Ent 854317 Bk 989 Pg 58
Date: 24-MAR-2021 10:17:30AM
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KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: BEN GRIMES PURPOSE OF THE SURVEY TO STAKE THE CORNERS OF THE BOB M. & CHERYL L. PETERSON PARCEL 1C-0921-0000. NOTES TO THE SURVEY 1. CARBON COUNTY SURVEY AND BLM SURVEY INFORMATION WAS USED TO LOCATE SECTION CORNERS. 2. THE ACTUAL PARCEL BEARINGS AND DISTANCES VARY FROM THE DEEDS. ACTUAL BEARINGS AND DISTANCES WERE DETERMINED USING CARBON COUNTY AND BLM SURVEY INFORMATION AND USING SURVEY GRADE GPS EQUIPMENT AS PER STANDARD SURVEY PROCEDURES. THE NEW PROPERTY 1C-0923-0000 THEO M. WOOD DESCRIPTION MATCHES THE ADJOINING PROPERTY DEEDS AND CONFORMS TO STANDARD BLM SECTION BREAKDOWN AS PER THE ORIGINAL PATENTED PROPERTIES. BEARINGS AND DISTANCES OF ALL DEEDS DO NOT CONFORM TO THAT STANDARD AS ORIGINALLY PATENTED FROM THE STATE OF _x___x___x___x___x___x___x___x___x UTAH. ALL PROPERTY LINES HAVE BEEN ROTATED TO FIT ACTUAL SECTION LINES, QUARTER SECTION LINES AND QUARTER QUARTER SECTION LINES ACCORDING TO THE BLM SURVEY MANUAL OF 2009 AND AS ORIGINALLY PATENTED BY THE STATE OF UTAH TO THE ORIGINAL PROPERTY OWNERS. ._____ N89° 34' 34"W 3. THE FENCES IN THE AREA DO NOT MATCH THE DEED DESCRIPTIONS OF THE SUBJECT PROPERTY (DEED WEST) AND ADJACENT DEEDS WHICH IS TYPICAL FOR RURAL UTAH. EXISTING FENCES ARE SHOWN ON THE DRAGERTON SUBDIVISION 1C-0918-0002 PLAT. NONE OF THE FENCES ARE ON STANDARD SECTION LINES AS THEY SHOULD BE. 1C-0916-0000 PHILLIP A. CORDOVA JESSE PANTELAKIS LEGAL DESCRIPTION A parcel of land situated in the southeast quarter and of the southwest quarter of Section 2, Township 15 South, Range 13 East, Salt Lake Base & Meridian, with a basis of bearing of S89°30'02"E between the southwest corner and the south quarter corner of Said Section 2, more particularly described as follows: Beginning at a point N89°30'02"W 435.69 feet along the south line of the southwest quarter of Section 2, Township 15 S89° 51' 14"W South, Range 13 East, Salt Lake Base and Meridian from the south one quarter corner of said Section 2; thence (DEED WEST ') N00°37'59"W 91.39 feet along the west line of the Darwin W. Eyre parcel 1C-0917-0000 to the south line of the Sonia Garcia parcel 1C-0915-0000; thence along said parcel \$89°22'01"W 15.40 feet; thence along the west line of DRAGERTON SUBDIVISION said Garcia parcel N00°37'59"W 417.50 feet to the northwest corner of said Garcia parcel; thence N89°22'01"E 448.78 feet to the east line of the southwest quarter of said Section 2, which is the west line of the Dragerton Subdivision 10-0921-0002 and is a fence; thence along said Dragerton Subdivision line and fence and east line of said quarter section line N00°52'48"W 534.53 feet to the southeast corner of the Phillip A. Cordova parcel 1C-0918-0000; thence along the south side of said Cordova parcel and the William & Mary Turner parcel 1C-0920-0000 S89'51'14"W 128.16 feet to the east line of the Corrie Curtis parcel 1C-0921-0002; thence along said Curtis parcel S00°08'46"E 200.00 feet to the southeast corner of said Curtis parcel; thence along the south line of said Curtis parcel S89°51'14"W 421.00 feet to the southwest corner of said Curtis parcel; thence along the west line of said Curtis parcel N00°08'40"W 451.43 feet S89° 51' 14"W to the south line of the Theo M. Wood parcel 1C-0923-0000, which is also the north line of the southeast quarter of (DEED WEST 421.00') the southwest quarter of said Section 2; thence along said quarter section line N89°34'34"W 782.78 feet to the northwest corner of the southeast quarter of the southwest quarter of said Section 2; thence along said west line of said southeast quarter of the southwest quarter and the east line of the R. Keith Barker parcel 1C-0922-0000 S00°52'42"E 1296.30 feet to the southwest corner of said southeast quarter of the southwest quarter of said Section 2; thence along said south line of the southeast quarter of the southwest quarter and the north line of the Lisa & DRAGERTON SUBDIVISION Brady Miller parcel 1C-0951-0000 S89°30'02"E 893.19 feet to the point of beginning. Containing 29.24 acres. 1C-0921-0000 BOB M. & CHERYL L. PETERSON 29.24 ACRES **SURVEYORS CERTIFICATE** I Benjamin A. Grimes, do hereby certify that I am a Professional Land Surveyor holding certificate No. 167246 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act of DRAGERTON SUBDIVISION N89° 22' 01"E 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 (DEED EAST 451.00') SONIA GARCIA S89° 22' 01"W 15.40 (DEED WEST 15.4') SOUTH QUARTER CORNER SEC 2, T15S, R13E, SLB&M FOUND 2 BLM ALUM. REFERENCE BASIS OF BEARING 435.69 S89° 30' 02"E S89°30'02"E S89'30'02"E GPS VICINITY MAP BASIS OF BEARING (BLM RECORD S88'48'00"E) ___x__x__x__x__<u>N89</u>*<u>30</u>*<u>92</u>*W_x__x__ 893.19 (DEED EAST 884.4') SEC 2, T 15 S, R 13 E, SLB&M FOUND REBAR/CAP WITH PE & LS NO. 145656 FOUND GLO BRASS CAP 1942 FOUND 1942 GLO BRASS CAP SOUTHWEST CORNER OF SEC. 2, T15S, R13E, SLB&M ACCEPTED AS SOUTHWEST LEGEND CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST 1C-0951-0000 LISA & BRADY MILLER QUARTER OF SECTION 2, T15S, R13 E SLB&M 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED EXISTING FENCES FOUND GLO BRASS CAP 1942 ___x__x___ FOUND GLO BRASS CAP 194 1C-0949-0003 CHARLES & CAROLYN S. ABEYTA 40 ACRE LINES _____ ____ SECTION LINE PETERSON PROPERTY LINE 1C-0921-0000 CARBON COUNTY PROPERTY PARCEL NUMBERS NOT TO SCALE RECORD OF SURVEY BOB M. PETERSON AND CHERYL L. PETERSON, PARCEL 1C-0921-0000 DESIGNED 1 OF 1 ORIGINAL BAGRIMES SURVEYING & LOCATED IN THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 15 B.G. DRAFTED ENVIRONMENTAL SERVICES, 1" = 100'SOUTH, RANGE 13 EAST, SALT LAKE BASE & MERIDIAN CHECKED 795 WEST TWIN PEAKS RD. REVISIONS NO. DATE 03/18/21 ELMO, UT 84521 435-609-1963