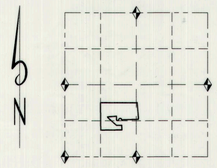
Ent 840798 Bk 903 Pg 596
Date: 08-MAR-2018 4:40:09PM
Fee: $15.00 Check Filed By: CR
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: JOHANSEN & TUTTLE



KEY MAP:
SECTION 7, TOWNSHIP 14 SOUTH, RANGE 10 EAST

PROFESSIONAL LAND SURVEYOR No.163634 LEE M. SWASEY 2/26/18 STATE OF UTAH

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.

NARRATIVE:

This survey was based on aliquot and metes descriptions from the September, 2008, Warranty Deed shown on this plat. All controlling Section corners were found and the Section was divided according to methods outlined in the 2009 B.L.M. Manual of Surveying Instructions. The point of beginning for deed exceptions 3 and 5 shown hereon was adjusted 0.65 feet east to better conform to found monuments marking the property corners. The east boundary of the property, conforming to the west right of way fence of 1500 West Street, is described in the Boundary Agreement, shown hereon, and rotated to match the north-south Center of Section line, as located by this surveyor.

MONUMENTS FOUND:

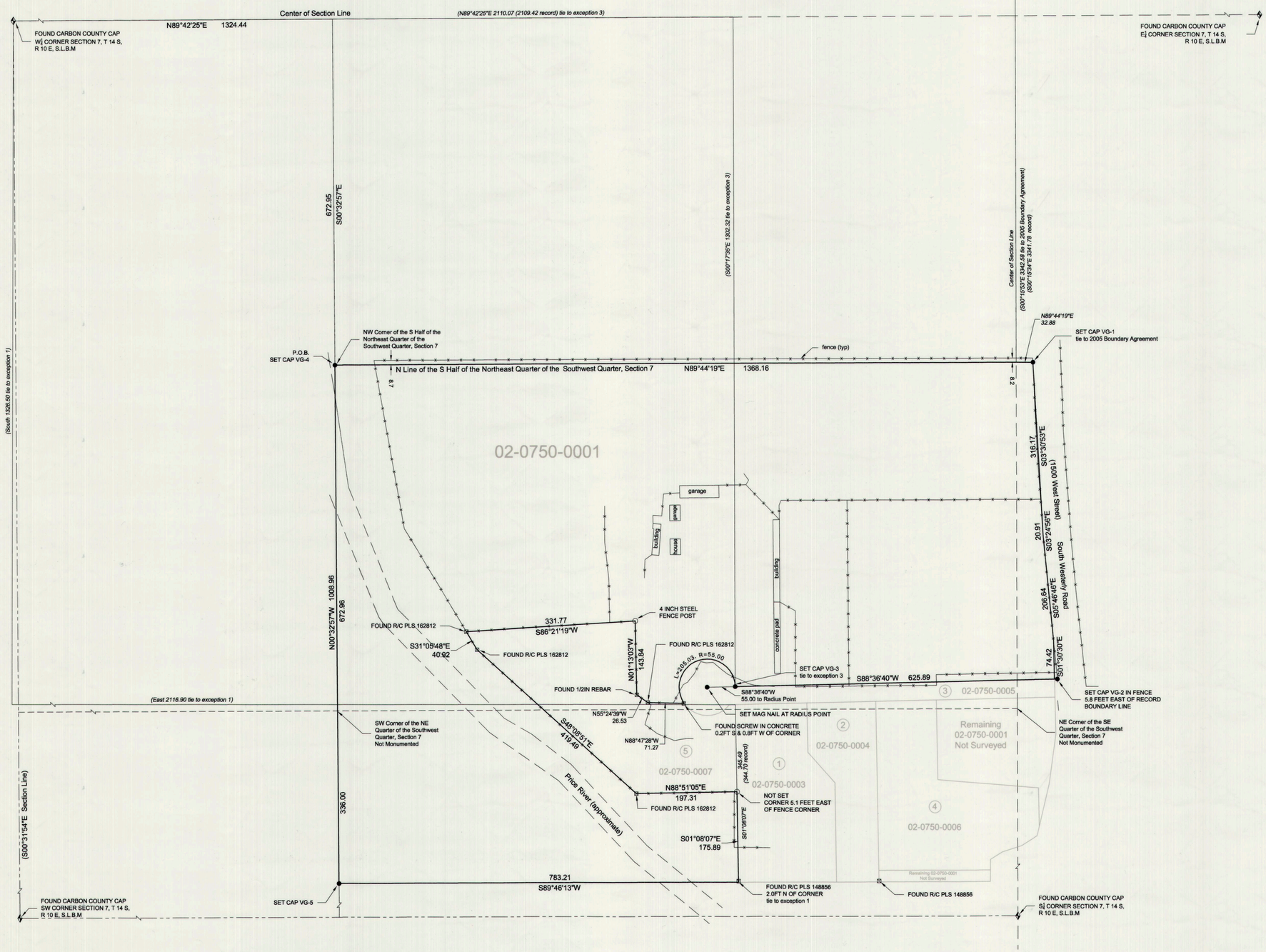
Denotes Section monument found.

