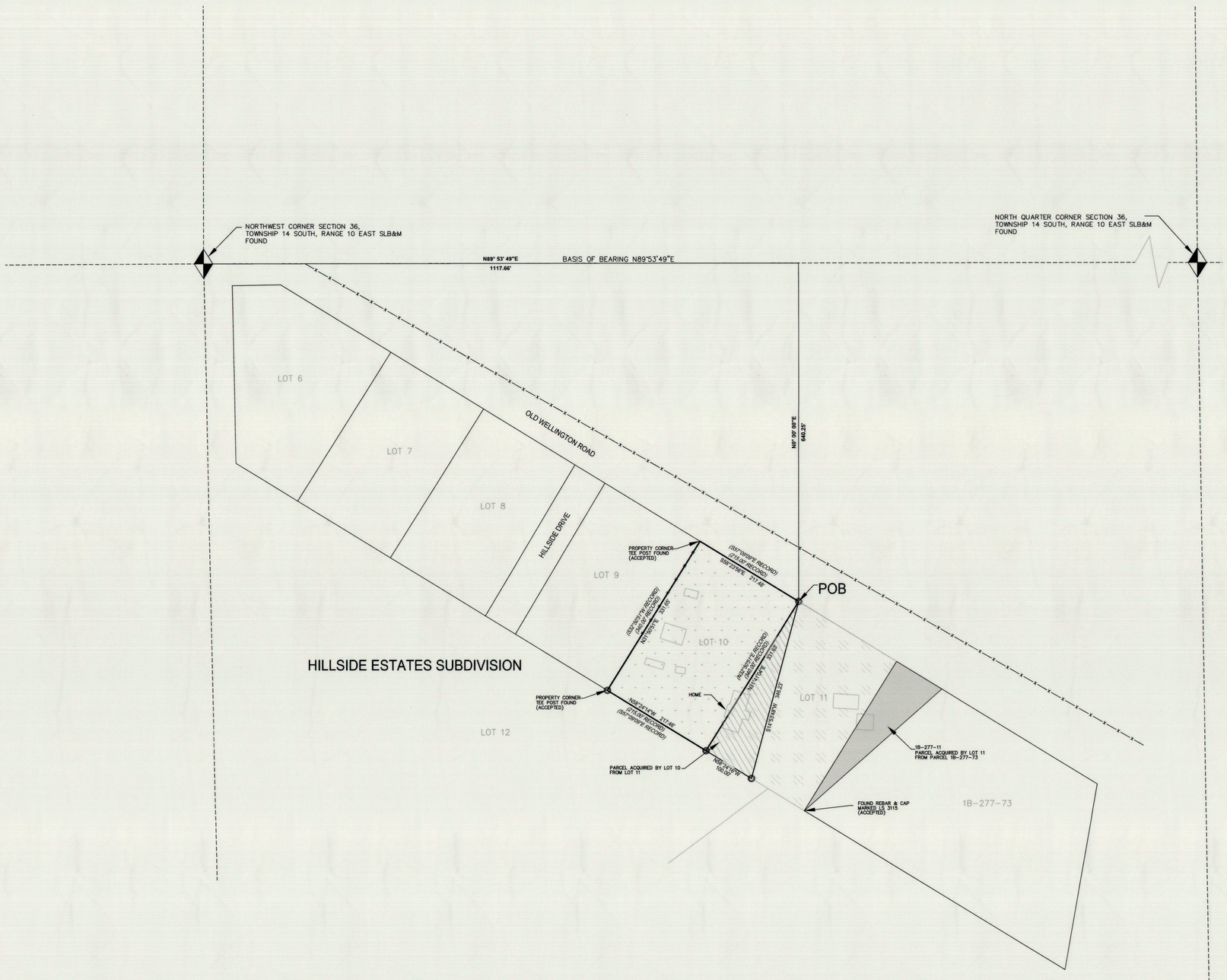
#697



PURPOSE OF THE SURVEY

TO DETERMINE WHERE THE LOT LINES ARE FOR LOT 10 OF THE HILLSIDE ESTATES SUBDIVISION AND TO PREPARE A LEGAL DESCRIPTION OF A PARCEL OF LAND TO ACQUIRE FROM LOT 11 TO RESOLVE THE LOT LINE RUNNING THROUGH THE HOME ON LOT 10.

