

CALCULATED  
 NORTH QUARTER  
 SEC. 7, T 15 S, R 11 E

AREA DESCRIBED  
 FOR CONVEYANCE  
 (SEE SHEET 2)

S0°46'06"E, 302.90'  
 (SOUTH, 340.57' - RECORD)

SW COR., NW 1/4  
 SEC. 7 - NOT SET

N89°17'07"E, 338.64'  
 (EAST, 374.08' - RECORD)

N89°17'07"E, 184.72'  
 (EAST, 220.16' - RECORD)

P.O.B.  
 PARCEL 2

TRAILER

S0°46'06"E, 249.64'  
 (SOUTH, 290.29' - RECORD)

P.O.B.  
 PARCEL 1

PARCEL 2

1B-0239-0001  
 EDWARD &  
 JAYLYNN PELL

PARCEL 1

1B-0239-0002  
 EDWARD &  
 JAYLYNN PELL

1B-0242-0001  
 EDWARD &  
 JAYLYNN PELL

1B-0240-0000  
 CLINTON D. &  
 JESSICA PRETTYMAN

1B-0239-0000  
 BRIAN & CHELCEE  
 EVANS

02-1929-000  
 CLINTON D. &  
 JESSICA PRETTYMAN

02-1915-0000  
 BRIAN & CHELCEE  
 EVANS

02-1915-0001  
 EDWARD &  
 JAYLYNN PELL

02-1915-0002  
 EDWARD &  
 JAYLYNN PELL

02-1914-0001  
 EDWARD &  
 JAYLYNN PELL

02-1917-0002  
 LARRY D. &  
 SHELLY D. MCKINNON

02-1917-0000  
 OLIVE JONES, TR.

FOUND CCS ALUMINUM CAP  
 SOUTH QUARTER CORNER  
 SEC. 7, T 15 S, R 11 E

1B-0241-0000  
 EDWARD &  
 JAYLYNN PELL

N89°17'07"E, 40.00'  
 (EAST, 40' - RECORD)

N89°17'07"E, 20.00'  
 (EAST, 20' - RECORD)

S89°17'07"W, 20.00'  
 (WEST, 20' - RECORD)

S0°46'06"E, 222.45'  
 (SOUTH, 200' - RECORD)

S0°46'06"E, 222.44'  
 (SOUTH, 200' - RECORD)

N0°46'06"W, 289.20'  
 (NORTH, 289' - RECORD)

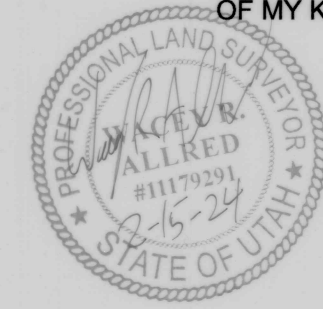
N0°46'06"W, 222.64'  
 (NORTH, 200' - RECORD)

N89°21'52"E, 133.92'  
 (EAST, 133.92' - RECORD)

N89°21'52"E, 133.92'  
 (EAST, 133.92' - RECORD)

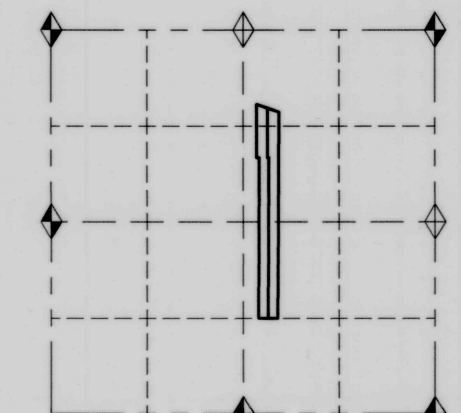
CERTIFICATE

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.



LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- ADJOINING PARCELS
- EXISTING FENCE LINE
- DENVER & RIO GRANDE RAILROAD R-O-W
- CENTERLINE RAIL ROAD TRACK
- EXISTING ROAD
- WELLINGTON CITY LIMITS
- FOUND SECTION CORNER MONUMENT
- CALCULATED SECTION CORNER MONUMENT
- SET 5/8" REBAR WITH 1 1/2" RED PLASTIC CAP MARKED J&T ENG WRA LS 11179291



KEY MAP:  
 SECTION 7, TOWNSHIP 15 SOUTH, RANGE 11 EAST

SURVEYOR'S NARRATIVE:

Surveyed at the request of JD Pell to monument and describe a new 0.76 acre parcel from the parent parcels (Tax ID No. 1B-0239-0001, 02-1915-0001, 1B-0239-0002 and 02-1915-0002) described on the Warranty Deed recorded as Entry No. 823114, Bk. 814, Pg. 445, Official Records of the Carbon County Recorder. The description for the new 0.75 acre parcel are shown on Sheet 2 of this survey. Mr. Pell's parents currently own the said above parent parcels and intend on conveying the newly described parcel to Mr. Pell.

