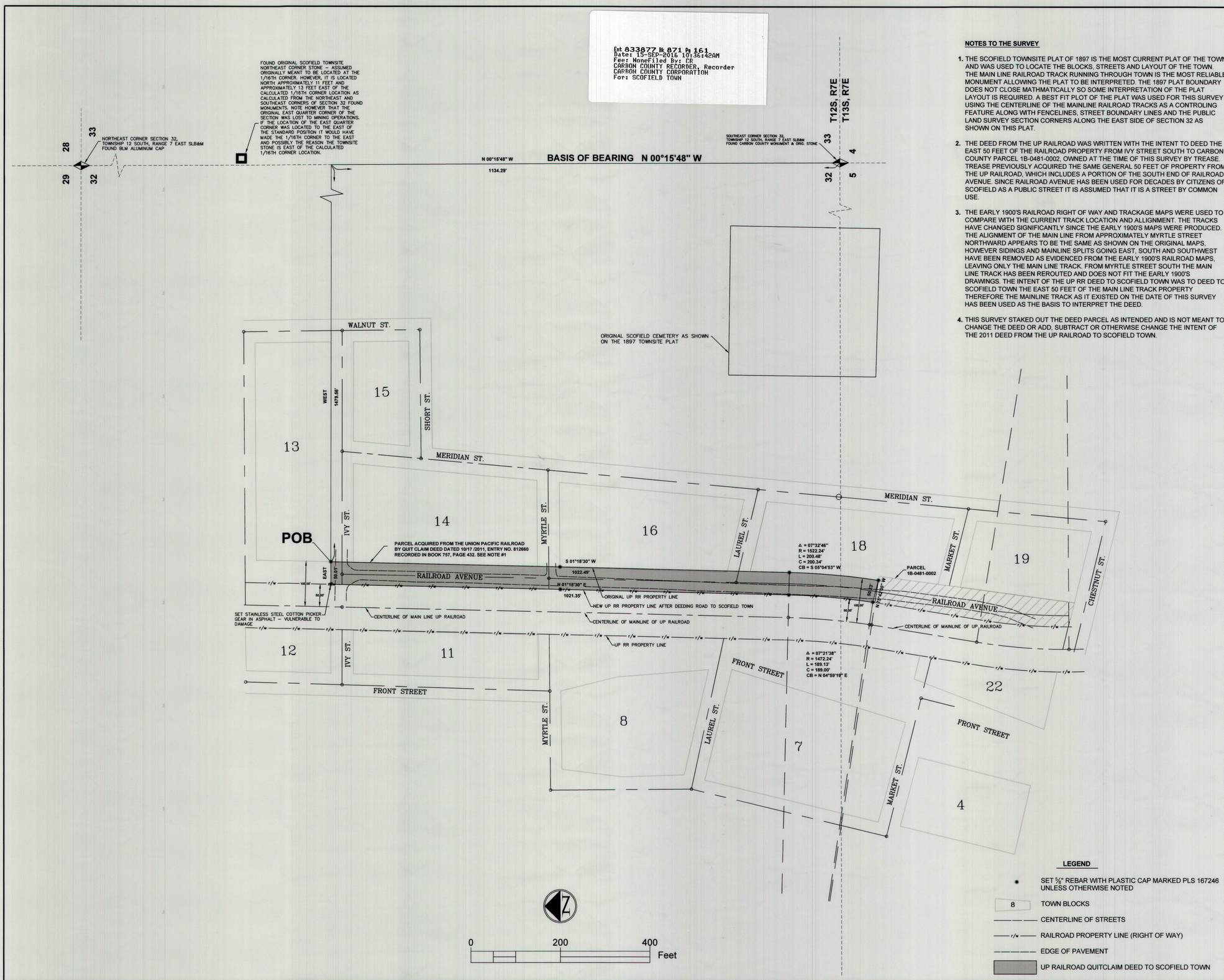
Ent 833077 B 871 Pg 161
Date: 15-SEP-2016 10:36:42AM
Fee: NoneFiled By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: SCOFIELD TOWN



NOTES TO THE SURVEY

1. THE SCOFIELD TOWNSITE PLAT OF 1897 IS THE MOST CURRENT PLAT OF THE TOWN AND WAS USED TO LOCATE THE BLOCKS, STREETS AND LAYOUT OF THE TOWN. THE MAIN LINE RAILROAD TRACK RUNNING THROUGH TOWN IS THE MOST RELIABLE MONUMENT ALLOWING THE PLAT TO BE INTERPRETED. THE 1897 PLAT BOUNDARY DOES NOT CLOSE MATHMATICALLY SO SOME INTERPRETATION OF THE PLAT LAYOUT IS REQUIRED. A BEST FIT PLOT OF THE PLAT WAS USED FOR THIS SURVEY USING THE CENTERLINE OF THE MAINLINE RAILROAD TRACKS AS A CONTROLING FEATURE ALONG WITH FENCELINES, STREET BOUNDARY LINES AND THE PUBLIC LAND SURVEY SECTION CORNERS ALONG THE EAST SIDE OF SECTION 32 AS SHOWN ON THIS PLAT.

