

- LEGEND**
- ◆ FOUND SECTION CORNER MONUMENT AS NOTED HEREON
 - FOUND MONUMENT AS NOTED HEREON
 - FOUND REBAR PROPERTY CORNER MARKER (AS NOTED)
 - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "HATHCOCK-L.S. 166346"
 - EXISTING FENCE LINE
 - EXISTING UTILITY POLE

PREPARED BY:
NOLAN C. HATHCOCK
 PROFESSIONAL LAND SURVEYOR
 UTAH LICENSE NO. 166346
 9592 STORNOWAY CIRCLE
 SOUTH JORDAN, UTAH 84009
 PHONE: 801-557-5398

SEPTIC SYSTEM EASEMENT DESCRIPTION

A perpetual easement and right-of-way for the construction, operation and continued maintenance, repair, alteration, inspection and replacement of septic system facilities, together with all rights of ingress and egress necessary or convenient for the full and complete use and enjoyment of the easement granted hereby, located upon certain real property situated in the Northeast Quarter of Section 19, Township 12 South, Range 7 East, Salt Lake Base and Meridian, Carbon County, State of Utah, more particularly described as follows:

Beginning at a point which lies North 225.52 feet and North 85°32'18" West 118.295 feet from the East Quarter Corner of Section 19, Township 12 South, Range 7 East, Salt Lake Base and Meridian, said East Quarter Corner being a "Stone Beside Fence Corner" as shown on the recorded plat of #3, #4 & #5 ADDITIONS TO SCOFIELD MOUNTAIN HOMES SUBDIVISION, recorded March 4, 1981 as Entry No. 157392 in Book 4 of Plats at page 19 in the office of the Carbon County Recorder, said East Quarter Corner lies North 31°11'17" West 59.18 feet from a B.L.M. aluminum monument placed in 2000 to represent the true position of the Quarter Corner common to Sections 19 and 20, Township 12 South, Range 7 East, Salt Lake Base and Meridian (Basis of Bearing for this description is South 2721.16 feet along a line defined by said "Stone Beside Fence Corner" and a B.L.M. aluminum monument placed in 2000 at the location of the original stone monument at the Southeast Corner of said Section 19.)

thence from said Point of Beginning, South 26°00'00" East 59.45 feet, more or less, to intersect the northerly boundary of Lot 7, #3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION as defined by found lot corner monuments placed by the original survey of said Lot 7;

thence South 26°00'00" East 57.605 feet; thence West 44.504 feet; thence North 26°00'00" West 60.95 feet to intersect the northerly boundary of said Lot 7; thence North 26°00'00" West 60.12 feet; thence North 5°55'00" West 73.94 feet; thence North 78°15'04" West 52.26 feet to and along the northerly boundary of that parcel of land conveyed to SCOFIELD MOUNTAIN HOME SUBDIVISION by Warranty Deed recorded May 21, 1998 as Entry No. 66321 in Book 409 at Page 294 in the office of said Carbon County Recorder; thence North 11°44'56" East 40.00 feet; thence South 78°15'04" East 250.00 feet; thence South 11°44'56" West 40.00 feet; thence North 78°15'04" West 155.76 feet; thence South 5°55'00" East 54.12; thence South 26°00'00" East 16.44 feet to the Point of Beginning.

The above-described easement contains approximately 17,652 square feet in area or 0.405 acre.

DESCRIPTIONS

Parcel No. 2A-0181-0115
 WARRANTY DEED, Recorded April 30, 2008, Entry No. 128971, Book 671, Pages 691-692

LOT 7, SCOFIELD MOUNTAIN HOMES SUB. ADD. #3. ALSO, BEG AT E4 COR OF SEC 19, T12S, R7E, SLB&M; W 70.31 FT; N 80°27'42" E 176.65 FT; N 85°32'18" W 240 FT; N 14°27'42" E 54.81 FT; S 85°32'18" E 270.72 FT TO E BNDRY OF SEC; S ALG E BNDRY 225.41 FT TO POINT OF BEG. .57 AC.

Parcel No. 2A-0180-0006
 WARRANTY DEED, Recorded May 21, 1998, Entry No. 66321, Book 409, Page 294

BEGINNING AT A POINT 227.42 FEET NORTH AND 316.13 FEET WEST OF THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT IS AT THE NORTHEAST CORNER OF LOT #6 OF THE #3 ADDITION TO SCOFIELD MOUNTAIN HOMES SUBDIVISION; THENCE N14°27'42" E 112.20 FEET; THENCE S78°15'04" E 117.70 FEET; THENCE S29°50' W 73.15 FEET; THENCE N85°32'18" E 85.74 FEET; THENCE S14°27'42" W 30.00 FEET; THENCE N75°32'18" W 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRE, SITUATED IN CARBON COUNTY, UTAH

Parcel No. 2A-0180-0008
 CORRECTIVE QUIT CLAIM DEED, Recorded December 8, 2015, Entry No. 830910, Book 855, Page 404

Beginning at a point which lies North 0°55'34" West 50.63 feet along the section line from a United States Department of the Interior, Bureau of Land Management aluminum monument dated 2000 established by a Dependent Resurvey conducted by said Bureau of Land Management, representing the Quarter Corner common to Sections 19 and 20, Township 12 South, Range 7 East, Salt Lake Base and Meridian, a stone next to a fence corner, commonly believed to be the East Quarter Corner of said Section 19 prior to said B.L.M. Dependent Resurvey, lying North 52°46'53" West 59.18 feet; thence North 31°11'17" West 59.18 feet from said B.L.M. aluminum monument and a Carbon County aluminum cap in a concrete cylinder dated 1983 representing the Section Corner common to Sections 17, 18, 19 and 20 lies North 0°55'34" West 2670.83 feet from said B.L.M. aluminum monument (Note: The basis of bearing for this description is N 0°19'42" W along the east line of Section 18 defined by 1983 Carbon County monuments marking the Northeast and Southeast Corners of said Section 18 as determined by said B.L.M. Dependent Resurvey. The bearings of the descriptions of parcels bounding the herein described parcel have been rotated 1°35'36" counterclockwise to agree with the bearing base established by said Bureau of Land Management Dependent Resurvey.) thence from said point of beginning, South 88°24'24" West 31.236 feet to a stone next to a fence corner commonly believed to be the East Quarter corner of Section 19 identified by the Carbon County Assessor as Parcel No. 2A-0180-0008 described in that certain Warranty Deed, Entry No. 128971 in Book 671 at Pages 691-692 in the office of the Carbon County Recorder, thence along the southerly line of said parcel, North 87°07'54" West 185.51 feet to the southeast corner of that certain parcel of land, now or formerly identified by the Carbon County Assessor as Parcel No. 2A-0180-0008 described in that certain Warranty Deed, Entry No. 128971 in Book 671 at Pages 691-692 in the office of the Carbon County Recorder, thence along the easterly line of that certain parcel of land, north 17°16'14" West 449.30 feet; thence East 459.015 feet to intersect the easterly line of said Section 19 as established by said Bureau of Land Management Dependent Resurvey in 2000; thence along said section line, South 0°55'34" East 851.00 feet to the point of beginning.

The above described area contains approximately 230,361 square feet or 5.288 acres.

SURVEYOR'S NARRATIVE

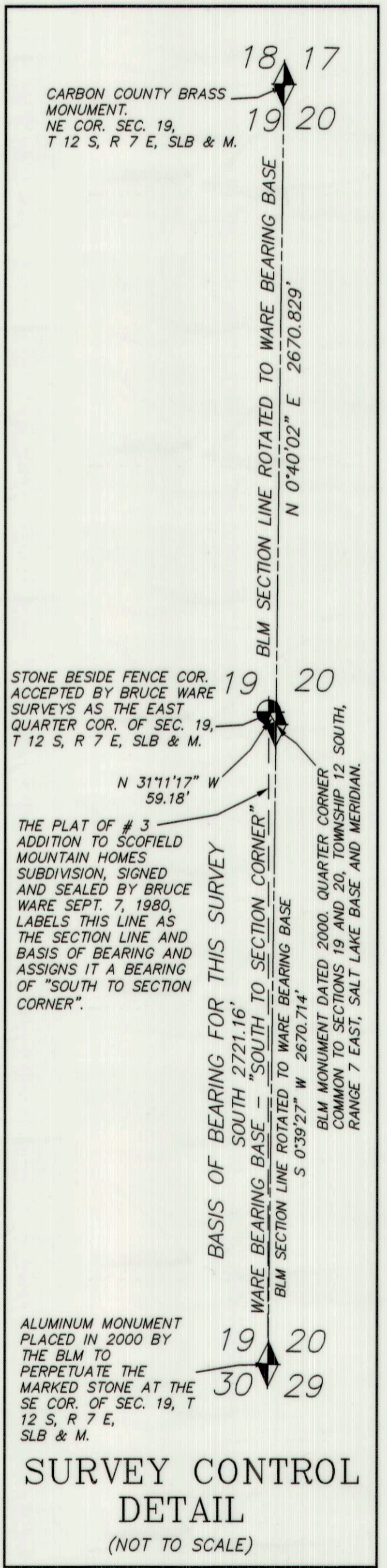
This survey was performed at the request Gale Frandsen for the purpose of complying with requirements imposed by the Scofield Mountain Homes Recreation Association as conditions for approval of the construction of a cabin on Lot 7, #3 Addition to Scofield Mountain Homes Subdivision.

