

PURPOSE OF THE SURVEY
 TO STAKE LOT 1 OF THE KENILWORTH SUBDIVISION, APPROVED BY THE CARBON COUNTY COMMISSION ON NOV 8, 1972.

NOTES TO THE SURVEY
 Carbon County and BLM Survey information used to locate section corners and divide the section.
 The Kenilworth Subdivision Plat has many inconsistencies and errors that present problems in locating streets, and lots. The north quarter corner of Section 21 as shown on the plat and used as the basis of the entire plat is not in the location as surveyed by the U.S Public Land Surveys prior to the subdivision date. Many ties, distances and bearings are missing or are incorrect. Since the quarter corner as shown was used as the basis of the plat it is necessary for any subsequent survey to use the same location to avoid significant problems with interpretation of beginning points. This survey uses the quarter corner as shown as the basis of the plat. Doing otherwise would introduce unacceptable consequences. To aid in this survey, high precision, geo-referenced aerial photography produced by the State of Utah and Carbon County have been used to verify the locations of streets, blocks, lots, fences and etc. to help locate Lot 1, and surrounding properties. The north-south quarter section line as shown on the Kenilworth Plat is very likely not correct in bearing for the same reason as discussed above. The bearing shown on the plat is the basis for the legal description of Tracts C and D of the plat as well as Lot 1. The bearing of S0°06'W as shown on the plat must be used to locate Lot 1, and the location of the boundaries of Tract C and D and seems to be key in a majority of the plat.

No road width is shown on the plat for the access street to Lot 1, however it scales at 30 feet in width. This street is a part of the approved subdivision and was dedicated along with all of the streets in the subdivision in the Owner's Dedication, stating, "The North American Coal Corp., owner of the above described tract of land, having caused same to be subdivided into lots, and streets to be hereafter known as the Kenilworth Subdivision."

The chain link fence shown near the north boundary of Lot 1 encroaches on Lot 1.

Several survey monuments for adjacent properties were found during this survey placed by Alber Spensko PLS # 146652. Albert's interpretation of the Kenilworth Plat and this surveyor's agree in general.

LOT 1 LEGAL DESCRIPTION
 Lot 1 of the Kenilworth Subdivision, approved by the Carbon County Commission on November 8, 1972, located in Tract D, with a Basis of Bearing of N89°54'00"W along the north line of the northeast quarter of Section 21, T13S, R10E, SLB&M as shown on the Kenilworth Subdivision, described more particularly as follows:
 Beginning at a point S00°06'00"W 609.00 feet along the west line of the northeast quarter of Section 21, Township 13 South, Range 10 East, Salt Lake Base and Meridian and S89°54'00"E 8.00 feet from the north quarter corner of said Section 21 as referenced on the Kenilworth Subdivision Plat; thence S89°54'00"E 135.00 feet; thence S00°06'00"W 125.00 feet; thence N89°54'00"W 143.00 feet to the west line of Tract D of said Kenilworth Subdivision; thence along said west line of Tract D N00°06'00"E 74.00 feet; thence S89°54'00"E 8.00 feet; thence N00°06'00"E 51.00 feet to the point of beginning.

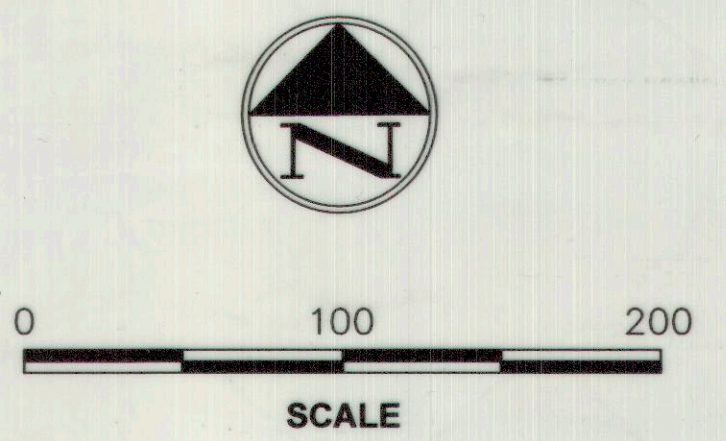
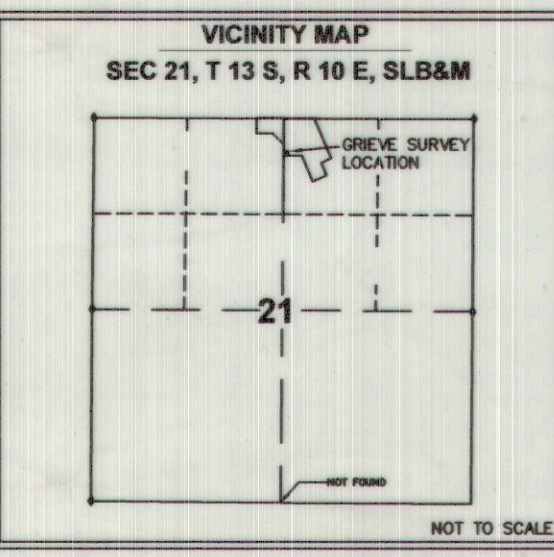
Subject to any easements and rights-of-way of record.
 Containing 0.40 acres.

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 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: 11/5/21

LEGEND

- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
- FOUND SPENSKO MONUMENTS
- - - - - EXISTING FENCES
- - - - - 40 ACRE LINES
- - - - - QUARTER SECTION LINES
- - - - - SECTION LINE
- - - - - LOT 1
- 02-3586-0005 CARBON COUNTY PROPERTY PARCEL NUMBERS



BAGRIMES SURVEYING 795 WEST TWIN PEAKS RD. ELMO, UT 84521 435-609-1963	DESIGNED	B.A.G.	3						SCALE ORIGINAL 1" = 80' REVISIONS BY APVD.	RECORD OF SURVEY ROBERT D. GRIEVE, LOT 1, KENILWORTH SUBDIVISION LOCATED IN THE NE QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN	MAP 1 OF 1
	DRAFTED		2								
	CHECKED		1								
	DATE	11-4-21	NO.		DATE						

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