2. THE DEED FROM THE UP RAILROAD WAS WRITTEN WITH THE INTENT TO DEED THE EAST 50 FEET OF THE RAILROAD PROPERTY FROM IVY STREET SOUTH TO CARBON COUNTY PARCEL 1B-0481-0002, OWNED AT THE TIME OF THIS SURVEY BY TREASE. TREASE PREVIOUSLY ACQUIRED THE SAME GENERAL 50 FEET OF PROPERTY FROM THE UP RAILROAD, WHICH INCLUDES A PORTION OF THE SOUTH END OF RAILROAD AVENUE. SINCE RAILROAD AVENUE HAS BEEN USED FOR DECADES BY CITIZENS OF SCOFIELD AS A PUBLIC STREET IT IS ASSUMED THAT IT IS A STREET BY COMMON USE.

3. THE EARLY 1900'S RAILROAD RIGHT OF WAY AND TRACKAGE MAPS WERE USED TO COMPARE WITH THE CURRENT TRACK LOCATION AND ALLIGNMENT. THE TRACKS HAVE CHANGED SIGNIFICANTLY SINCE THE EARLY 1900'S MAPS WERE PRODUCED. THE ALIGNMENT OF THE MAIN LINE FROM APPROXIMATELY MYRTLE STREET NORTHWARD APPEARS TO BE THE SAME AS SHOWN ON THE ORIGINAL MAPS, HOWEVER SIDINGS AND MAINLINE SPLITS GOING EAST, SOUTH AND SOUTHWEST HAVE BEEN REMOVED AS EVIDENCED FROM THE EARLY 1900'S RAILROAD MAPS, LEAVING ONLY THE MAIN LINE TRACK. FROM MYRTLE STREET SOUTH THE MAIN LINE TRACK HAS BEEN REROUTED AND DOES NOT FIT THE EARLY 1900'S DRAWINGS. THE INTENT OF THE UP RR DEED TO SCOFIELD TOWN WAS TO DEED TO SCOFIELD TOWN THE EAST 50 FEET OF THE MAIN LINE TRACK PROPERTY THEREFORE THE MAINLINE TRACK AS IT EXISTED ON THE DATE OF THIS SURVEY HAS BEEN USED AS THE BASIS TO INTERPRET THE DEED.

4. THIS SURVEY STAKED OUT THE DEED PARCEL AS INTENDED AND IS NOT MEANT TO CHANGE THE DEED OR ADD, SUBTRACT OR OTHERWISE CHANGE THE INTENT OF THE 2011 DEED FROM THE UP RAILROAD TO SCOFIELD TOWN.

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP MARKED PLS 167246 UNLESS OTHERWISE NOTED
- 8 TOWN BLOCKS
- CENTERLINE OF STREETS
- RAILROAD PROPERTY LINE (RIGHT OF WAY)
- EDGE OF PAVEMENT
- UP RAILROAD QUITCLAIM DEED TO SCOFIELD TOWN

PURPOSE OF THE SURVEY

TO INTERPRET THE QUIT CLAIM DEED FROM THE UNION PACIFIC RAILROAD TO SCOFIELD TOWN DEEDING A PARCEL OF LAND FOR RAILROAD STREET, FOUND IN THE CARBON COUNTY RECORDER'S OFFICE, ENTRY NO. 812660, BOOK 757, PAGE 432. THE DEED DESCRIPTION IS POORLY WRITTEN AND VERY DIFFICULT TO INTERPRET, AND TO PROVIDE A LEGAL DESCRIPTION THAT CAN BE USED TO RECORD A CORRECTION DEED CLARIFYING THE LOCATION OF THE PROPERTY.

ORIGINAL QUITCLAIM DEED - UNION PACIFIC RAILROAD COMPANY TO SCOFIELD TOWN DATED OCTOBER 17, 2011, RECORDED CARBON COUNTY RECORDER'S OFFICE, ENTRY NO. 812660, BOOK 757, PAGE 432.

