

WEST 1/4 CORNER,
SECTION 22, T. 14 S.,
R. 10 E., S.L.B.&M.

14
13

BASIS OF BEARING
N00°15'39"W

ORCHARD STREET

MAIN STREET

N78°47'30"E 66.34'
(ALONG RIGHT-OF-WAY)

S64°42'31"E 67.83'
(ALONG RIGHT-OF-WAY)

DESCRIPTION A
0.47 ACRES

N09°18'50"W 153.52'
(ALONG RIGHT-OF-WAY)

1A-0355-0000
1A-0357-0000
SCOTT & JACQUELINE
HENSELER

ROCK SHOP

N83°54'30"W 132.13'
ALONG WALL

EAST 2783.3'

POINT OF BEGINNING

(PARALLEL WITH & 20' FROM FENCE)
N11°17'17"W 152.38'

S66°21'47"E 260.51'
(ALONG RIGHT-OF-WAY)

DESCRIPTION B
0.54 ACRES

N82°45'43"W 206.20'
(ALONG FENCE)

S03°26'37"W 71.09'
(ALONG FENCE)

1A-0353-0000
AJB HOLDINGS LLC

1A-0356-0000
AJB HOLDINGS LLC

HIGHWAY 6

Book # 827, Page # 936, D. 15, 55
Filed # 45, 00, Check Filed By: CR
DATE: 08-25-18
CARBON COUNTY CORPORATION
FOR: CODY WARE

#179

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND DIVIDE PARCELS 1A-0355-0000 AND 1A-0357-0000 FOR SCOTT HENSELER.

THE BASIS OF BEARING USED FOR THIS SURVEY IS NORTH 00°15'39" WEST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN.

SAID PARCEL IS DESCRIBED AT ENTRY 821906, BOOK 807, PAGE 327 IN THE OFFICIAL RECORDS OF THE CARBON COUNTY RECORDER, AND INCLUDES MULTIPLE DESCRIPTIONS THAT ARE DESCRIBED FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13. NO EVIDENCE OF SAID CORNER WAS FOUND IN THE FIELD, AND THE DESCRIPTIONS DID NOT FIT WHEN USING THE CALCULATED POSITION OF SAID CORNER.

THE NORTHERLY LINES OF THE PARCELS SHOWN HEREON ARE BASED ON THE LOCATION OF THE EXISTING RIGHT-OF-WAY FENCE.

THE SOUTH LINE OF SAID PARCELS IS BASED ON THE OCCUPATION LINES OF THE PARCELS.

DESCRIPTION "A"

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES IN AN EXISTING FENCE, SAID POINT LIES 1608.0 FEET NORTH 00°15'39" WEST ALONG SECTION LINE AND 2783.3 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 83°54'30" WEST 132.13 FEET ALONG THE SOUTHERLY EDGE OF A CONCRETE WALL TO THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, THENCE NORTH 09°18'50" WEST 153.52 FEET ALONG SAID RIGHT-OF-WAY TO THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 6; THENCE NORTH 78°47'30" EAST 66.34 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 64°42'31" EAST 67.83 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 11°17'17" EAST 152.38 FEET ALONG A LINE THAT IS PARALLEL WITH AND 20 FEET PERPENDICULARLY DISTANT TO A NORTH-SOUTH FENCE TO THE POINT OF BEGINNING. LESS ANY PORTION THEREFROM LYING WITHIN SAID MAIN STREET OR HIGHWAY 6 RIGHTS-OF-WAY. CONTAINS 0.47 ACRES, MORE OR LESS.

DESCRIPTION "B"

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

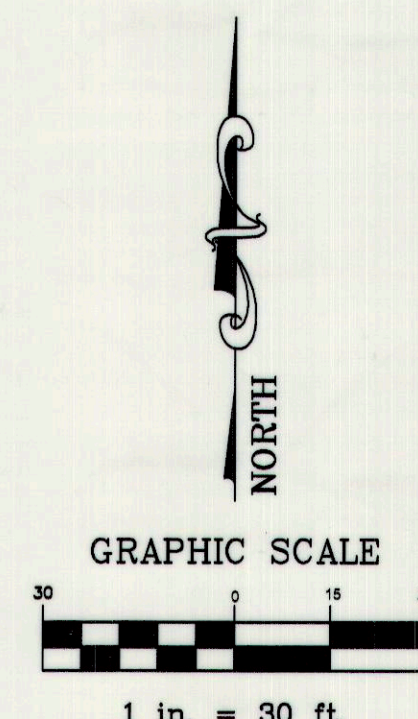
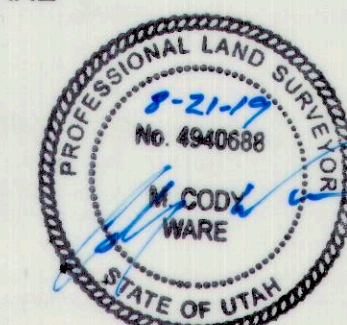
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CERTIFICATE OF SURVEY

I, M. CODY WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4940688 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

