

Jordan Mangum Topographic and Boundary Survey

Being Lot 47, Scofield Mountain Estates Phase 2 Subdivision

Located in Section 5, T. 12 S., R. 7 E., S.L.B. & M.

Carbon County, Utah

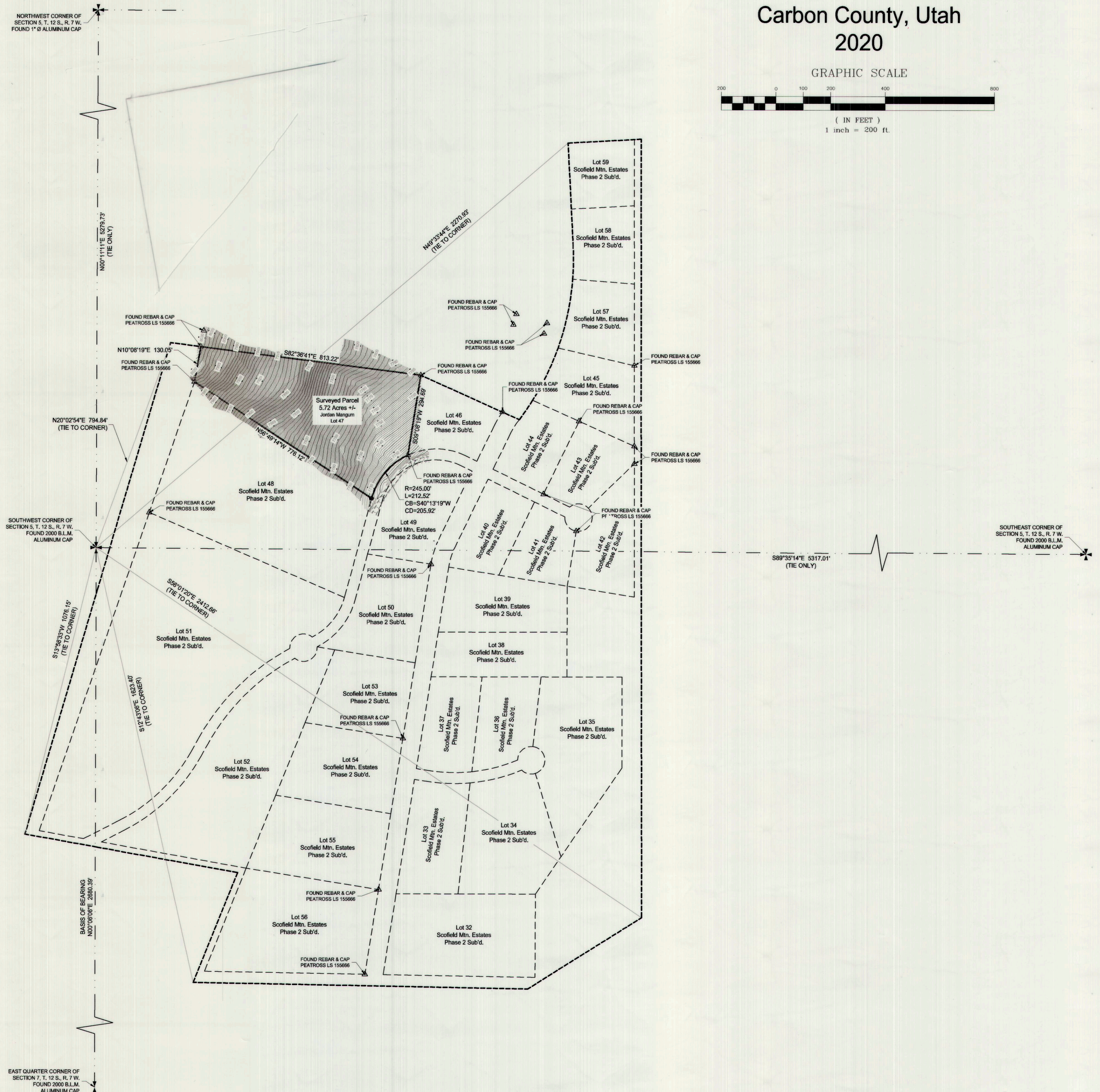
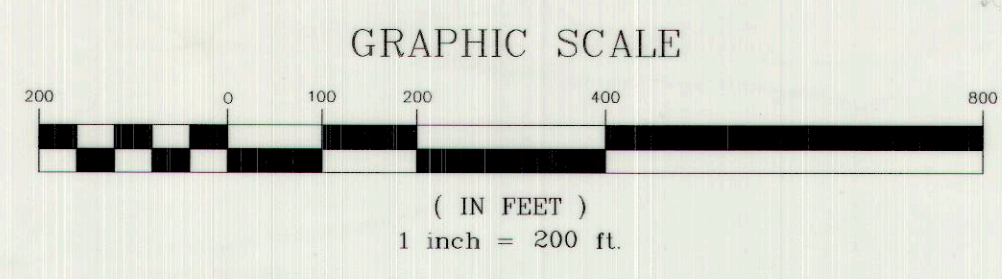
2020

Ent: 052032 Bk 976 Pg 107
 Date: 04-NOV-2020 4:38:10PM
 Fee: \$50.00 Credit Card Filed By: RO
 KARLA MEDLEY, Recorder
 CARBON COUNTY CORPORATION
 For: JONES & DEMILLE #806

