

NOTES TO THE SURVEY

1. THE SCOFIELD TOWNSHIP 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 MATHEMATICALLY 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 CONTROLLING FEATURE ALONG WITH FENCE LINES, STREET BOUNDARY LINES AND THE PUBLIC LAND SURVEY SECTION CORNERS ALONG THE SOUTH AND EAST SIDES OF SECTION 32.
2. THE CENTERLINE AND BOUNDARY LINES OF LAUREL STREET, CHURCH STREET, UNION STREET AND MERIDIAN STREETS WERE DETERMINED AS DISCUSSED ABOVE AND BY SURVEYING EXISTING FENCES AND MAKING A BEST FIT OF THE 1897 TOWN PLAT PLATTED STREETS. RAILROAD AVENUE WAS LOCATED FROM A SURVEY RECORDED IN THE CARBON COUNTY RECORDERS OFFICE, ENTRY NUMBER 833977, BOOK 871, PAGE 161, RECORDED ON 16, SEPTEMBER, 2016.
3. ALL PROPERTIES ADJOINING LAUREL STREET HAVE THEIR DEEDED LEGAL DESCRIPTIONS STARTING AT LOT CORNERS AS SHOWN ON THE 1897 SCOFIELD TOWN PLAT. SINCE THERE ARE NO STREET MONUMENTS THAT CAN BE FOUND TO REFERENCE THE BLOCKS AND LOTS INVOLVED IN THIS SURVEY THIS SURVEY HAD TO BE BASED ON THE PREVIOUS SURVEY NOTED ABOVE AND BY SURVEYING EXISTING STREETS, AND EXISTING FENCES TO DETERMINE THE LOCATIONS OF THE BLOCK AND LOT LINES. NONE OF THE FENCES FOUND AND STREET PAVED AREAS PROVIDE CONCLUSIVE EVIDENCE THAT THEY MATCH THE 1897 PLAT.
4. THIS SURVEY IS BASED ON UTAH STATE PLANE COORDINATES SYSTEM - NAD 83 AT GROUND LEVEL DATUM.

PURPOSE OF THE SURVEY

TO DETERMINE THE CENTERLINE AND BOUNDARY LINES OF LAUREL STREET FOR THE PURPOSE OF ABANDONING THE STREET BETWEEN CHURCH STREET AND UNION STREET, AND BETWEEN RAILROAD AVENUE AND MERIDIAN STREET.

LEGAL DESCRIPTIONS

PARCEL 1
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING THE NORTH HALF OF LAUREL STREET AS PLATTED ON THE 1897 SCOFIELD TOWN PLAT, WITH A BASIS OF BEARING OF N89°48'28"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 9, SCOFIELD TOWN PLAT OF 1897, SAID POINT BEING THE SOUTHWEST CORNER OF CARBON COUNTY PARCEL 1B-0413-0000 AND ON THE NORTH LINE OF LAUREL STREET, THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1B-0413-0000 S76°57'37"E 182.69 FEET TO THE SOUTHWEST CORNER OF CARBON COUNTY PARCEL 1B-0411-0000 WHICH IS ON THE NORTH LINE OF LAUREL STREET, THENCE S13°21'00"W 25.00 FEET TO THE CENTERLINE OF LAUREL STREET, THENCE ALONG THE CENTERLINE OF LAUREL STREET N76°57'37"W 176.53 FEET TO THE EAST LINE OF CHURCH STREET, THENCE N00°30'06"W 25.71 FEET ALONG THE EAST LINE OF CHURCH STREET TO THE POINT OF BEGINNING.
CONTAINING 0.10 ACRES