NOTES TO THE SURVEY

1- ONLY ONE ORIGINAL LOT SURVEY MONUMENT WAS FOUND AS SHOWN. IT IS LOCATED AT THE SOUTHEAST CORNER OF LOT 11.

2- SEVERAL METAL TEE FENCE POSTS WERE FOUND IN PROXIMITY TO WHERE THE HILLSIDE ESTATES SUBDIVISION PLAT HAS THE LOT CORNERS LOCATED.

3- LOTS 9, 10 AND 11 ARE NOT EXISTING AS SHOWN ON THE SUBDIVISION PLAT. THE DIMENSIONS ARE NOT AS SHOWN ON THE SUBDIVISION PLAT. THE DIMENSIONS OF THE LOTS ARE AS SHOWN ON THIS RECORD OF SURVEY. SINCE THESE LOTS WERE ESTABLISHED AT THE SAME TIME THE SUBDIVISION PLAT WAS ACCEPTED AND RECORDED THE DIMENSIONS BECAME AS SHOWN. THE LOTS ON THIS RECORD OF SURVEY WERE ESTABLISHED USING THE BEST EVIDENCE AVAILABLE AND USING PROPORTIONAL MEASUREMENT.

4- BUILDINGS WERE BUILT ON LOTS 10 AND 11 STRADDLING THE ORIGINAL LOT LINES SHOWN ON THE ORIGINAL SUBDIVISION PLAT AS DISCUSSED IN NOTE 3 ABOVE AND AS SHOWN. THE OWNERS OF LOT 11 ACQUIRED LAND FROM PARCEL 1B-277-73 AS SHOWN TO RECTIFY THE ERROR IN LOCATION OF THE BUILDING SHOWN ON LOT 11.

5- THIS SURVEY RECOMMENDS THAT THE OWNERS OF LOT 10 ACQUIRE THE TRIANGLE OF LAND SHOWN ON THIS RECORD OF SURVEY TO RECTIFY THE ERROR IN THE LOCATION OF THE BUILDING WHICH SITS ON THE LINE BETWEEN LOTS 10 AND 11.

Ent 834652 Bk 875 Pg 292
Date: 23-NOV-2016 9:34:07AM
Fee: $20.00 Cash Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: BEN GRIMES

Legal Description - Triangular shaped parcel to acquire from Lot 11

A parcel of land in the Hillside Estates Subdivision located in Wellington City situated in the northwest quarter of the northwest quarter of Section 36, Township 14 South, Range 10 East, Salt Lake Base & Meridian, more accurately described as follows:

Beginning at a point N89°53'49"E 1117.66 feet along the north line of the northwest quarter of the northwest quarter and south 640.25 feet from the northwest corner of Section 36, Township 14 south, Range 10 East, Salt Lake Base & Meridian, said beginning point is on the south boundary line of Old Wellington Road; thence S14°53'48"W 346.23 feet to the south line of Lot 11 of the Hillside Estates Subdivision; thence along said south line of Lot 11 N58°24'16"W 100.00 feet to the southeast corner of the original Lot 10 of said subdivision ; thence along the common line between the original Lots 10 and 11 N31°41'04"E 331.63 feet to the point of beginning. With a basis of bearing of N89°53'49"E between the northwest corner and the north quarter corner of said Section 36
Containing 0.38 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

BENJAMIN. A. GRIMES, P.L.S. #167246 — 7/12/15

PROFESSIONAL LAND SURVEYOR — 167246 — BENJAMIN A. GRIMES — STATE OF UTAH

LEGEND

- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246
- PROPERTY LINES
- FENCELINES
- BUILDINGS
- SECTION LINES

N

0 200 400 Feet

BAGrimes Surveying & Environmental Services LLC 795 West Twin Peaks Rd. Elmo, Ut. 84521 (435) 609-9416	PROJECT ENGINEER	DESIGNED B.G.	3				SCALE
		DRAFTED B.G.	2				ORIGINAL
		CHECKED	1				1" = 100'
		DATE 7/6/15	NO.	DATE	REVISIONS	BY APVD.	

RECORD OF SURVEY
LOT 10 - HILLSIDE ESTATES SUBDIVISION
LOCATED IN WELLINGTON CITY IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SLB&M

SHEET

Hillside Estates Sub