Denotes other monuments found.

MONUMENTS SET:

● Denotes a #5 rebar with a 1¼" aluminum cap set on top marked LMS J&T ENG LS 163634 and additionally stamped as shown on drawing.

○ Monument not set.



PROPERTY DESCRIPTION: (from September, 2008, Warranty Deed; Entry No. 130838; Bk. 681, Pg. 217, Carbon County Recorder)

All of the South one-half of the Northeast Quarter of the Southwest Quarter of Section 7, Township 14 South, Range 10 East, Salt Lake Base and Meridian.

Also, Beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 7 and running thence West 80 rods; thence South 336 feet; thence East 80 rods; thence North 336 feet to the place of beginning.

Excepting therefrom the following described tracts of land:

(1) Beginning at a point 1326.5 feet South and 2116.9 feet East of the West Quarter corner of said Section 7 and running thence North 88°36'40" East 140 feet; thence South 1°13'40" East 96.1 feet; thence South 41°54'24" East 79.4 feet; thence South 1°04'05" East 191.5 feet; thence South 89°47'45" West 192 feet; thence North 1°08'07" West 344.7 feet to the point of beginning.

(2) Also, excepting: Beginning at a point 1323.2 feet South and 2257 feet East of the West Quarter corner of said Section 7 and running thence North 88°36'40" East 135 feet; thence South 1° 06'51" East 349.8 feet; thence South 89°47'45" West 83 feet; thence North 1°04'05" West 191.5 feet; thence North 41°54'24" West 79.4 feet; thence North 1°13'40" West 96.1 feet to the point of beginning.

(3) Also, excepting: Beginning at a point which is located North 89°42'25" East along the center section line 2109.42 feet and South 00°17'35" East 1302.32 feet from the West Quarter corner of said Section 7 and running thence North 88°36'40" East 625 feet to the West right of way line of a county road; thence South 1°23'20" East 35 feet along said right of way line; thence South 88°36'40" West 625 feet; thence North 88°47'28" West 12.14 feet to the beginning of a non-tangent curve; thence 308.35 feet along the arc of a 55 foot radius curve, concave to the Southeast, having a radial bearing of North 52°36'24" West at the beginning, through a central angle of 321°13'04", having a chord that bears North 18°00'08" East 36.52 feet to the point of beginning.

(4) Also, excepting: Beginning at a point 1320 feet South and 2391.8 feet East from the West Quarter corner of said Section 7 and running thence North 88°36'33" East 119 feet; thence South 01°06'34" East 155.01 feet; thence South 85°23'41" East 198.3 feet to a point on a line with a Boundary Agreement as recorded in Book 273, Page 367, of Official Records; thence South 01°07'05" East 69.59 feet to a point on an existing chain link fence used as the right of way line of the county road ; thence along said fence line South 17°23'35" West 23.88 feet; thence along said fence line South 58°14'46" West 33.89 feet; thence along said fence line South 71°53'43" West 40.15 feet; thence along said fence line South 58°04'23" West 26.32 feet; thence along said fence line South 00°53'36" West 23.09 feet to a point on line with an existing fence line; thence along said fence line South 89°43'25" West 217.77 feet; thence North 01°06'51" West 328.81 feet to the point of beginning.

(5) Also, excepting: Beginning at a point North 89°42'25" East along the center section line 2110.08 feet and South 00°17'35" East 1337.31 feet from the West Quarter corner of said Section 7 and running thence South 00°24'58" East 169.60 feet; thence South 88°51'05" West 195.82 feet; thence North 48°08'51" West 419.49 feet; thence North 31°05'48" West 40.92 feet; thence North 86°21'19" East 331.77 feet; thence South 01°13'03" East 143.84 ; thence South 55°24'39" East 26.53 feet; thence South 88°47'28" East 71.27 feet to the beginning of a non-tangent curve; thence 103.32 feet along the arc of a 55 foot radius curve concave to the North, having a radial bearing of North 55°01'28" East at the beginning, through a central angle of 107°37'52", having a chord that bears South 88°47'28" East 88.78 feet; thence South 88°47'28" East 12.14 feet to the point of beginning.