PARCEL 2
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING THE NORTH HALF OF LAUREL STREET AS PLATTED ON THE 1897 SCOFIELD TOWN PLAT, WITH A BASIS OF BEARING OF N89°48'28"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 9, SCOFIELD TOWN PLAT OF 1897, SAID POINT BEING THE SOUTHWEST CORNER OF CARBON COUNTY PARCEL 1B-0411-0000 AND ON THE NORTH LINE OF LAUREL STREET AND BEING ON THE WEST LINE OF UNION STREET, THENCE ALONG THE WEST LINE OF UNION STREET S00°41'16"E 25.74 FEET TO THE CENTERLINE OF LAUREL STREET, THENCE N76°57'37"W 107.74 FEET ALONG THE CENTERLINE OF LAUREL STREET, THENCE N13°21'00"E 25.00 FEET TO THE SOUTHWEST CORNER OF CARBON COUNTY PARCEL 1B-0411-0000 AND THE NORTH LINE OF LAUREL STREET, THENCE S76°57'37"E 101.50 FEET ALONG THE NORTH LINE OF LAUREL STREET AND SOUTH LINE OF SAID PARCEL 1B-0411-0000 TO THE POINT OF BEGINNING.
CONTAINING 0.06 ACRES

PARCEL 3
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING THE SOUTH HALF OF LAUREL STREET AS PLATTED ON THE 1897 SCOFIELD TOWN PLAT, WITH A BASIS OF BEARING OF N89°48'28"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 6, SCOFIELD TOWN PLAT OF 1897, SAID POINT BEING THE NORTHEAST CORNER OF CARBON COUNTY PARCEL 1B-0383-0000 AND ON THE SOUTH LINE OF LAUREL STREET AND ON THE WEST LINE OF UNION STREET, THENCE ALONG THE NORTH LINE OF SAID PARCEL 1B-0383-0000 N76°57'37"W 281.39 FEET WHICH IS ALSO THE SOUTH LINE OF LAUREL STREET TO THE EAST LINE OF CHURCH STREET AND THE NORTHWEST CORNER OF SAID PARCEL 1B-0383-0000, THENCE N04°20'23"E 25.29 FEET TO THE CENTERLINE OF LAUREL STREET, THENCE ALONG SAID CENTERLINE S76°57'37"E 284.27 FEET TO THE EAST LINE OF UNION STREET, THENCE S10°52'28"W 25.02 FEET ALONG THE WEST LINE OF UNION STREET TO THE POINT OF BEGINNING.
CONTAINING 0.16 ACRES

PARCEL 4
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING THE NORTH HALF OF LAUREL STREET AS PLATTED ON THE 1897 SCOFIELD TOWN PLAT, WITH A BASIS OF BEARING OF N89°48'28"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT SOUTHWEST CORNER OF LOT 5, BLOCK 16, SCOFIELD TOWN PLAT OF 1897, SAID POINT BEING THE SOUTHWEST CORNER OF CARBON COUNTY PARCEL 1B-0445-0001 AND ON THE NORTH LINE OF LAUREL STREET AT THE EAST LINE OF RAILROAD AVENUE, THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1B-0445-0001 AND NORTH LINE OF LAUREL STREET S76°57'37"E 85.00 FEET TO THE SOUTHWEST CORNER OF CARBON COUNTY PARCEL 1B-0445-0000, THENCE S13°02'23"W 25.00 FEET TO THE CENTERLINE OF LAUREL STREET, THENCE ALONG THE CENTERLINE OF LAUREL STREET N76°57'37"W 79.80 FEET TO THE EAST LINE OF RAILROAD AVENUE, THENCE N01°18'18"E 25.53 FEET ALONG THE EAST LINE OF RAILROAD AVENUE TO THE POINT OF BEGINNING.
CONTAINING 0.05 ACRES

PARCEL 5
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING THE NORTH HALF AND SOUTH HALF OF LAUREL STREET AS PLATTED ON THE 1897 SCOFIELD TOWN PLAT, WITH A BASIS OF BEARING OF N89°48'28"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18, SCOFIELD TOWN PLAT OF 1897, SAID POINT ALSO BEING ON THE EAST LINE OF RAILROAD AVENUE AND ON THE NORTH LINE OF LAUREL STREET, THENCE N01°18'18"E 25.53 FEET ALONG THE EAST LINE OF RAILROAD AVENUE TO THE CENTERLINE OF LAUREL STREET, THENCE S76°57'37"E 79.80 FEET ALONG THE CENTERLINE OF LAUREL STREET, THENCE N13°02'23"E 25.00 FEET TO THE NORTH LINE OF LAUREL STREET AND THE SOUTHWEST CORNER OF CARBON COUNTY PARCEL 1B-0445-0000, THENCE S76°57'37"E 101.50 FEET ALONG THE NORTH LINE OF LAUREL STREET AND THE SOUTH LINE OF SAID PARCEL 1B-0445-0000 TO THE WEST LINE OF MERIDIAN STREET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL 1B-0445-0000 AND IS ON THE NORTH LINE OF LAUREL STREET, THENCE S04°52'23"W 50.52 FEET ALONG THE WEST LINE OF MERIDIAN STREET TO THE NORTHEAST CORNER OF CARBON COUNTY PARCEL 1B-0457-0001 WHICH POINT IS ON THE SOUTH LINE OF LAUREL STREET, THENCE ALONG THE NORTH LINE OF SAID PARCEL 1B-0457-0001 AND PARCEL 1B-0457-0000 AND THE SOUTH LINE OF LAUREL STREET S76°57'37"W 159.49 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.14 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 tracts of land shown and described on this plat, and that the information shown herein is correct to the best of my knowledge and information.

