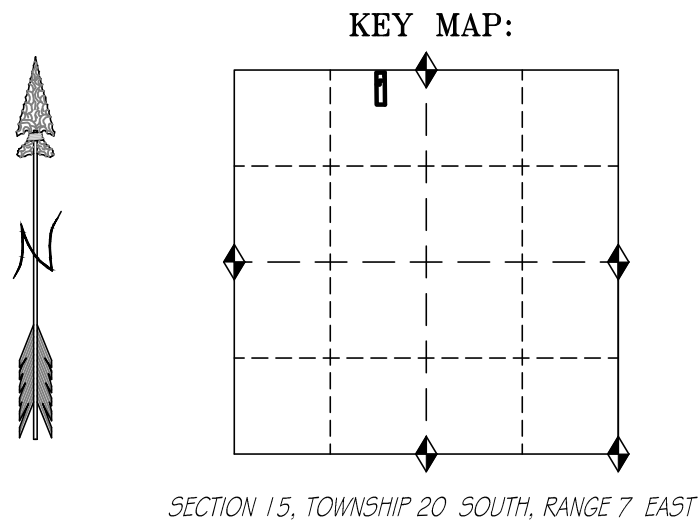
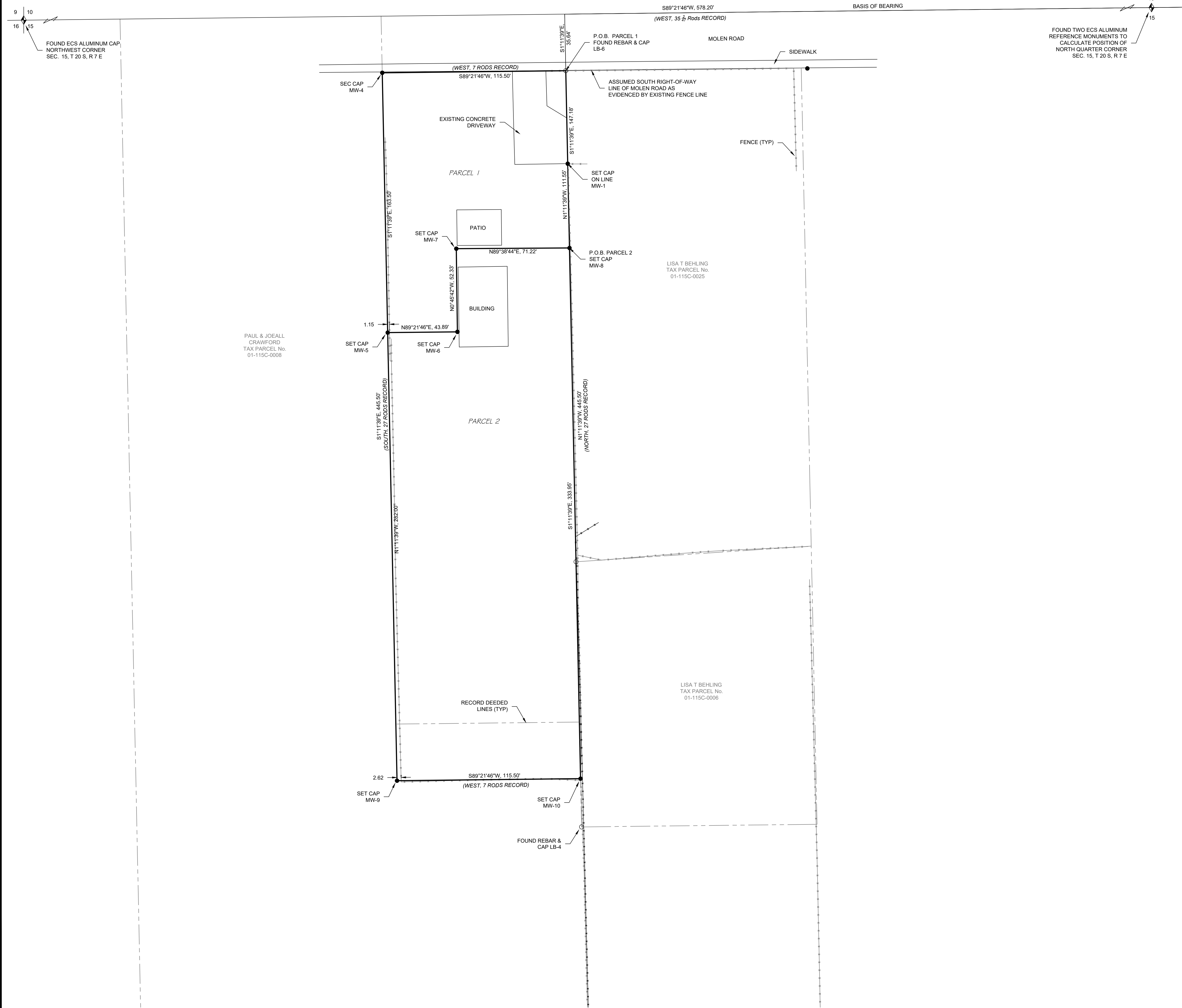




I, WACEY R. ALLRED, A PROFESSIONAL LAND SURVEYOR HOLDING UTAH CERTIFICATE NO. 11179291, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE PROPERTY DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LOCATION OF SURVEY:
Located within the Northeast Quarter of the Northwest Quarter of Section 15, Township 20 South, Range 7 East, SLB&M.