BOUNDARY AGREEMENT; October, 2005; Entry No. 114139; Bk. 604, Pg. 713, Carbon County Recorder

Beginning at a point South 00°15'34" East along the Center Section line 3341.78 feet and East 32.88 feet from the North Quarter corner of Section 7, Township 14 South, Range 10 East of the Salt Lake Base & Meridian:

Said point being on the Westerly right of way fence of 1500 West Street and the North property line of Gerald T. and Vera Jean Gerrard; thence along said fence line the following Twelve (12) calls:

Thence South 03°30'34" East 316.02 feet; thence South 03°24'37" East 20.91 feet; thence South 05°46'27" East 206.64 feet; thence South 01°30'11" East 181.24 feet; thence South 07°33'52" West 97.57 feet; thence South 13°09'40" West 104.30 feet; thence South 57°54'04" West 35.88 feet; thence South 72°04'06" West 39.88 feet; thence South 58°23'51" West 26.92 feet; thence South 00°29'23" West 42.95 feet; thence South 73°12'53" East 40.05 feet; thence South 06°47'47" West 54.05 feet to the South property line of said property and the terminus point of this description.

SURVEYED DESCRIPTION:

Beginning at the Northwest corner of the South Half of the Northeast Quarter of the Southwest Quarter of Section 7, Township 14 South, Range 10 East, Salt Lake Base & Meridian; said point being North 89°42'25" East, 1324.44 feet along the Center Section line and South 00°32'57" East, 672.95 feet from the West Quarter corner of said Section 7 and running thence North 89°44'19" East, 1368.16 feet along the North line of said South Half of the Northeast Quarter of the Southwest Quarter of Section 7 to the Westerly right of way fence of 1500 West Street, said point being South 00°15'53" East, 3342.58 feet along the Center Section line and North 89°44'19" East, 32.88 feet from the North Quarter corner of said Section 7; thence along said fence the following four (4) courses: South 03°30'53" East, 316.17 feet; South 03°24'56" East, 20.91 feet; South 05°46'46" East, 206.64 feet; South 01°30'30" East, 74.42 feet; thence South 88°36'40" West, 625.89 feet to the beginning of a non-tangent curve to the left, said point being North 89°42'25" East, 2110.07 feet along the Center Section line and South 00°17'35" East, 1302.32 feet from the West Quarter corner of said Section 7; thence 205.03 feet along the arc of said curve having a radius of 55.00 feet, concave to the Southeast, having a radial bearing of South 88°36'40" West at the beginning (chord bears South 71°49'12" West, 105.31 feet); thence North 88°47'28" West, 71.27 feet; thence North 55°24'39" West, 26.53 feet; thence North 01°13'03" West, 143.84 feet; thence South 86°21'19" West, 331.77 feet; thence South 31°05'48" East, 40.92 feet; thence South 48°08'51" East, 419.49 feet; thence North 88°51'05" East, 197.31 feet; thence South 01°08'07" East, 175.89 feet to a point which bears South, 1326.50 feet; East, 2116.90 feet and South 01°08'07" East, 345.49 feet from the West Quarter corner of said Section 7; thence South 89°46'13" West, 783.21 feet to the West line of the East Half of the Southwest Quarter of said Section 7; thence North 00°32'57" West, 1008.96 feet along said West line to the point of beginning.

BASIS OF BEARING:

Basis of Bearing: N 89°42'25" E between the West Quarter corner and the East Quarter corner of Section 7, T. 14 S., R. 10 E., SLB&M. both being monumented with Carbon County Surveyor aluminum caps.

PURPOSE OF SURVEY:

Surveyed at the request of Carla Saccomano to satisfy the supporting data requirements for planimetric (boundary survey) information showing the property and the location of existing structures for a FEMA "No-Rise" Certification For Proposed Developments in the Regulatory Floodway, and to locate and monument the property described on a Warranty Deed recorded as entry number 130838, Book 681, Page 217, Official Records of the Carbon County Recorder.

DESIGNED	JLK	2-18	CHECKED
DRAWN	JLK	2-18	CHECKED
SURVEYED			CHECKED
R.O.W.			CHECKED

CHECKED	BHT	2-18	
CHECKED	LMS	2-18	
CHECKED			

PROJECT FILE: T:\ PPS\ 2018\Saccomano - Gerrard Property

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

CARLA SACCOMANO, BRIDGE REALTY
VERA GERRARD PROPERTY BOUNDARY

SECTION	TOWNSHIP	RANGE	DATE	SCALE
7	14 S.	10 E.	26-Feb-18	1" = 100'
LOTS	BLOCK	SURVEY	DRAWN BY	J.L.K.

PROJECT No.

SHEET No. 1

#732