BENJAMIN A. GRIMES, #167246
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

#728

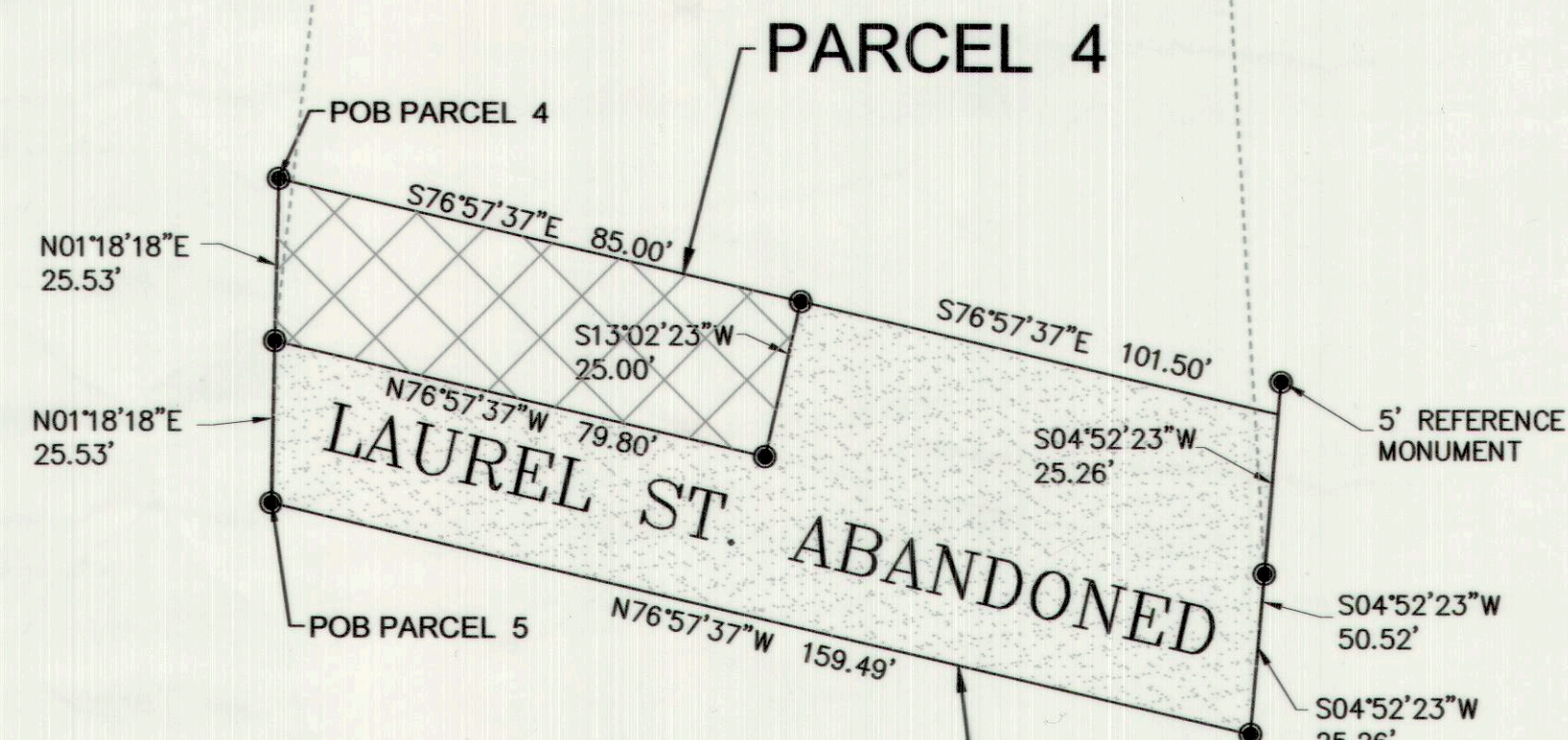
