

#721

Ent. 839100 & 900 & 394
Date: 02-JAN-2018 12:56:58PM
Fees: \$15.00 Check Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: HIGH MOUNTAIN SURVEYING

HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytville Road
Coalville, Utah 84017
(435) 336-4210

Survey Description

A tract of land being part of the Southeast 1/4 of Section 1, Township 15 South, Range 10 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah Central State Plane Coordinate System (NAD83) described as follows:

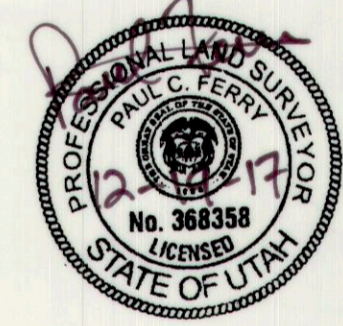
Beginning at a point which is North 288.60 feet and West 1873.98 feet from a certain spike marking the Southeast Corner of Section 1, T15S, R10E, SLB&M (said spike being located North 89° 42' 22" East 2677.56 feet from a Carbon County Aluminum Cap marking the South 1/4 Corner of said Section 1) said point of beginning being on the westerly right of way line of 700 West Street and running thence North 86°04'54" West 405.00 feet along an existing block wall and fence line to a point more or less in the center of the Price River; thence North 00°19'47" West 118.00 feet; thence South 86°04'54" East 405.00 feet to and along an existing fence more or less to the westerly right of way line of said 700 West Street; thence South 00°19'47" East 118.00 feet along said right of way line to the POINT OF BEGINNING; said described tract containing 1.09 Acres, more or less.

Narrative

- Lundberg and Associates requested a Survey of Parcel 1B-71, located in the Southeast 1/4 of Section 1, T15S, R10E, SLB&M for their client JP Morgan Chase Bank.
- The Basis of Bearing used for this Survey is the Utah Central, State Plane Coordinate System (NAD83). This results in a bearing of North 89° 42' 22" East along the South line of the Southeast 1/4 of said Section 1.
- The legal description of record doesn't plot where the property is located. The property is clearly defined by old fencing that matches the configuration of the deed dimensions. This problem may be caused by the section corner used to identify the Point of Beginning may not be in the same location today as it was at the time the historical legal description was created. For this purpose a new legal description was created that fits the property on ground and matches to the "spike" position for the Southeast Corner of Section 1.
- There also appears to be a paper overlap with Parcel 1B-69 to the north. This Parcel appears to have gap issues in addition to the small overlap shown here. This overlap is labeled as a paper overlap due to various methods of plotting, however the current vesting document (Book 666 Page 357) Excepts any portion of Parcel 1B-71 which would eliminate the overlap.

