

SURVEYOR'S CERTIFICATE

I, ALBERT J. SPENSKO DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 146652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREET, AND FOUND THE CONDITIONS TO EXIST AS NOTED ON THE PLAT, HEREAFTER TO BE KNOWN AS:

BAUERMEISTER SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Date:

Albert J. Spensko August 12, 2015
Albert J. Spensko, 12 5th Ave, Helper, Utah 84526

DESCRIPTION

LOT NO. 1
Beginning at a point N0°34'44"W 540.50 feet and N89°25'15"E 88.71 feet more less from the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 13 South, Range 10 East SLB&M, said beginning point is located on the west edge of the paved 12 foot access roadway, running thence N89°25'15"E 100.00 feet, thence S0°34'45"E 100.00 feet, thence N89°25'15"E 100.00 feet, thence S0°34'45"E 8.50 feet, thence S14°03'54"W 196.20 feet, thence N79°32'45"E 214.55 feet more or less to the west edge of the paved asphalt access road, thence N34°12'33"W 221.46 feet along the west edge of the access roadway to the point of beginning on the Carbon County roadway.

Subject to a perpetual right-of-way in favor of Bauermeister Subdivision Lot 2 for ingress and egress purposes along the entire length of the paved roadway presently lying along the West border of the property. Also subject to a perpetual right-of-way in favor of Parcel NO. 2--458 along the presently existing unimproved roadway. Also subject to all other easements and restrictions of record.

LOT NO. 2
Beginning at a point N0°34'44"W 540.50 feet and N89°25'15"E 88.71 feet more less from the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 13 South, Range 10 East SLB&M, said beginning point is located on the west edge of the paved 12 foot access roadway, running thence S34°12'33"E 221.46 feet more or less along the west edge of the asphalt paved access road, thence S79°32'45"W 214.55 feet more or less to the 40 ac line, thence N0°34'44"W 221.19 feet, along said 40 ac line, thence N89°25'15"E 88.71 feet more or less to the point of beginning.

ACKNOWLEDGMENT AND DEDICATION

Know all men by these present that MYRNALE A. BAUERMEISTER THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT OR LOTS, TO BE HEREAFTER KNOWN AS THE BAUERMEISTER SUBDIVISION property, and subject to all other easements and restrictions of record. APPROVE THIS PLAT.

IN WITNESS WHEREBY I HAVE HEREUNTO SET my hand THIS 14th DAY OF August AD 2015

Myrna A. Bauermeister

ACKNOWLEDGEMENT

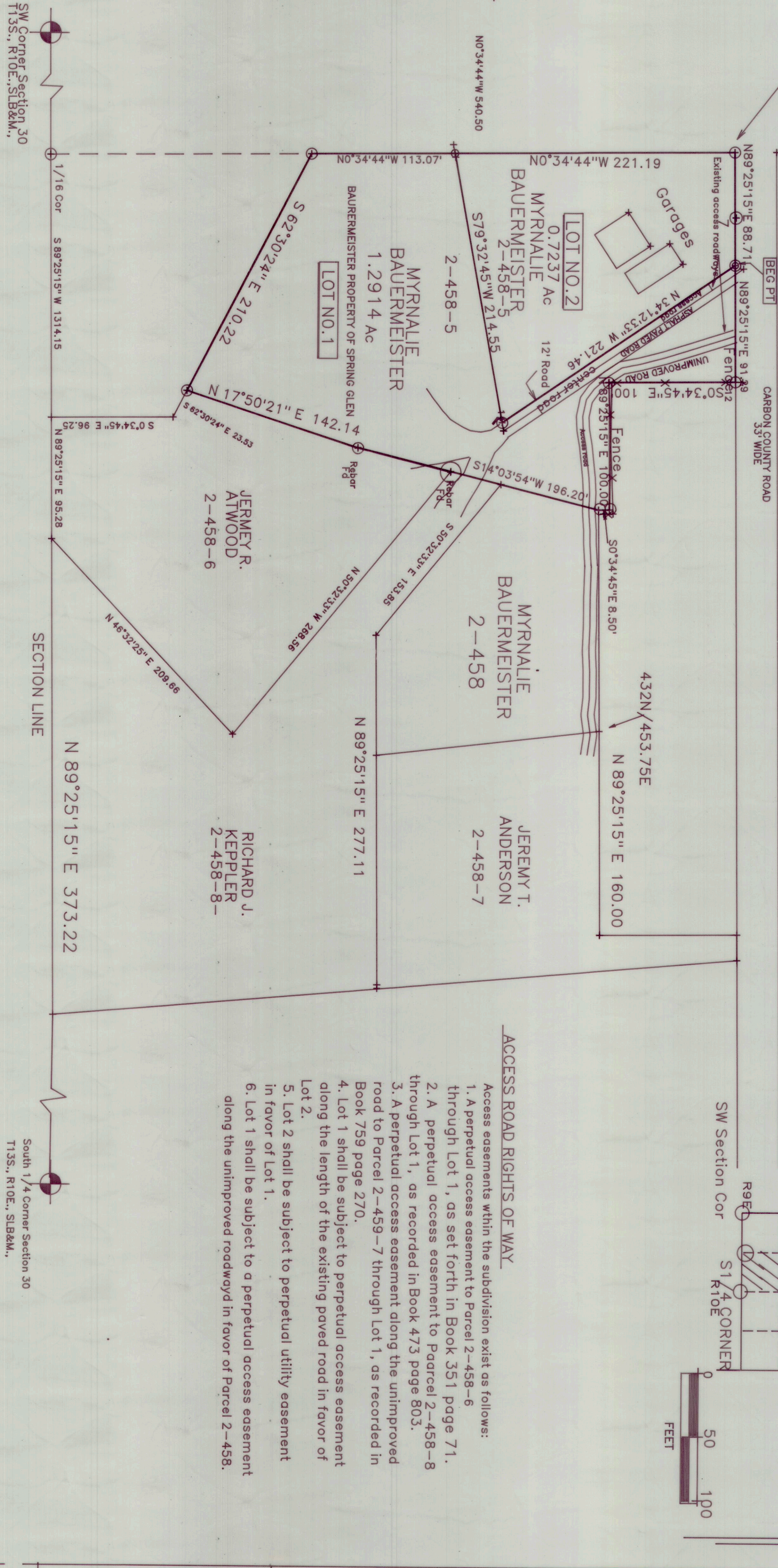
I/WE SUBDIVIDED INTO A LOT, TO BE HEREAFTER KNOWN AS THE BAUERMEISTER SUBDIVISION S.S.
STATE OF UTAH
County of Carbon
On the 14 day of Aug A.D. 2015, personally appeared before me, the undersigned Notary Public, in and for the County of Carbon in said State of Utah, the signer() of the above Owner's declaration Myrna A. Bauermeister signed it freely and voluntarily and for the uses therein mentioned.