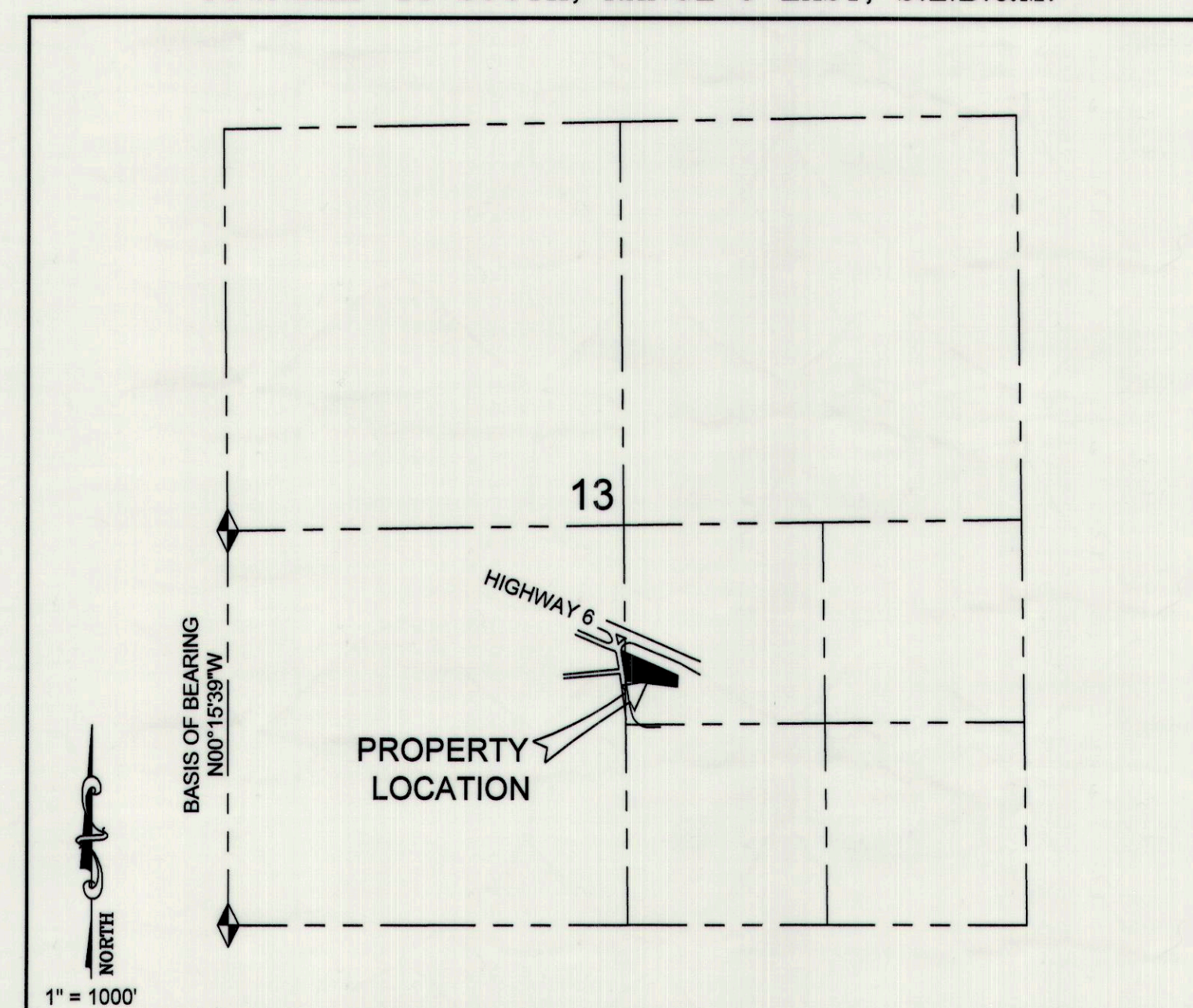
DATE: Aug 21, 2019

M. CODY WARE



VICINITY MAP

TOWNSHIP 13 SOUTH, RANGE 9 EAST, S.L.B.&M.



LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- x-x-x-x FENCE LINE
- ◆ FOUND MONUMENT
- SET 5/8" REBAR WITH CAP

SURVEY FOR:

SCOTT HENSELER

HELPER CITY, CARBON COUNTY, UTAH

N.W. 1/4 - S.E. 1/4, SECTION 13, TOWNSHIP 13 S., RANGE 9 E., S. L. B. & M.

NO.	DATE	DESCRIPTION	BY
1	08-12-18	PLOTTED FOR REVIEW	M.C.W.
2	08-25-18	ADDED DESCRIPTION FOR "A"	M.C.W.

WARE SURVEYING, L.L.C.

Phone: 435-820-4335
Email: waresurveying@emerytel.com.net

1344 North 1000 West
Price, Utah 84501

SOUTHWEST CORNER,
SECTION 13, T. 13 S.,
R. 9 E., S.L.B.&M.

14
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BASIS OF BEARING
N00°15'39"W

PROPERTY LOCATION

1" = 1000'