Surveyor Certificate

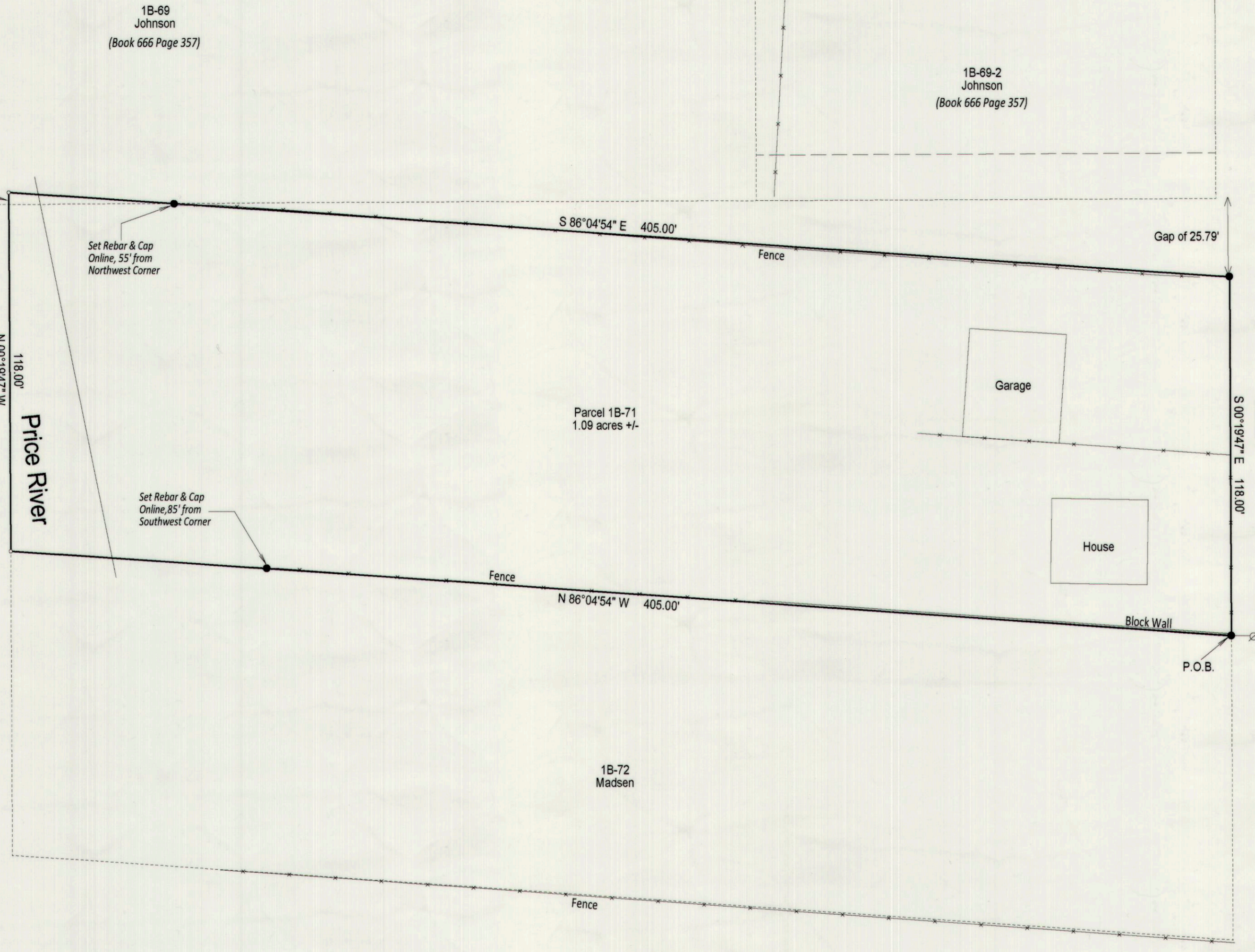
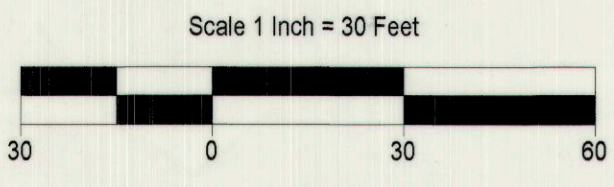
I Paul Ferry, a Licensed Professional Land Surveyor as prescribed by the Laws of the State of Utah and holding License No. 368358, do hereby certify that I have made a survey, or a field survey was made under my direction of the described property by and that the plat hereon is a true and correct representation of said survey.



COMMENTS:

SURVEYED BY:	PCF	DRAWN BY:	PCF
PCS FILE:	Wellington 2016 8-17-15.PCS	PROJECT NO.:	
DATE:	12-19-17		

RECORD OF SURVEY
Prepared For: Lundberg and Associates, JP Morgan Chase Bank
Parcel 1B-71, Part of the SE 1/4 of Section 1, T15S, R10 E, SLB&M
Wellington, Carbon County, Utah



South 1/4 Corner
Section 1
T15S, R10E, SLB&M
(Monument at Fence Corner)

N 89°42'22" E
Basis of Bearing
Meas. 2677.56'

Southeast Corner
Section 1
T15S, R10E, SLB&M
(Spike Off Edge of Asphalt)

This Survey is being filed to Amend Survey 639 which contained typographical errors in the survey description. Survey 639 was filed on November 16, 2015.