MY COMMISSION EXPIRES 4-6-2017
NOTARY PUBLIC Albert J. Spensko
Residing in Carbon County
SALT LAKE BASE AND MERIDIAN
ALEXIS P. HODSLEY
NOTARY PUBLIC
COMMISSION #16395
COMM. EXP. 04-06-2017

Access roads as shown are on private property and will remain private. Use of the roadways have been granted to the respective adjacent lots.

This point is also located N68°13'19"W 1420.95 feet from the South 1/4 Corner of Section 30.

BAUERMEISTER 2 LOT SUBDIVISION
SPRING GLEN, CARBON COUNTY
DATA AS PER SURVEY 1987
AFFIDAVIT OF SUCCESSOR TRUSTEE BK 830, PG719, RECORDED OCT 6, 2014



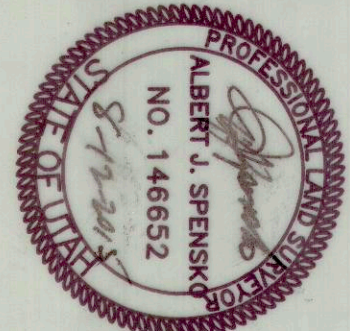
ACCESS ROAD RIGHTS OF WAY

- Access easements within the subdivision exist as follows:
1. A perpetual access easement to Parcel 2--458--6 through Lot 1, as set forth in Book 351 page 71.
 2. A perpetual access easement to Parcel 2--458--8 through Lot 1, as recorded in Book 473 page 803.
 3. A perpetual access easement along the unimproved road to Parcel 2--459--7 through Lot 1, as recorded in Book 759 page 270.
 4. Lot 1 shall be subject to perpetual access easement along the length of the existing paved road in favor of Lot 2.
 5. Lot 2 shall be subject to perpetual utility easement in favor of Lot 1.
 6. Lot 1 shall be subject to a perpetual access easement along the unimproved roadway in favor of Parcel 2--458.

NARRATIVE:

MYRNALE A. BAUERMEISTER, 1721 West 4100 North, Helper, Utah, has created 2 Lots from a portion of the property that she owns in Spring Glen Carbon County. Lot NO.1 will be the existing residence and will include the existing paved road and that part of the land where the unimproved road exists. Lot NO2. will include that part of the property where two garages exist and the lot will run on the west side of the existing paved roadway.

- NO. Ref Pts
- Property corners
 - Section Cor



Albert J. Spensko
12 So. 5th Ave
Helper, Utah 84526

SITE PLAN REVIEW COMMITTEE
APPROVED THIS 13th DAY OF August
BY THE SITE REVIEW COMMITTEE
Dave Levanger Chairperson

COUNTY ENGINEER'S OFFICE
APPROVED THIS _____ DAY OF _____
BY THE COUNTY ENGINEER'S OFFICE
Ben Grimes, Deputy County Surveyor

RECORDED #
STATE OF UTAH, COUNTY OF Carbon
RECORDED AND FILED AT THE REQUEST OF Myrna A. Bauermeister
DATE 8/14/2015 BOOK 248 PAGE 641
FEE 31.00
COUNTY RECORDER