

NW CORNER SECTION 35,
T 26 S, R 22 E, SLM

BASIS OF BEARINGS
VALLEY CONTROL BEARING=N 0°02'E

SUNNY ACRES LANE

S89°55'19"E 144.72'
N02°35'18"W 310.86' WITH OLD FENCE
S25°33'31"E 339.49'

BUTCHER PARCEL
1.50 ACRES

APPROXIMATE 520 SQUARE FOOT
ENCROACHMENT OF IRRIGATED HAYFIELD

IRRIGATION CONDUIT

HAYFIELD

WEST 1/4 CORNER SECTION 35,
T 26 S, R 22 E, SLM

S89°59'40"E 2509.55'

S89°09'29"W 277.18'

WEST

2511.8'

EAST 1/4 CORNER SECTION 35,
T 26 S, R 22 E, SLM

NORTH 6.42'
(REC=B.88')

SURVEYORS NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ACCOMPLISH A RECORD OF SURVEY FOR THE ALETHA BUTCHER PARCEL IN SECTION 35 OF T 26 S, R 22 E, SLM (BOOK 659 PAGE 751). THE DEED FOR THIS PARCEL CALLS FOR A "FENCE CORNER" AT THE SOUTHWEST CORNER. THAT FENCE CORNER WAS RECOVERED AND USED AS THE CORNER WITH THE OTHER 3 CORNERS BEING ADJUSTED TO FIT THAT CONTROLLING CALL. RESULTS OF THIS ADJUSTMENT VARIED FROM THE RECORD TIE BY A FEW FEET, POSSIBLY CAUSED BY AN AMBIGUOUS BASIS OF BEARING.
FURTHER, THE CLIENT HAD CONCERNS ABOUT AN AGRICULTURAL ENCROACHMENT (CULTIVATED LANDS AND IRRIGATION IMPROVEMENTS) AND SAME ARE SHOWN HEREON.
BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 35 (BEARING FROM VALLEY CONTROL=N 0°02'E).

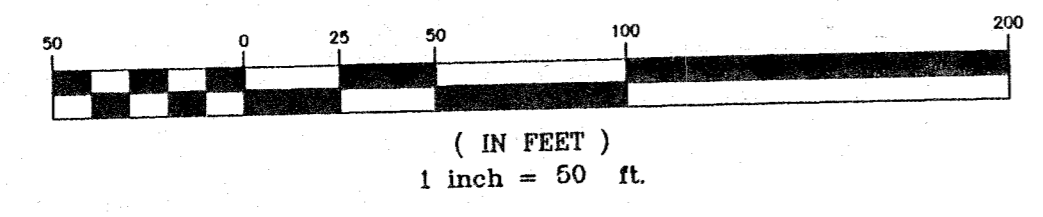
LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 35, T 26 S, R 22 E, SLM, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CORNER WHICH BEARS NORTH 6.5 FT. (REC=8.88 FT.) THENCE WEST 2511.8 FT. FROM THE EAST 1/4 CORNER OF SECTION 35, T 26 S, R 22 E, SLM, AND PROCEEDING THENCE S 89°09'29"W 277.18 FT. TO A FENCE CORNER POST (SAID CORNER POST BEARS S 89°59'40"E 2509.55 FT. FROM THE WEST 1/4 CORNER OF SAID SECTION 35), THENCE N 02°35'18"W 310.86 FT. ALONG A FENCE TO A CORNER, THENCE S 89°55'19"E 144.72 FT. TO A CORNER, THENCE S 25°33'31"E 339.49 FT. TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES, MORE OR LESS. EACH CORNER IS MONUMENTED AS SPECIFIED ON THE ATTACHED PLAT.
BEARINGS ARE BASED ON THE WEST LINE NW 1/4 SECTION 35 (VALLEY CONTROL BEARING=N 0°02'E).

LEGEND

- 5/8" REBAR WITH PLASTIC CAP SET BY THIS SURVEYOR
- ⊙ FOUND GOVERNMENT BRASS CAP MONUMENT
- ☆ FOUND FENCE CORNER AS CALLED FOR IN DEED

GRAPHIC SCALE



SURVEYORS CERTIFICATE

I, TIMOTHY M. KEOGH, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, HOLDING CERTIFICATE NO. 171004 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNER I HAVE SURVEYED THAT PARCEL OF LAND AS SHOWN AND DESCRIBED HEREON.

7-13-11
DATE

TIMOTHY M. KEOGH
REGISTERED LAND SURVEYOR
No 171004
TIMOTHY M. KEOGH
7-13-11
STATE OF UTAH

KEOGH LAND SURVEYING
45 EAST CENTER STREET MOAB, UTAH, 84532

A RECORD OF SURVEY FOR
THE ALETHA BUTCHER PROPERTY
WITHIN SECTION 35,
T 26 S, R 22 E, SLM, SAN JUAN COUNTY, UTAH

PREPARED FOR
ALETHA BUTCHER

DATE: 7-13-11	DRAWN BY: TMK	CHECKED BY: TMK
SCALE: 1"=50'	F.B.# 143	VIZZINI.DWG

890