



SURVEYOR'S NARRATIVE

I, Benjamin D. Hand, do hereby state that I am a Professional Land Surveyor and that I hold License No. 12986042 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Boundary Adjustment Survey for use by the client.

In the course of this survey, it became apparent that the Section Corner monuments in West Summit Road had probably been removed during road construction, as we found several pulled out and lying by the right-of-way fence. In order to verify this, we expanded the survey to include all of Sections 25 and 30, and found the original 1911 monuments at the Southwest Corner of Section 25 and the South Quarter Corner and Southeast Corner of Section 30. We also shot all of the fence lines running along the Section lines, and compared them to the record dimensions of the Sections. Our final determination was that the Section line had indeed originally run along the centerline of West Summit Road, and that the East / West fence lines had been constructed at 25' and 33' offsets from the original Section lines, probably to provide for future access and roads. We also found other remnants of monuments that had been removed, which confirmed this. The found 1911 monument at the Southeast Corner of Section 25 has been removed and reset at the fence corner, and needs to be marked as a Reference Monument to the True Corner. Notes on all corner evidence found are labeled herein.

The Basis of Bearing for this survey is the measured line between the found brass GLO monuments, dated 1911, at the South Quarter Corner and the Southeast Corner of Section 30, Township 32 South, Range 25 East, Salt Lake Base and Meridian, which bears North 88°36'02\"/>

BOUNDARY DESCRIPTIONS
EXISTING PARCEL NO. 32S25E2500002

A parcel of land, situate in the Northeast Quarter of Section 25, Township 32 South, Range 25 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of West Summit Road, said point also being the Southeast Corner of a parcel described in the Warranty Deed dated February 19, 1998, Entry No. 1K004340, Book 766 Page 46, said point also being North 1°31'27\"/>

NEW PARCEL NO. 32S25E2500002

A parcel of land, situate in the Northeast Quarter of Section 25, Township 32 South, Range 25 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of West Summit Road, said point also being the Southeast Corner of a parcel described in the Warranty Deed dated February 19, 1998, Entry No. 1K004340, Book 766 Page 46, said point also being North 1°31'27\"/>

EXISTING PARCEL NO. 32S25E2500000

PARCEL 1: Township 32 South, Range 25 East, SLM
Section 24: SE ¼
Section 25: NE ¼

LESS a tract of land in the NE ¼, NE ¼ of Section 25, Township 32 South, Range 25 East, SLBM, and being more particularly described as follows:

Beginning at the Northeast corner of said Section 25, said Northeast corner being the point of intersection of the centerlines of a North-South and an East-West section line county road; thence in a Sly direction along the said centerline 571 feet to a point; thence North 45°33' West 50 feet to a point in the West right of way line of said county road for the true point of beginning; said point being in the East boundary line of the herein described tract; thence south 0°59' East 52 feet along the said West right of way line to a point; thence South 89°01' West 50 feet to a point; thence North 0°59' West 100 feet to a point; thence North 89°01' East 50 feet to a point in the said West right of way line; thence South 0°59' East 48 feet along the said West right of way line to the true point of beginning and containing 0.11 acres, more or less.

PARCEL 2: Township 32 South, Range 25 East, SLM
Section 24: SW ¼
Section 25: NW ¼

NEW PARCEL NO. 32S25E2500000

PARCEL 1: Township 32 South, Range 25 East, SLM
Section 24: SE ¼
Section 25: NE ¼

LESS a tract of land in the NE ¼, NE ¼ of Section 25, Township 32 South, Range 25 East, SLBM, and being more particularly described as follows:

Beginning at the Northeast corner of said Section 25, said Northeast corner being the point of intersection of the centerlines of a North-South and an East-West section line county road; thence in a Sly direction along the said centerline 571 feet to a point; thence North 45°33' West 50 feet to a point in the West right of way line of said county road for the true point of beginning; said point being in the East boundary line of the herein described tract; thence south 0°59' East 52 feet along the said West right of way line to a point; thence South 89°01' West 50 feet to a point; thence North 0°59' West 100 feet to a point; thence North 89°01' East 50 feet to a point in the said West right of way line; thence South 0°59' East 48 feet along the said West right of way line to the true point of beginning and containing 0.11 acres, more or less.

ALSO LESS a tract of land in the NE ¼, NE ¼ of Section 25, Township 32 South, Range 25 East, SLBM, reordered as Entry No. 178892 and being more particularly described as follows:

A parcel of land, situate in the Northeast Quarter of Section 25, Township 32 South, Range 25 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of West Summit Road, said point also being the Southeast Corner of a parcel described in the Warranty Deed dated February 19, 1998, Entry No. 1K004340, Book 766 Page 46, said point also being North 1°31'27\"/>

LEGEND

- SECTION CORNER-BRASS CAP
- MONUMENT
- EXIST REBAR AND CAP
- SET REBAR AND CAP
- SECTION LINE
- RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- EASEMENT LINE

3/28/24
Date

Benjamin D. Hand
License No. 12986042

RECORD OF SURVEY FILED
APR 0 1 2024
SAN JUAN COUNTY
SURVEY OFFICE

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DOMINION MONTICELLO

PROPERTY BOUNDARY ADJUSTMENT SURVEY

WEST SUMMIT ROAD
MONTICELLO, UTAH

PROPERTY BOUNDARY ADJUSTMENT SURVEY

3/28/24
No. 12986042
BENJAMIN D. HAND
STATE OF UTAH

PROPERTY BOUNDARY ADJUSTMENT SURVEY

PROJECT NUMBER 3/27/24
PROJECT MANAGER BOH
DESIGNED BY BOH

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