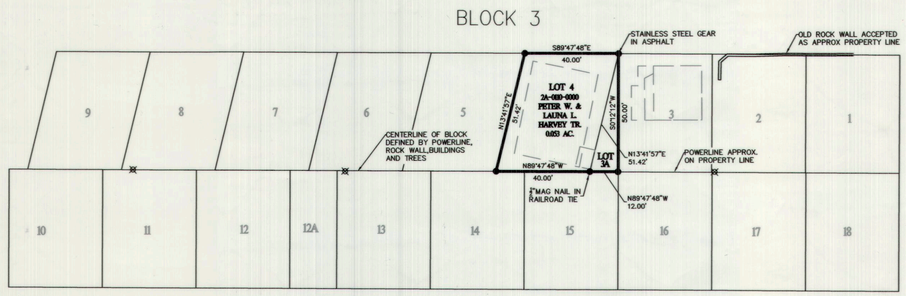
Ent 852118 Bk 976 Pg 581
Date: 12-NOV-2020 9:22:35AM
Fee: $45.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: BEN GRIMES
#809



PURPOSE OF THE SURVEY

TO ESTABLISH PROPERTY LINES AND CORNERS FOR LOTS 3A & 4, BLOCK 3, SCOFIELD CAMPSITE SUBDIVISION.

NOTES TO THE SURVEY

THE SUBDIVISION PLAT, ENTRY NUMBER 108211, RECORDED IN BOOK 3 OF PLATS IN THE CARBON COUNTY RECORDERS OFFICE, DATED DECEMBER 11, 1964 IS MATERIALLY INADEQUATE AND IS IMPOSSIBLE TO PLOT ACCURATELY DUE TO HAVING FEW ACCURATE BEARINGS AND DISTANCES TIED TO THE PUBLIC LANDS SURVEY AND TO THE BOUNDARY OF THE SUBDIVISION AS SHOWN. THERE ARE NO TIES TO BLOCK 3 WHERE THE SUBJECT LOT IS LOCATED. THERE ARE NO TIES THAT LEAD TO BEING ABLE TO ACCURATELY LOCATE THE SUBJECT LOTS OR ANY OF THE LOTS IN BLOCK 3. THERE ARE NO BEARINGS SHOWN ON THE BLOCK AND LOT LINES AND CAN ONLY BE PLOTTED APPROXIMATELY BY SCALING FROM A COPY OF THE PLAT, WHICH IS VERY PROBLEMATIC AND LEADS TO MANY UNKNOWNS AND INACCURACIES. THE ORIGINAL RECORDED PLAT IS ON PAPER AND APPEARS TO BE A COPY, WHICH LIKELY HAS STRETCHED, SHRUNK OR OTHERWISE WARPED FROM THE ORIGINAL PLAT MAKING IT PROBLEMATIC TO SCALE FROM.

NO PERMANENT MARKERS FROM THE 1964 SUBDIVISION PLAT COULD BE FOUND THAT DEFINE THE BOUNDARIES OF THE BLOCKS OR THE SUBDIVISION.

PROPERTY OWNERSHIPS IN THE SUBDIVISION CAN ONLY BE DOCUMENTED BY DEEDS CURRENTLY RECORDED IN THE CARBON COUNTY RECORDERS OFFICE. THERE ARE NO RECORDED DEEDS FOR THE SUBJECT LOTS PRIOR TO 2004. A THOROUGH SEARCH WAS MADE OF THE RECORDS IN THE CARBON COUNTY RECORDER'S OFFICE BACK TO PATENT AND NO DEEDS ARE RECORDED. UNRECORDED DEEDS MAY EXIST THAT PROVE OWNERSHIP. SOME DEEDS WERE FOUND THAT REFERENCE LOTS AND BLOCKS PRIOR TO RECORDATION OF THE CURRENT SUBDIVISION PLAT RECORDED ON DECEMBER 11, 1964. THIS INDICATES THAT THERE WAS SOME KIND OF SUBDIVISION PLAT OR DRAWING EXISTING PRIOR TO 1964, HOWEVER NO RECORD OF THIS OLD, UNOFFICIAL SUBDIVISION CAN BE FOUND. ACCORDING TO SOME PROPERTY OWNERS AND PAST PROPERTY OWNERS CABINS STARTED TO BE CONSTRUCTED IN THE 1940'S AND 1950'S. FOR PURPOSES OF THIS SURVEY BLOCK AND LOT LAYOUT AND POSITION WERE DETERMINED USING EXISTING OCCUPATION EVIDENCE, EXISTING FEATURES, FENCES, POWERLINES AND LOT CORNERS AGREED UPON BY ADJACENT LOT OWNERS. THE APPROXIMATELY DEDEAST – WEST CENTERLINE OF BLOCK 3 WAS USED AS MAJOR CONTROL SINCE IT REPRESENTS THE ACCEPTED OCCUPATION BOUNDARY BETWEEN THE NORTH AND SOUTH LOTS IN THE BLOCK.

LEGAL DESCRIPTION

LOTS 3A & 4, BLOCK 3, SCOFIELD CAMPSITE SUBDIVISION

Two parcels of land situated in the southwest quarter of the northwest quarter of Section 10, Township 12 South, Range 7 East, Salt Lake Base & Meridian, with a basis of bearing using high precision, survey grade GPS equipment, more particularly described as follows:

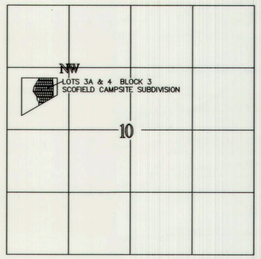
LOTS 3A & 4, BLOCK 3, SCOFIELD CAMPSITE SUBDIVISION

Containing 0.053 acres.

Subject to any recorded or unrecorded easements, rights of way and any other restrictions placed on the land in the past.

VICINITY MAP

SEC 10, T12S, R 07 E, SLB&M
NOT TO SCALE



N

0 50 100
FEET

LEGEND

●	5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
—x—x—x—	EXISTING FENCES
———	BLOCK & LOT LINES
———	SUBJECT LOT LINES
2A-0100-0000	CARBON COUNTY PROPERTY PARCEL NUMBERS
	HOUSES AND BUILDINGS
✖	POWER POLES

SURVEYORS CERTIFICATE

I Benjamin A. Grimes, do hereby certify that I am a Registered Land Surveyor holding certificate No. 167246 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act of The State of Utah. I further certify that I have made a survey of the tract of land shown and described on this plat, and that the information shown hereon is correct to the best of my knowledge and information

PROFESSIONAL LAND SURVEYOR
167246
BENJAMIN A. GRIMES
STATE OF UTAH

BENJAMIN. A. GRIMES, P.L.S. #167246 DATE: 11/11/20

BAGRIMES SURVEYING & ENVIRONMENTAL SERVICES, LLC
795 WEST TWIN PEAKS ROAD
ELMO, UTAH 84521
(435) 609-8963

DESIGNED	B.A.G.	3				
DRAFTED	B.A.G.	2				
CHECKED	B.A.G.	1				
DATE	11/10/20	NO.	DATE	REVISIONS	BY	APVD.

SCALE 1" = 30'

RECORD OF SURVEY
PETER W. & LAUNA L. HARVEY TRUST
LOTS 3A & 4, BLOCK 3, SCOFIELD CAMPSITE SUBDIVISION

MAP 1 of 1

#809