DEED DESCRIPTION (WARRANTY DEED RECORDED AS ENTRY No. 423215):
Beginning 35 ²/₇ Rods West of the Northeast Corner of the Northwest Quarter of Section 15, Township 20 South, Range 7 East; thence West, 7 Rods; thence South, 27 Rods; thence East 7 Rods; thence North, 27 Rods to the point of beginning.

SURVEYED DESCRIPTIONS:

PARCEL 1:
Beginning at a point which is located S 89°21'46" W, 578.20 feet along the Section Line and S 01°11'39" E, 35.64 feet from the North Quarter Corner of Section 15, Township 20 South, Range 7 East, SLB&M; said point being on the south right-of-way line of Molen Road; thence S 89°21'46" W, 115.50 feet; thence S 01°11'39" E, 163.50 feet; thence N 89°21'46" E, 43.89 feet; thence N 00°45'42" W, 52.33 feet; thence N 89°38'44" E, 71.22 feet; thence N 01°11'39" W, 111.55 feet to the point of beginning. Containing 0.35 acres, more or less.

PARCEL 2:
Beginning at a point which is located S 89°21'46" W, 578.20 feet along the Section Line and S 01°11'39" E, 147.18 feet from the North Quarter Corner of Section 15, Township 20 South, Range 7 East, SLB&M; said point being on the south right-of-way line of Molen Road; thence S 89°21'46" W, 115.50 feet; thence N 01°11'39" E, 333.95 feet; thence N 89°21'46" W, 115.50 feet; thence N 01°11'39" W, 282.00 feet; thence N 89°21'46" E, 43.89 feet; thence N 00°45'42" W, 52.33 feet; thence N 89°38'44" E, 71.22 feet to the point of beginning. Containing 0.83 acre, more or less.

BASIS OF BEARING:
S 89°21'46" W, between the North Quarter Corner and the Northwest Corner of Section 15, Township 20 South, Range 7 East, SLB&M.

SURVEYORS NARRATIVE:
Surveyed at the request of Mike Wayman to subdivide the parcel described on the Warranty Deed recorded as Entry No. 423215, Official Records of the Emery County Recorder, as shown hereon.
It is this surveyors opinion that there may be a patent ambiguity with the above said Warranty Deed. The Point of Beginning for all the properties to the East of Mr. Wayman run West and South to the South right-of-way line of State Road (Molen Road). However, Mr. Wayman's does not call to said right-of-way line causing some discrepancies with the south boundary record deed lines and the occupation lines as evidenced by a decades old fence.
It is shown on this plat that if the record deed boundary lines are moved to the south right-of-way line of Molen Road (the assumed right-of-way is evidenced by fences along Molen road) they match the existing occupation lines. It is this surveyors opinion that the original property owners intended the south right-of-way line to be the north boundary line of the parcel described on said Warranty Deed, therefore, the parcel was moved to the said south right-of-way line. Surveyed descriptions were prepared for the subdivision as requested and shown hereon.
This survey was based on instructions in the field by Mr. Wayman, existing occupation lines, found Survey Monuments and found Section Monuments. The Section was subdivided in accordance with the BLM Manual of Surveying Instructions.

MONUMENTS FOUND:
◆ Denotes Section Monument found.
○ Denotes Survey Monument found.

MONUMENTS SET:
● Denotes a #5 rebar with a 2" aluminum cap set on top marked WRA J&T ENG LS 11179291 and additionally stamped as shown on drawing.

DESIGNED	CHECKED	7-21	BHT	7-21
DRAWN	WRA	6-21	CHECKED	BHT
SURVEYED	LDO	6-21	CHECKED	BHT
R.O.W.			CHECKED	
PROJECT FILE: T:\PSPS 2021 Mike Wayman				

WACEY R. ALLRED
PROFESSIONAL LAND SURVEYOR 11179291

Johnsen & Little
ENGINEERING INC.
P.O. Box 487, Castle Dale, UT 84513
(435) 381-2323 Fax (435) 381-2322 e-mail jll@jlv.net

MIKE WAYMAN
14048 South Van Cott Peak Cir
Riverton, Utah 84096

SECTION	TOWNSHIP	RANGE	DATE	SCALE
15	20 S.	7 E.	7-22-21	1" = 30'
LOTS	BLOCK	SURVEY	DRAWN BY	W.R.A.

PROJECT No.

SHEET No.
1