

EVERYONE'S CERTIFICATE

04-22-2020
DATE:
BUSH AND GUDCELL INC.

DEED DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT THIRTY-THREE (33), APPLE VALLEY RANCH GOOSEBERRY UNIT 1 ACCORDING TO THE OFFICIAL PLAT THEREOF; SAID POINT BEING NORTH 0°05'32" WEST ALONG THE QUARTER SECTION, BEING 869.7 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLAT LANE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 90°00'00" EAST, 325.02 FEET, THENCE SOUTH 0°00'00" WEST, 5.74 FEET, THENCE NORTH 90°00'00" EAST, 400.00 FEET TO THE WEST LINE OF PURPLE SAGE ROAD, THENCE SOUTH 0°00'00" WEST ALONG THE WEST LINE OF PURPLE SAGE ROAD 1742.40 FEET TO THE NORTHEAST CORNER OF LOT 31 OF SAID SUBDIVISION, THENCE SOUTH 90°00'00" WEST, 400.00 FEET TO THE NORTHEAST CORNER OF LOT 31 OF SAID SUBDIVISION, THENCE SOUTH 90°00'00" WEST, 129.89 FEET, THENCE SOUTH 90°00'00" WEST, 50.00 FEET TO THE POINT OF BEGINNING, OR A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET, THENCE ALONG THE ARC OF SAID CURVE 331.48 FEET TO THE NORTHEAST CORNER OF LOT 32, SAID SUBDIVISION, THENCE SOUTH 90°00'00" WEST, 273.51 FEET TO THE POINT OF BEGINNING.

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY CORNERS AND DIVIDE THE PARCEL INTO TWO PARTS. THE RECORD OF SURVEY BY MARK A. SCHRAUF WAS FOUND TO BE IN HARMONY WITH APPLE VALLEY RANCH AND SUBDIVISION COOPERATIVE UNIT 1 ALONG THE NORTH, EAST AND SOUTH BOUNDARY OF THE SURVEYED PARCEL AND CONTROLLING ELEMENT FOR THIS SURVEY. THE SURVEY WAS PERFORMED AT THE REQUEST OF DAVID WILSON, RICH BASS OF BEARING FOR THIS SURVEY IS NORTH ALONG THE CENTER LINE OF PURPLE SAGE ROAD, BETWEEN CENTER LINE OF BEARING, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAN.

MONUMENTS, TYPE A LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE NEW EVIDENCE EXISTING OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT SHOULD AFFECT THIS SURVEY. A NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDCELL, INC. FOR REVIEW AND CONSIDERATION.

WARRANTY DEED, ENTRY NO. 20160028175.

APPLE VALLEY RANCH SUBDIVISION GOSSEBERRY UNIT 1, ENTRY NO. 495280

RECORD OF SURVEY, BY MARK A. SCHRAUD, ENTRY NO. R5005289, 06

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY OR INFORMATION REGARDING THESE UTILITIES OR FACILITIES. PLEASE CONTACT THE APPROPRIATE AGENCIES.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

⊕ SPECIFICS FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LOT)
 ● ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED
 B & G, UNLESS OTHERWISE SPECIFIED ON THE PLAT
 ✦ SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT)

LOCATED IN
SOUTHEAST 1/4 OF SECTION 18 & NORTHEAST 1/4 OF SECTION 19,
TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN

PREPARED FOR:
DAVID WILSON

SHEET 13
FILE: 201072

LOCATED IN
SE 1/4 OF SEC. 18 & NE 1/4 SEC. 19, T-42-S, R-11-W, SLB&M
APPLE VALLEY, UTAH
PREPARED FOR: DAVID WILSON



205 East Tabernacle Suite #4
St George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandjudged.com