#3 Addition to Scofield Mountain Homes Subdivision was surveyed and platted in September 1980 by professional land surveyor, Bruce T. S. Ware. All four corners and the angle point in the southerly boundary of said Lot 7 are marked with 1/2" rebar which I found in 2011 and 2012 while engaged in a survey of adjacent property owned by the Frandsen family and have confirmed by this survey that they remain undisturbed in the same locations. Several other 1/2" rebar were found in the #3 Addition apparently intended to mark lot corners. The rebar marking the northwest and southwest corners of Lot 7 agree reasonably well with the geometry of the recorded plat. The rebar marking the northeast and southeast corners lie approximately 3.5 feet northerly of their theoretical position computed from the plat. Regardless of the discrepancy with the recorded plat these 1/2" rebar were accepted by me as evidence of the original survey of said Lot 7 and were therefore accepted and held by me as defining the true corners of the Lot. They agree well with the theoretical plotted location of Mountain View Drive on the west.

In February 1998, Mr. Ware surveyed 6 additional parcels for the Frandsen family adjacent to #3 Addition. Description #6 of this survey was conveyed to Scofield Mountain Home Subdivision by Warranty Deed recorded May 21, 1998 as Entry No. 66321 in Book 409 at Page 294 to serve as a turn around area at the northerly terminus of Mountain View Drive. The plat of this survey is found as file no. 182 of Surveys in the office of the Carbon County Recorder. Description #5 abuts this parcel easterly and agrees mathematically when plotted. Survey monuments consisting of #5 rebar with red plastic caps marked with Mr. Ware's professional license number were also found by me in 2011 and confirmed again in May 2018, as noted herein, marking four of the corners of the turn around property. When compared to other monuments placed by Mr. Ware in this area they demonstrate a similar degree of accuracy when compared to the legal descriptions that they represent. Since the positional tolerances of these monuments are consistent with other work in this area performed by Mr. Ware I have accepted these monuments as representing the record locations as described by Mr. Ware and shown on the plat of his survey. Mr. Ware placed the monuments and Mr. Ware created the plat and descriptions that resulted from his survey. I am showing the record bearings and distances determined by Mr. Ware on this survey just as they are represented by Mr. Ware's plat, recognizing that the rebar monuments placed by Mr. Ware, in his capacity as the original surveyor of these parcels, control the physical location of the boundary line on the ground. I see no need to interfere with record descriptions of parcels which are currently in harmony.

There is no mathematical conflict between the recorded descriptions of Parcel No. 2A-0181-0115 (4M, L.C.) and Parcel No. 2A-0180-0-0006 (Scofield Mountain Home Subdivision). Parcel No. 2A-0180-0-0006, owned by Gale R. Frandsen abuts the Scofield Mountain Home Subdivision property on the North and East. This parcel was surveyed by me over a several year time period, finalized in 2015. See record of survey for Frandsen Holdings, L.C., Survey #637, Entry No. 830576, Book 853, Pages 598-600. Because this survey dealt with portions of several different sections the Bearing Base established by the B.L.M. Dependent Resurvey in 2000 was used to describe this parcel. If the bearings in the recorded description of Parcel 2A-0180-0006 are rotated 1°35'36" counterclockwise they agree with the Ware bearings shown herein. After applying the correct rotation to these bearings there is no mathematical conflict with this parcel. When correctly surveyed on the ground the boundary lines are in harmony as well.

Parcel No. 2A-0181-0115 currently consists of Lot 7, #3 Addition to Scofield Mountain Homes Subdivision combined with an adjacent parcel which are recognized by the Carbon County Assessor as one legal parcel.



SURVEYOR'S CERTIFICATION

I, Nolan C. Hathcock, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 166346, do hereby certify that this plat represents the results of a survey performed by me and that the information shown herein is true and correct to the best of my knowledge and belief.



RECORD OF SURVEY FOR:
GALE R. FRANSDSEN
 LOCATED IN
 THE NORTHEAST QUARTER OF
 SECTION 19, TOWNSHIP 12 SOUTH,
 RANGE 7 EAST,
 SALT LAKE BASE AND MERIDIAN,
 CARBON COUNTY, UTAH

SURVEY COMMENCED: MAY 5, 2018
 SURVEY FINALIZED: SEPTEMBER 19, 2018

#747