After subdividing the Section, based on found Section Monuments, and in accordance with the 2009 BLM Manual of Surveying Instructions, it was evident that the entire surveyed area was not located as called for by the record descriptions. A patent ambiguity was apparent within the point of beginning for the descriptions of the said above parent parcels along with the adjoining parcels, therefore, the point of beginning was adjusted for all parcels, as shown here on, to be in harmony with the observed occupation lines. By making this adjustment, it is my opinion that the survey shown hereon best represent the intent of where the boundary lines should be. Record bearings and distances are shown in parenthesis (RECORD) in comparison to the surveyed bearing and distances.

The right-of-way of the Denver & Rio Grande Railroad controls the Northerly boundary of the record parcels. The sidelines of said right-of-way were established by locating the centerline of the existing railroad tracks and offsetting the right-of-way a distance of 100 feet on each side of said centerline. The calculated right-of-way line was in harmony with fence lines accepted as monumentation of said right-of-way.

A Record of Survey performed by Lee M. Swasey in 2015 was found, used and accepted as reference for this survey and is on file as Survey No. 636, Official Records of the Carbon County Recorder.

The survey was based on instructions in the field by Mr. Pell, the above said Warranty Deeds, the said above Record of Survey, existing occupation lines that delineate the surveyed area and found Section Monuments.

This surveyor conducted a field survey for evidence and monumentation. Found evidence and monumentation is shown hereon. There may exist other evidence, monumentation and documents that could potentially affect this survey. Any new evidence contradictory to this survey should be presented to this surveyor for review and consideration.

DEEDED PROPERTY DESCRIPTIONS:

WARRANTY DEED (ENTRY No. 823114 Bk. 814, Pg. 445)  
 PARCEL 1: (Tax Parcels 1B-0239-0002 and 02-1915-0002)  
 Beginning at a point 374.08 feet East of the Southwest Corner of the Northwest Quarter of Section 7, Township 15 South, Range 11 East, SLB&M, and running thence South, 440 feet; thence East, 20 feet; thence South, 2200 feet; thence East, 133.92 feet; thence North, 2880 feet, more or less, to the Southerly line of the D&RGWRR right-of-way; thence N 72° W, along said Southerly line 161.84 feet, more or less, to a point lying 290.29 feet North, more or less, from the point of beginning; thence South, 290.29 feet, more or less, to the point of beginning.

PARCEL 2: (Tax Parcels 1B-0239-0001 and 02-1915-0001)  
 Beginning at a point 220.16 feet East of the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M; and running thence South, 440 feet; thence East, 40 feet; thence South, 2200 feet; thence East, 133.92 feet; thence North, 2880 feet, more or less, to the Southerly line of the D&RGWRR right-of-way; thence N 72° W, along said Southerly line 161.84 feet, more or less, to a point lying 340.57 feet North, more or less, from the point of beginning; thence South, 340.57 feet, more or less, to the point of beginning.

BASIS OF BEARING:

S 00°59'03" E, between the North Quarter Corner and the South Quarter Corner of Section 7, T 15 S, R 11 E, SLB&M. Based on GPS Observations.

SHEET No. 1 of 2	SECTION	TOWNSHIP	RANGE	DATE	SCALE
	7	15 S.	11 E.	2-5-24	1" = 100'
PROJECT No.	LOTS	BLOCK	SURVEY	DRAWN BY	
				WRA	

JD PELL  
 P.O. BOX 783  
 WELLINGTON, UTAH 84542

**Johansen & Tuttle** ENGINEERING INC.  
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WACEY R. ALLRED  
 PROFESSIONAL LAND SURVEYOR 11179291

DESIGNED	WRA	2-24	CHECKED	BHT	W-24
DRAWN	WRA	1-24	CHECKED	TLT	2-24
SURVEYED	WRA	1-24	CHECKED		
R.O.W.			CHECKED		

PROJECT FILE: T/PPS/2024 / JD Pell

# 929