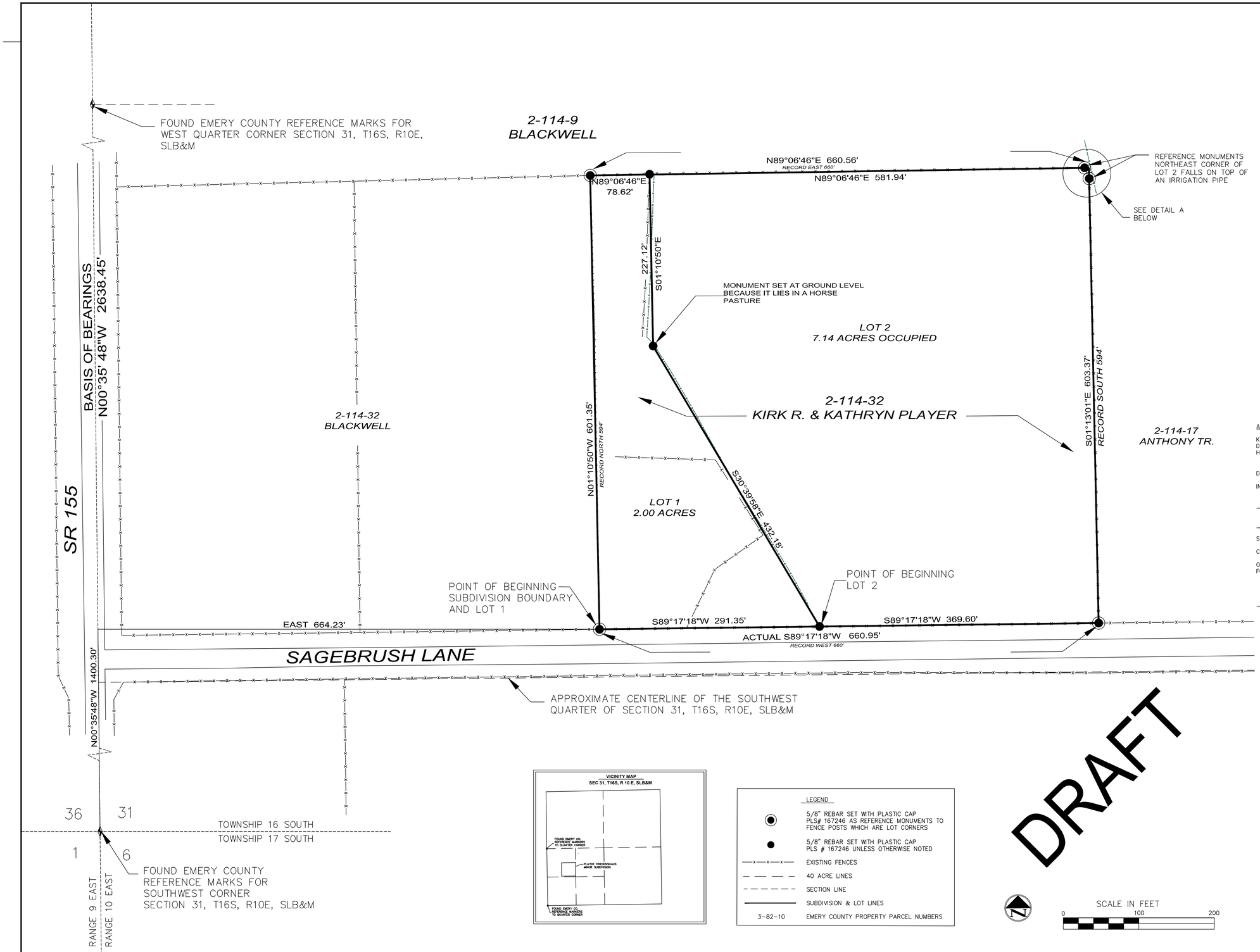


PURPOSE OF THE SURVEY
TO SUBDIVIDE EMERY COUNTY PARCEL 2-114-23 INTO TWO LOTS.

NOTES TO THE SURVEY

1. THE FENCES IN THE AREA OF PARCEL 2-114-23 DO NOT MATCH THE TYPICAL SECTION LINES AND SECTION BREAKDOWN LINES AS PER THE PUBLIC LAND SURVEY SYSTEM AND THE LATEST BLM MANUAL. IT APPEARS THAT THE DESCRIPTIONS OF THE PARCELS WERE INTENDED TO BE SUBDIVISIONS OF SECTION 31.
2. THE SUBJECT PARCEL 2-114-23 LEGAL DESCRIPTION CALLS THE PARCEL BOUNDARY LINES IN THE CARDINAL DIRECTIONS, NORTH, SOUTH, EAST AND WEST, YET THE EXISTING FENCES ARE NOT CARDINAL, THEY ALL VARY FROM CARDINAL DIRECTIONS. THE PARCEL DESCRIPTIONS ON THE EAST AND WEST OF THE SUBJECT PARCEL FOLLOW THE SAME CARDINAL DIRECTIONS BUT THE EXISTING FENCES FOR THESE PARCELS ARE NOT CARDINAL.
3. TO PREVENT ARGUMENTS AND DISCORD WITH NEIGHBORS THIS SURVEY PRESENTS PARCEL 2-114-23 BOUNDARY LINES (FENCES) WITH ACTUAL BEARINGS AND DISTANCES AS PER STANDARD SURVEYING PRACTICE. EXISTING BOUNDARY FENCES ARE USED AS PROPERTY LINES FOR THE SUBJECT SUBDIVISION SINCE MOST OF THE FENCES IN THE AREA ARE IN THE CONDITION AS NOTED IN NOTES 1 AND 2 ABOVE. EXISTING DEED RECORD CALLS FOR PARCEL 2-114-23 BOUNDARY LINES ARE SHOWN IN *ITALICS*.