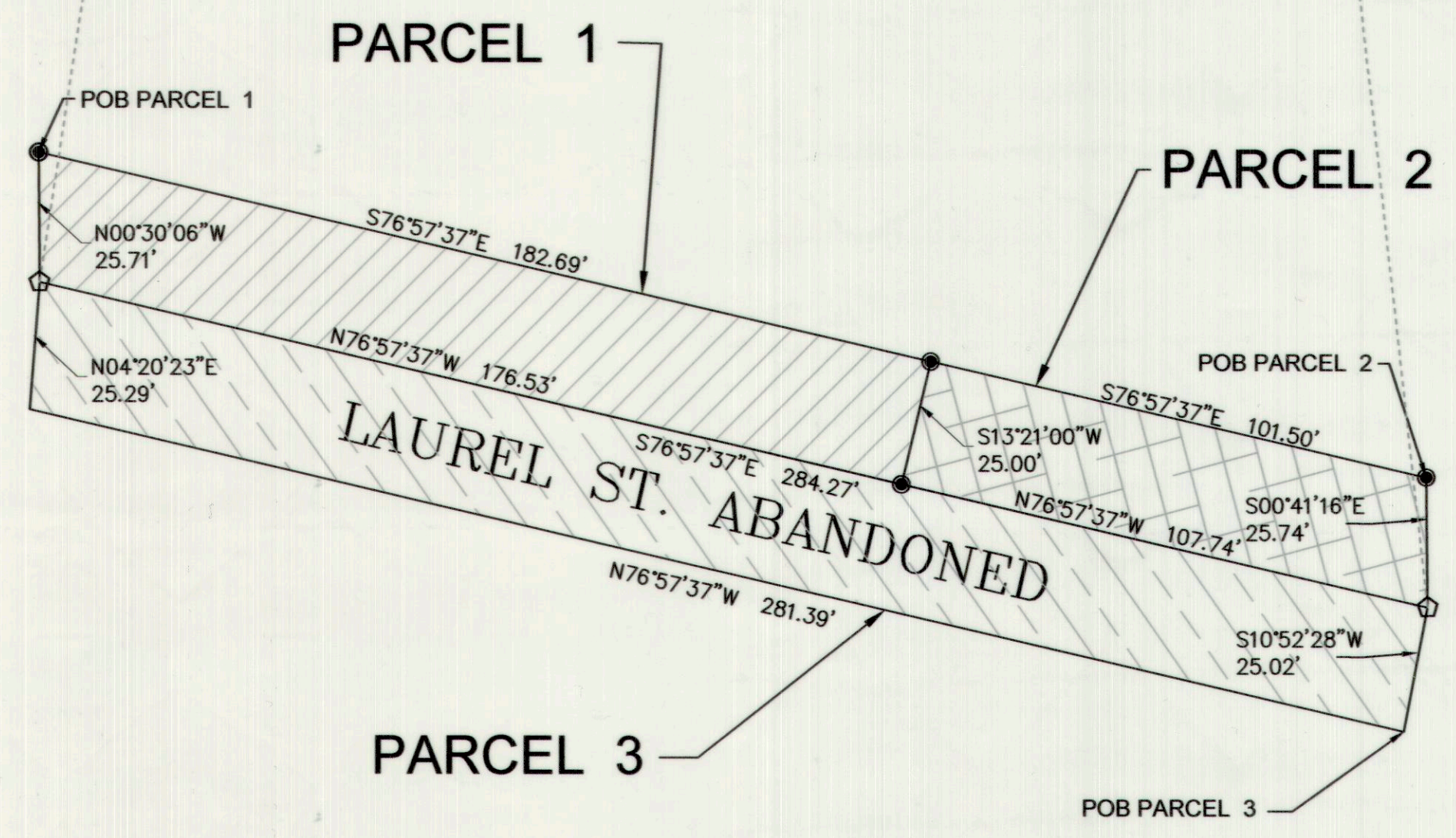
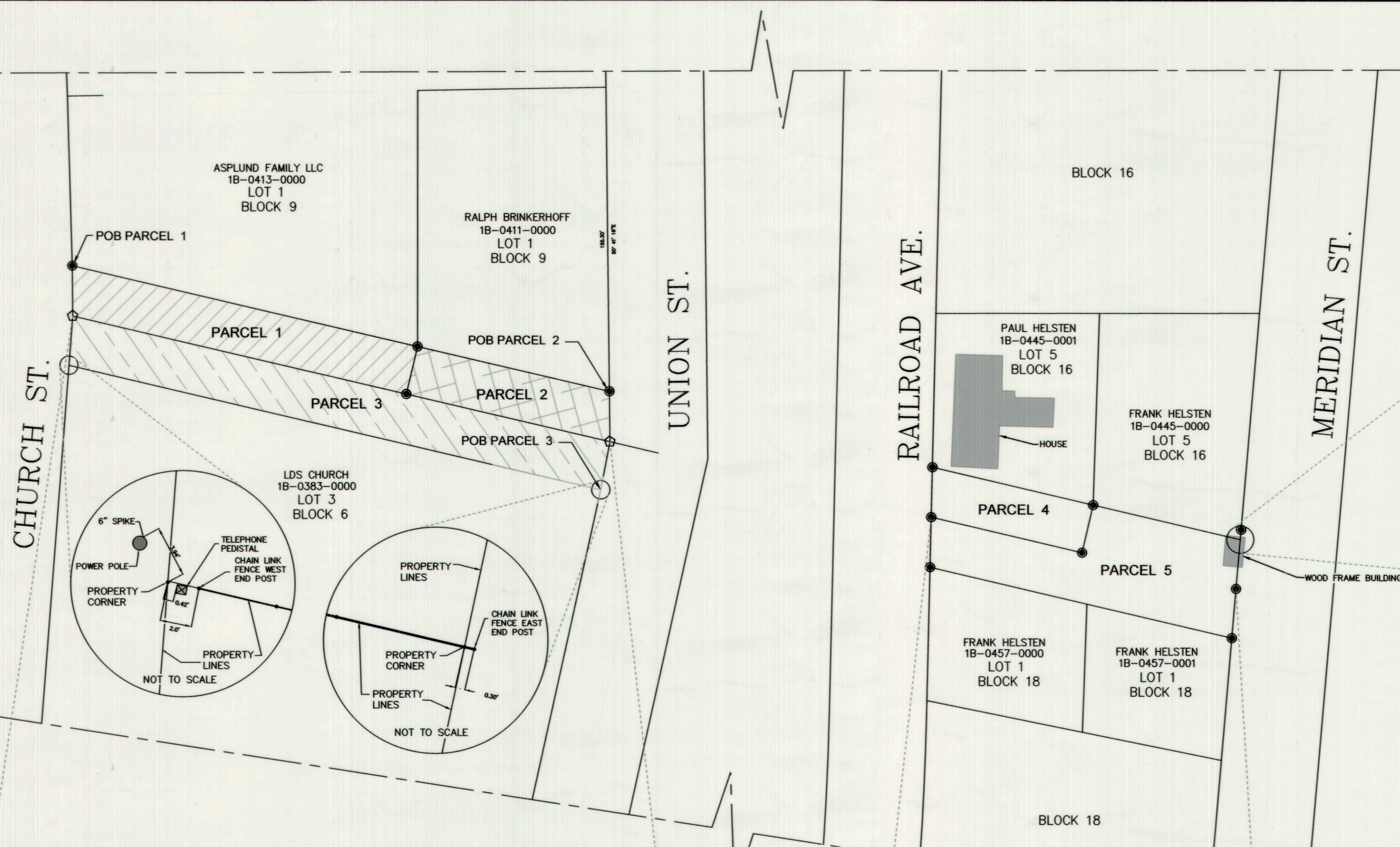
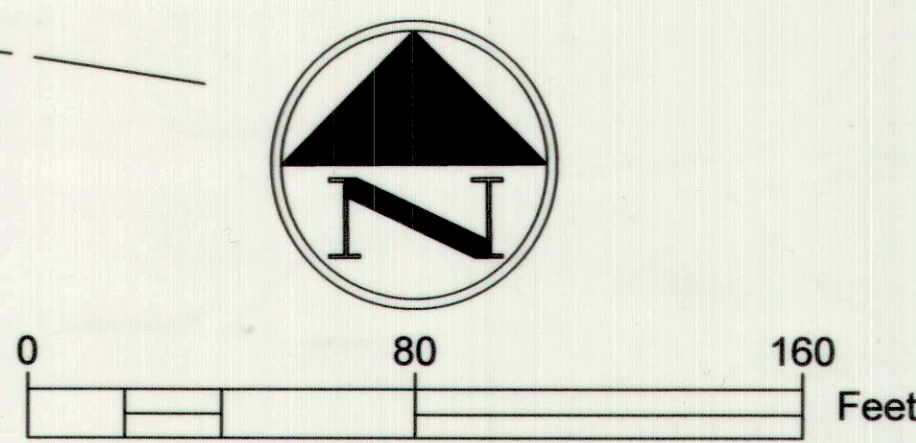
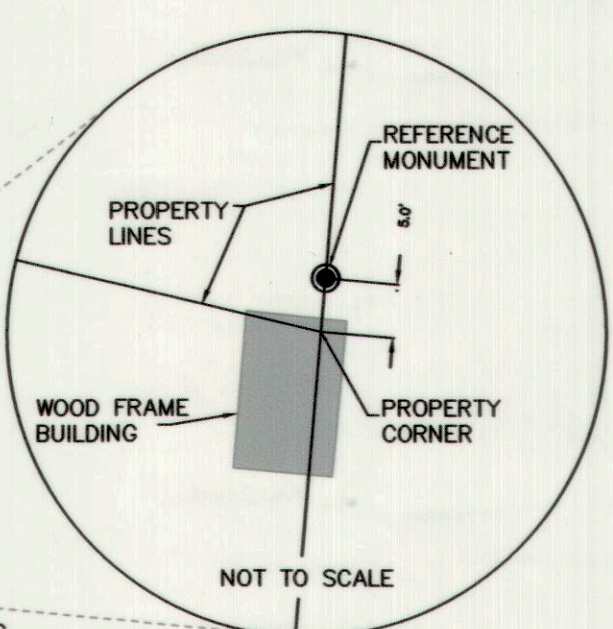
Et 839389 & 901 Pg 671
Date: 30-JAN-2018 9:46:40AM
Fee: None Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: BEN GRIMES