NORTHWEST CORNER OF SECTION 5, T. 12 S., R. 7 W. FOUND 1" Ø ALUMINUM CAP

SOUTHWEST CORNER OF SECTION 5, T. 12 S., R. 7 W. FOUND 2000 B.L.M. ALUMINUM CAP

EAST QUARTER CORNER OF SECTION 7, T. 12 S., R. 7 W. FOUND 2000 B.L.M. ALUMINUM CAP



LEGEND

- SURVEYED BOUNDARY LINE
- - - PHASE 2 SUBDIVISION BOUNDARY LINE
- SECTION LINE
- - - PHASE 2 SUBDIVISION LOT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- - - EDGE OF EXISTING ROAD
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- △ FOUND SURVEY MONUMENT AS NOTED
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊙ FOUND QUARTER SECTION CORNER AS NOTED
- ⊖ NOT FOUND QUARTER SECTION CORNER AS NOTED



SURVEY NARRATIVE AND NOTES

- THE PURPOSE OF THIS SURVEY WAS TO PERFORM A TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY ON LOT 47 OF SCOFIELD MOUNTAIN ESTATES - PHASE 2 SUBDIVISION LOCATED IN CARBON COUNTY, UTAH. CERTAIN CORNERS OF THE HEREOF DESCRIBED PARCEL OF LAND WERE STAKES AS PART OF THIS SURVEY.
- BASIS OF BEARING IS N00°06'06"E BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 8, T. 12 S., R. 7 E., S.L.B. & M.
- THE FOLLOWING SURVEY DATA OR SURVEY PLATS WERE USED TO HELP ESTABLISH THE CORNERS OF THE HEREOF SHOWN PARCELS OF LAND.
 - #1 - THE SCOFIELD MOUNTAIN ESTATES PHASE 2 SUBDIVISION PLAT IS ON FILE AT THE CARBON COUNTY RECORDERS OFFICE. SAID PLAT SHOWS THE LAYOUT OF THE LOTS AND ROADS WHICH CAN BE FOUND AS ENTRY NUMBER 112500, BOOK 5 PAGE 103.
 - #2 - B.L.M. DID A DEPENDENT RESURVEY IN TOWNSHIP 12 SOUTH, RANGE 7 EAST BEGINNING IN JULY OF 2000 AND ENDING IN OCTOBER OF 2000. SAID SURVEY WAS APPROVED BY THE STATE OFFICE ON APRIL 13, 2004, AS FILE 834-A.
- THE FOUND LOT CORNERS AS SHOWN HEREOF WERE USED TO ESTABLISH THE LOT LINES, ROADS, AND THE BOUNDARY OF THE SCOFIELD MOUNTAIN ESTATES PHASE 2 SUBDIVISION. THE LOCATIONS OF THE SECTION CORNERS SHOWN HEREOF, ARE WHERE WE LOCATED THEM AND NOT AT THE LOCATION AS SHOWN ON THE SAID SUBDIVISION PLAT.
- THE CORNERS OF THE PARCEL HAVE THE FOLLOWING ELEVATIONS ON THEM.
 - NW CORNER = 8028.03
 - SW CORNER = 8001.82
 - SE CORNER (SOUTHERN) = 7728.70
 - SE CORNER (NORTHERN) = 7725.46
 - NE CORNER = 7755.41

DEED DESCRIPTION FOR PARCEL 2A-0057-0047

AS FOUND ON A WARRANTY DEED ENTRY NUMBER 851432, BOOK 972 PAGE 478 IN THE OFFICE OF THE CARBON COUNTY RECORDERS OFFICE.

LOT 47, OF THE SCOFIELD MOUNTAIN ESTATES PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CARBON COUNTY, ON JULY 22, 2005 IN BOOK 5 OF PLATS AT PAGE 103, ENTRY NUMBER 112500, TOGETHER WITH THE RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE "COMMON GROUND" WHICH RIGHTS, EASEMENTS, AND RESPONSIBILITIES ARE DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SCOFIELD MOUNTAIN HOME SUBDIVISION, PHASES 1, 2, & A, RECORDED SEPTEMBER 12, 2005 IN BOOK 601 AT PAGE 478, AND IN THE AMENDED COVENANTS RECORDED JUNE 20, 2008 IN BOOK 621 AT PAGE 460 AND RECORDED APRIL 20, 2019 IN BOOK 927 AT PAGE 456.

RESERVING TO THE GRANTOR, SCOFIELD MOUNTAIN ESTATES, INC. ALL OIL, GAS, AND OTHER MINERAL RIGHTS THAT ARE NOT HERETOFORE RESERVED OR CONVEYED BY OTHER PARTIES.

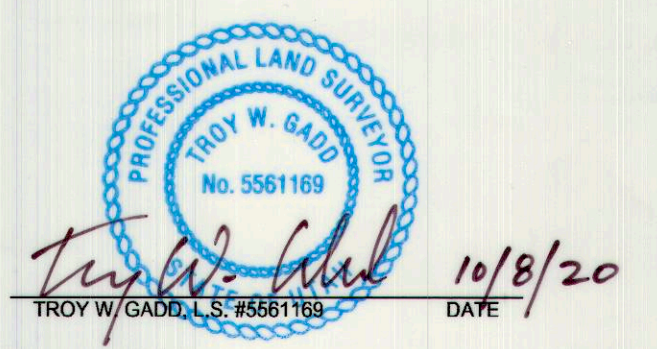
ALSO, RESERVING TO THE GRANTOR, SCOFIELD MOUNTAIN ESTATES, INC., ALL HUNTING RIGHTS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS HOWEVER EVIDENCED.

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREOF WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



PREPARED BY:
Jones & DeMille Engineering, Inc.
 CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
 - infrastructure professionals -
 1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2009-102 FILE NAME: h:\dproj\2009-102\dwg\2009-102 survey.dwg
 SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 10/8/2020 PLOTTED: 10/12/2020

Jordan Mangum
Topographic and Boundary Survey
 Carbon County, Utah
 Scale: 1" = 200'

#806