LEGAL DESCRIPTIONS

MINOR SUBDIVISION BOUNDARY

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SHOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, WITH A BASIS OF BEARING OF N00°35'48"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 31, BEING FURTHER DESCRIBES AS FOLLOWS:

BEGINNING AT A POINT LYING IN A BARBED WIRE FENCE RUNNING ROUGHLY EAST AND WEST, SAID POINT BEING N00°35'48"W 1400.30 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 AND EAST 664.23 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE EXISTING FENCES THE NEXT FOUR CALLS; THENCE N01°10'50"W 601.35 FEET; THENCE N89°06'46"E 660.56 FEET; THENCE S01°13'01"E 603.37 FEET TO THE SAGEBRUSH LANE NORTH RIGHT OF WAY FENCE; THENCE ALONG SAID RIGHT OF WAY FENCE S89°17'18"W 660.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.14 ACRES.

LOT 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SHOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, WITH A BASIS OF BEARING OF N00°35'48"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 31, BEING FURTHER DESCRIBES AS FOLLOWS:

BEGINNING AT A POINT LYING IN A BARBED WIRE FENCE RUNNING ROUGHLY EAST AND WEST, SAID POINT BEING N00°35'48"W 1400.30 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 AND EAST 664.23 FEET; THENCE N01°10'50"W 601.35 FEET ALONG AN EXISTING FENCE; THENCE N89°06'46"E 78.62 FEET; THENCE S01°10'50"E 227.12 FEET; THENCE S30°39'58"E 432.18 FEET TO THE SAGEBRUSH LANE NORTH RIGHT OF WAY FENCE; THENCE ALONG SAID RIGHT OF WAY FENCE S89°17'18"W 291.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES.

LOT 2

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SHOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, WITH A BASIS OF BEARING OF N00°35'48"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 31, BEING FURTHER DESCRIBES AS FOLLOWS:

BEGINNING AT A POINT LYING IN A BARBED WIRE FENCE RUNNING ROUGHLY EAST AND WEST, SAID POINT BEING N00°35'48"W 1400.30 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 AND EAST 664.23 FEET AND N89°17'18"E 291.35 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N30°39'58"W 432.18 FEET; THENCE N01°10'50"W 227.12 FEET TO AND EXISTING FENCE; THENCE N89°06'46"E 581.94 FEET TO AND EXISTING FENCE; THENCE S01°13'01"E 603.37 FEET TO THE SAGEBRUSH LANE NORTH RIGHT OF WAY FENCE; THENCE ALONG SAID RIGHT OF WAY FENCE S89°17'18"W 369.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.14 ACRES.

ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KIRK R. & KATHRYN PLAYER, THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS 1 AND 2 TO BE HEREAFTER KNOWN AS THE:

PLAYER FRIEDENSHAUS MINOR SUBDIVISION

DO HEREBY APPROVE THIS PLAT.

IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS _____DAY OF _____2016.

_____

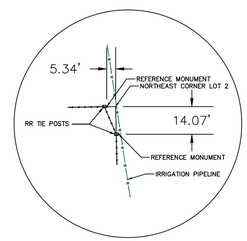
_____

_____

STATE OF _____
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 2020 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES



DETAIL A

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.

BENJAMIN. A. GRIMES, P.L.S. #167246

PROFESSIONAL LAND SURVEYOR 167246 BENJAMIN A. GRIMES STATE OF UTAH

LEGEND

- 5/8" REBAR SET WITH PLASTIC CAP PLS# 167246 AS REFERENCE MONUMENTS TO FENCE POSTS WHICH ARE LOT CORNERS
- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
- EXISTING FENCES
- 40 ACRE LINES
- SECTION LINE
- SUBDIVISION & LOT LINES
- 3-82-10 EMERY COUNTY PROPERTY PARCEL NUMBERS

DRAFT

SCALE IN FEET
0 100 200

BAGrimes Surveying & Environmental Services LLC 795 West Twin Peaks Rd. Elmo, Ut. 84521 (435) 609-9416	EMERY COUNTY PLANNING AND ZONING ADMINISTRATOR DATE: JEFF GUYMON	DESIGNED . B.G. DRAFTED . B.G. CHECKED B.G. , K.P. & K.P. DATE 04/01/20	3 2 1 NO.	DATE	REVISIONS	BY	APVD.

SCALE
ORIGINAL
1"=60'

COUNTY OF _____
PERSONALLY APPEARED BEFORE ME ON THIS_____DAY OF _____2016
_____
JEFF GUYMON
_____
NOTARY PUBLIC
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

PLAYER FRIEDENSHAUS MINOR SUBDIVISION

LOCATED IN SOUTHWEST QUARTER OF SECTION 31, T16S, R10E, SLB&M

MAP