LEGEND

- SET 3/8" REBAR WITH PLASTIC CAP MARKED PLS 167246 UNLESS OTHERWISE NOTED
- GEAR SET WHERE NOT POSSIBLE TO SET REBAR AND CAP

CENTERLINE OF STREETS

DETAILS WHERE REBAR AND CAP OR GEAR COULD NOT BE SET SHOWING TIES TO EXISTING FEATURES



DETAIL A

NOT TO SCALE

DETAIL B

NOT TO SCALE

SOUTH QUARTER CORNER SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST SLB&M FOUND

SOUTHEAST CORNER SECTION 32, TOWNSHIP 12 SOUTH, RANGE 7 EAST SLB&M FOUND CARBON COUNTY MONUMENT & ORIG. STONE

BASIS OF BEARING N 89°48'28\"

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

DESIGNED	B.G.	3	
DRAFTED	B.G.	2	
CHECKED		1	
DATE	1-29-2018	NO.	DATE

REVISIONS

SCALE
AS SHOWN

PROPERTY SURVEY FOR SCOFIELD TOWN
ABANDONMENT OF LAUREL STREET BETWEEN CHURCH AND UNION STREETS AND BETWEEN RAILROAD AVENUE AND MERIDIAN STREET - AS SHOWN ON THE 1897 SCOFIELD TOWN PLAT LOCATED IN THE SE QUARTER OF SECTION 32, T12S, R07E SALT LAKE BASE & MERIDIAN

MAP
1 OF 1