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF IVY STREET AND THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 14, TOWN OF SCOFIELD, CARBON COUNTY UTAH;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF BLOCKS 14, 16 AND 18 TO A POINT ON SAID WESTERLY LINE OF BLOCK 18 THAT IS 132 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 18;

THENCE N75°42"W A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT THAT IS 50 FEET EASTERLY OF THE CENTERLINE OF THE MOST EASTERLY MAIN TRACK OF THE PLEASANT VALLEY BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, FORMERLY THE DENVER & RIO GRANDE RAILROAD COMPANY;

THENCE NORTHERLY ALONG A LINE THAT IS PARALLEL WITH AND 50 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID MAIN TRACK TO A POINT ON THE NORTH LINE OF SAID IVY STREET;

THENCE EASTERLY ALONG SAID NORTH LINE OF IVY STREET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION TO CLARIFY THE ORIGINAL QUITCLAIM DEED - UNION PACIFIC RAILROAD COMPANY TO SCOFIELD TOWN DATED OCTOBER 17, 2011, RECORDED CARBON COUNTY RECORDER'S OFFICE, ENTRY NO. 812660, BOOK 757, PAGE 432. THE ORIGINAL QUITCLAIM DEED IS AMBIGUOUS AND VERY DIFFICULT TO INTERPRET AND PLOT; THIS NEW DESCRIPTION CLARIFIES AND PRESENTS THE DEED IN A WAY THAT IT CAN BE PLOTTED BY THE CARBON COUNTY RECORDER'S OFFICE FOR ASSIGNING A PARCEL NUMBER AND ADDING IT TO THE CARBON COUNTY SYSTEM OF RECORDS.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST AND LOT 2 OF SECTION 5, TOWNSHIP 13 SOUTH RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN FOR THE PURPOSE OF CLARIFYING THE ORIGINAL QUITCLAIM DEED, UNION PACIFIC RAILROAD COMPANY TO SCOFIELD TOWN DATED OCTOBER 17, 2011, RECORDED CARBON COUNTY RECORDER'S OFFICE, ENTRY NO. 812660, BOOK 757, PAGE 432. WITH A BASIS OF BEARING BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SECTION 32, T12S, R07E. BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF IVY STREET AND THE EXTENSION OF THE WEST LINE OF BLOCK 14, TOWN OF SCOFIELD, CARBON COUNTY, UTAH, SAID POINT BEING N00°15'48"W 1134.29 FEET ALONG THE SECTION LINE AND WEST 1479.56 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING PERPENDICULARLY 100 FEET EASTERLY OF THE CENTERLINE OF THE MOST EASTERLY MAIN TRACK OF THE PLEASANT VALLEY BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, FORMERLY THE DENVER & RIO GRANDE RAILROAD COMPANY; THENCE ALONG THE WESTERLY BOUNDARY OF BLOCKS 14, 16 AND 18 OF SCOFIELD TOWNSITE S01°18'30"W 1022.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 07°32'46" AND A RADIUS OF 1522.24 FEET, AND A 200.34 FOOT CHORD BEARING S05°04'53"W; THENCE ALONG SAID CURVE 200.48 FEET TO A POINT ON THE NORTH LINE OF CARBON COUNTY PARCEL NO. 1B-0481-0002, SAID POINT BEING 100 FEET PERPENDICULARLY EASTERLY OF THE CENTERLINE OF THE MOST EASTERLY MAIN TRACK OF THE PLEASANT VALLEY BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, FORMERLY THE DENVER & RIO GRANDE RAILROAD COMPANY; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1B-0481-0002 N75°42'00"W 50.30 FEET TO A POINT IN A 1472.24 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 07°21'38", AND A 189.00 FOOT CHORD BEARING N04°59'19"E; SAID POINT IS 50 FEET PERPENDICULARLY EASTERLY OF THE CENTERLINE OF THE MOST EASTERLY MAIN TRACK OF SAID PLEASANT VALLEY BRANCH RAILROAD; THENCE ALONG SAID CURVE TO THE LEFT 189.13 FEET; THENCE N01°18'30"E 1021.35 FEET TO A POINT ON THE NORTHERLY LINE OF IVY STREET; THENCE ALONG THE NORTHERLY LINE IF IVY STREET EAST 50.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.40 ACRES.

Surveyors Certificate

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

9/13/16

BENJAMIN. A. GRIMES, P.L.S. #167246

REGISTERED LAND SURVEYOR 167246 BENJAMIN A. GRIMES STATE OF UTAH

B.A. GRIMES SURVEYING & ENVIRONMENTAL SERVICES LLC
795 WEST TWIN PEAKS ROAD
ELMO, UT 84521
435-609-9416

DESIGNED	B.G.	3				
DRAFTED	B.G.	2				
CHECKED		1				
DATE	9-5-2016	NO.	DATE	REVISIONS	BY	APVD.

SCALE: AS SHOWN; ORIG. 1"=100'

PROPERTY SURVEY
FOR SCOFIELD TOWN - CLARIFICATION OF QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY TO SCOFIELD TOWN DATED OCT. 17, 2011, ENTRY NO. 812660. BOOK 757, PAGE 432 LOCATED IN THE SW QUARTER OF THE SE QUARTER OF SECTION 32, T12S, R07E & IN LOT 2 OF SECTION 5, T13S, R07E, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1