

BLUE HILL DAIRY SUBDIVISION

NOTES TO THE SURVEY

CARBON COUNTY SURVEY AND BLM SURVEY INFORMATION WAS USED TO LOCATE SECTION CORNERS. DEEDS IN THE AREA DO NOT AGREE WITH OCCUPATION LINES, OR WITH THE ORIGINAL U.S. SURVEY AND PATENT FOR THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, T13S, R10E, SLB&M. DEEDS WRITTEN AFTER PATENT STATE LOT LINES AS NORTH, SOUTH, EAST AND WEST IN ERROR, CAUSING OVERLAPS AND GAPS IN DEEDS AND PROPERTY LINES. ALL PARCELS LYING WITHIN THE BOUNDARIES OF PARCEL 02-0447-0000 WERE SOLD FROM THE PARCEL AND DESCRIBED AS NOTED IN THE INDIVIDUAL DEEDS, HOWEVER, OCCUPATION LINES EVIDENCED BY FENCE LINES VARY FROM THE DEEDS. FOR THE PURPOSE OF THIS SURVEY ALL THESE LOTS HAVE BEEN ADJUSTED TO OCCUPATION LINES.

LOT 1 BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN WITH A BASIS OF BEARING OF S89°20'44"W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 30, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N89°20'44"E 1686.30 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT LIES IN THE ASPHALT OF CARBON COUNTY ROAD 4000 NORTH, SAID POINT ALSO LIES ON THE SOUTH LINE OF SAID SECTION 30 AND SAID POINT IS ALSO THE SOUTHEAST CORNER OF CARBON COUNTY PARCEL 02-0440-0001; THENCE S89°20'44"W 208.72 FEET ALONG THE SOUTH LINE OF SAID SECTION 30; THENCE N00°30'49"W 208.72 FEET; THENCE N89°20'44"E 208.72 FEET TO THE EAST LINE OF SAID PARCEL 02-0440-0001, WHICH IS ALSO THE WEST LINE OF CARBON COUNTY PARCEL 02-0440-0000; THENCE S00°30'49"E 208.72 FEET PARTIALLY ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. SUBJECT TO ANY WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAYS. CONTAINS 1.00 ACRES.

EASEMENT TO CARBON COUNTY FOR 4000 NORTH STREET

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN WITH A BASIS OF BEARING OF S89°20'44"W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 30, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N89°20'44"E 1686.30 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT LIES IN THE ASPHALT OF CARBON COUNTY STREET 4000 NORTH, SAID POINT ALSO LIES ON THE SOUTH LINE OF SAID SECTION 30 AND SAID POINT IS ALSO THE SOUTHEAST CORNER OF CARBON COUNTY PARCEL 02-0440-0001; THENCE S89°20'44"W 208.72 FEET ALONG THE SOUTH LINE OF SAID SECTION 30 TO THE SOUTHWEST CORNER OF LOT 1 OF THE BLUE HILL DAIRY SUBDIVISION; THENCE N00°30'49"W 21.06 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE N89°28'29"E 208.72 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°30'49"E 20.59 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1 WHICH IS THE POINT OF BEGINNING. CONTAINING 0.10 ACRES.

ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) TO BE HEREFTER KNOWN AS THE:

BLUE HILL DAIRY SUBDIVISION

DO HEREBY APPROVE THIS PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 1st DAY OF February, 2024.

ANGELA MARIE FAZZIO TRUST
ANGELA MARIE FAZZIO
TRUSTEE OF THE ANGELA MARIE FAZZIO TRUST

RAYMOND ANTHONY SAVALA
RAYMOND ANTHONY SAVALA

STATE OF UTAH

} s.s.

COUNTY OF CARBON

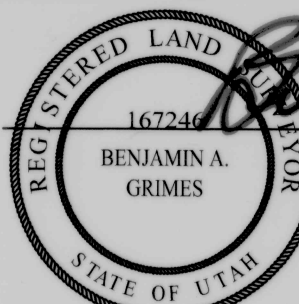
ON THE 1st DAY OF February, 2024 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Doris Johnston
NOTARY PUBLIC

12-14-2025
MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

I Benjamin A. Grimes, do hereby certify that I am a Professional Land Surveyor holding certificate No. 167246 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act of The State of Utah. I further certify that I have made a survey of the tract of land shown and described on this plat, and that the information shown hereon is correct to the best of my knowledge and information



BENJAMIN A. GRIMES, P.L.S. #167246

DATE: 1/20/24

0 200 400 Feet

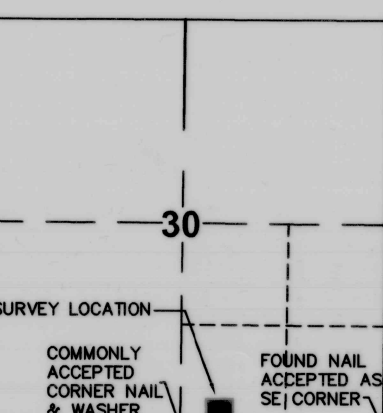


LEGEND

- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
- STAINLESS STEEL NAIL 1/2" DIAMETER IN ASPHALT
- EXISTING FENCES
- QUARTER SECTION LINES
- SECTION LINE
- NEW PARCEL LINES
- 02-0852-0000 CARBON COUNTY PROPERTY PARCEL NUMBERS
- LOT 1 LOT NUMBERS

VICINITY MAP

SEC 30, T 13 S, R 10 E, SLB&M



SHEET

1 OF 1

DIRECTOR OF PLANNING
TODD THORNE
1-30-24
Date

CARBON COUNTY ATTORNEY
CHRISTIAN BRYNER
1/31/24
Date

CARBON COUNTY CONTRACT SURVEYOR
M. CODY WARE
1/30/24
Date

RECORDED # 868215
STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF:
ANGELA MARIE FAZZIO & RAYMOND ANTHONY SAVALA
DATE: 2/1/24 TIME: 10:05 AM PAGE: 252
KARLA MEDLEY, CARBON COUNTY RECORDER

| | | | | | | | | | |
|---|-----------------|----------------|-----------|--------------|-----|------|-----------|----|-------|
| BAGRIMES SURVEYING 795 WEST TWIN PEAKS RD. ELMO, UT 84521 435-609-1963 | DESIGNED B.G. 3 | DRAFTED B.G. 2 | CHECKED 1 | DATE 1/24/24 | NO. | DATE | REVISIONS | BY | APVD. |
|---|-----------------|----------------|-----------|--------------|-----|------|-----------|----|-------|

SCALE
ORIGINAL
1" = 100'

1 LOT SUBDIVISION
BLUE HILL DAIRY SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN