



Ent 850065 Bk 964 Pg 45
 Date: 30-JUN-2020 9:57:10AM
 Feet 445.00 Check Filed By: RO
 KARLA NEHECY, Recorder
 CARBON COUNTY CORPORATION
 For: JOHANSEN & TUTTLE #004

CERTIFICATE

I, WACEY R. ALLRED, A PROFESSIONAL LAND SURVEYOR HOLDING UTAH CERTIFICATE NO. 11179291, 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.

LOCATION OF SURVEY:
 Located within the Northwest Quarter of the Southeast Quarter of Section 1, Township 15 South, Range 10 East, SLB&M.

DEED DESCRIPTION:
 Beginning at a point 572.50 feet South of the Northwest Corner of the Northwest Quarter of the Southeast Quarter, Section 1, Township 15 South, Range 10 East, SLB&M, which point is on the North boundary of the State Road right-of-way; and running thence South 47°06' East, 485 feet to the 30' culvert under highway; thence North 45°18' East, 380 feet; thence North 00°00' East, 290 feet to Willis Butolph fence; thence South 70°00' West, 213 feet; thence North 79°30' West, 65 feet; thence North 69°28' West, 72 feet; thence North 74°32' West, 105 feet; thence Southwesterly 380 feet, more or less, to a point of beginning.

Excepting therefrom a parcel of land in fee for the widening of the existing highway State Route 6 described as follows:
 Beginning in the existing Northeastly right-of-way line of said State Route 6 at the Southwest Corner of said entire tract, which point is 3227.32 feet South 00°06'04" East along the Quarter Section Line from the North Quarter Corner of said Section 1, and running thence North 45°13'41" East, 53.59 feet; thence South 47°06'36" East, 52.14 feet; thence South 42°53'24" West, 32.04 feet; thence South 47°06'36" East, 453.69 feet; thence South 45°18'00" West, 21.61 feet to said existing Northeastly right-of-way; thence North 47°06'00" West, 507.11 feet along said Northeastly right-of-way line to the point of beginning.

BARCO INC. RECORD OF SURVEY DESCRIPTION:
 Beginning at a point N 89°46'19" E, 42.42 feet along the Center Section Line (Basis of Bearing) and South, 537.83 feet from the Northwest Corner of the Southeast Quarter of Section 1, Township 15 South, Range 10 East SLB&M, said point being on the Northerly right-of-way line of State Road No. 6; thence along said line the following (3) calls: S 46°46'23" E, 52.77 feet; thence S 43°13'27" W, 32.04 feet; thence S 46°46'23" E, 453.69 feet to a 30' culvert under the highway; thence N 44°43'53" E, 366.39 feet; thence N 09°18'38" E, 295.33 feet to the Willis Butolph fence; thence S 69°18'38" W, 213.0 feet; thence N 80°59'54" W, 65.0 feet; thence N 70°57'54" W, 72.0 feet; thence N 48°00'12" W, 128.0 feet to the Martinez Property; thence S 44°53'28" W, 319.30 feet to the point of beginning. Containing 5.0 acres more or less.

Subject to the following described right-of-way:
 Beginning at a point on the State Road right-of-way which is 572.50 feet South of the NW Corner of the NW 1/4, SE 1/4, Section 1, Township 15 South, Range 10 East, SLB&M; thence North 45°18' East, 380 feet; thence South, 47°32' East, 20 feet; thence South 47°32' West, 380 feet to State Road; thence Northwesterly along the State Road, 20 feet more or less to beginning.

SURVEYED PARCEL DESCRIPTIONS:
PARCEL 1:
 Beginning at a point which is located N 89°53'23" E, 42.42 feet along the Center Section Line and S 00°07'04" W, 531.29 feet from the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 15 South, Range 10 East, SLB&M, said point being on the Northeastly right-of-way line of SR-6; thence S 47°26'49" E, 252.18 feet along said right-of-way to the centerline of a 30' culvert under the highway; thence N 44°21'24" E, 364.00 feet; thence N 08°56'09" E, 292.38 feet to an existing fence line; thence S 68°56'09" W, 213.00 feet; thence S 43°31'56" W, 416.54 feet to the point of beginning. Containing 0.88 acre, more or less.

PARCEL 2:
 Beginning at a point which is located N 89°53'23" E, 42.42 feet along the Center Section Line and S 00°07'04" W, 531.29 feet from the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 15 South, Range 10 East, SLB&M, said point being on the Northeastly right-of-way line of SR-6; thence S 47°26'49" E, 252.18 feet along said right-of-way to the centerline of a 30' culvert under the highway; thence N 44°21'24" E, 364.00 feet; thence N 08°56'09" E, 292.38 feet to an existing fence line; thence S 68°56'09" W, 213.00 feet; thence S 43°31'56" W, 416.54 feet to the point of beginning. Containing 1.20 acres, more or less.

PARCEL 3:
 Beginning at a point which is located S 00°26'17" E, 578.39 feet along the Center Section Line and East, 204.63 feet from the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 15 South, Range 10 East, SLB&M, said point being on the Northeastly right-of-way line of SR-6; thence S 47°26'49" E, 252.18 feet along said right-of-way to the centerline of a 30' culvert under the highway; thence N 44°21'24" E, 364.00 feet; thence N 08°56'09" E, 292.38 feet to an existing fence line; thence S 68°56'09" W, 213.00 feet; thence S 43°31'56" W, 416.54 feet to the point of beginning. Containing 2.90 acres, more or less.

BASIS OF BEARING:
 For bearings shown as measured (MES.), S 00°26'17" E, between the West Quarter Corner and the East Quarter Corner of Section 1, Township 15 South, Range 10 East, SLB&M.

SURVEYORS NARRATIVE:
 Surveyed at the request of Joanne Cocciolo to subdivide the parcel described on the Warranty Deed recorded as Entry No. 133532, Bk. 695, Pg. 210, Official Records of the Carbon County Recorder. Mrs. Cocciolo also requested that this surveyor monument and describe said subdivided parcel as shown hereon.

The survey was based on instructions in the field by Mrs. Cocciolo, said Warranty Deed, a Record of Survey by Art Barker, L.S. No. 102312 recorded as Entry No. 108356, Bk. 578, Pg. 10, Official Records of said Recorders Office, found Survey Monuments and found Section Monuments. The Section was subdivided in accordance with the BLM Manual of Surveying Instructions.

ADDITIONAL NOTE:
 There exists some documentation as to the existence of a 20' wide right-of-way across the Northwesterly line of surveyed parcel. This survey makes no attempt to determine the status of said right-of-way.

MONUMENTS FOUND:

- ◆ Denotes Section Monument found.
- Denotes a Survey Monument found.
- ⊙ Denotes a UDOT right-of-way Monument found.

MONUMENTS SET:

- Denotes a #5 rebar with a 2" aluminum cap set on top marked WRA J&T ENG LS 11179291 and additionally stamped as shown on drawing.

DESIGNED	WRA	5-20	CHECKED	BHT	6-20
DRAWN	TLT	5-20	CHECKED	BHT	6-20
SURVEYED	TLT	5-20	CHECKED	BHT	6-20
R.O.W.			CHECKED		
PROJECT FILE: T:\PFS\2020\Cocciolo					
WACEY R. ALLRED PROFESSIONAL LAND SURVEYOR 11179291					
JOANNE COCCIOLO P.O. BOX 226 WELLINGTON, UTAH 84542					
SECTION	TOWNSHIP	RANGE	DATE	SCALE	BY
1	15 S.	10 E.	6-1-20	1" = 40'	W.R.A.
PROJECT No.					
SHEET No.					
1					