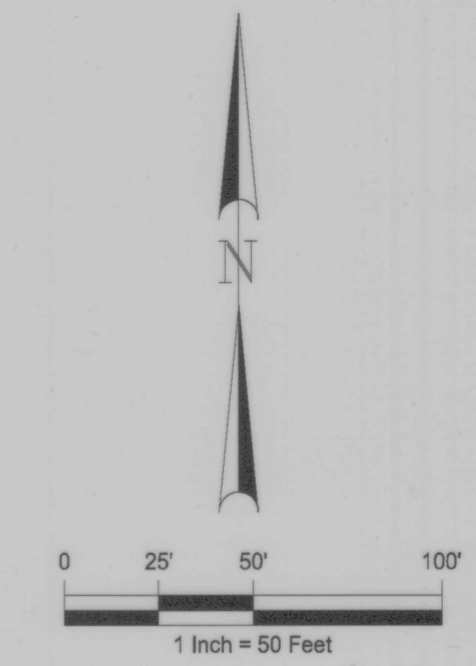


# Freedom Estates Amended Lot 2

Located in Section 25 & 36, T. 14 S., R. 10 E., S.L.B. & M.  
 Carbon County, Utah  
 2023



**PARCEL 2-1538-10 ORIGINAL DESCRIPTION**

PARCEL #2-1538-10 (BOOK, 1044, PAGE 593, ENTRY # 864108)

A PARCEL OF LAND LOCATED IN CARBON COUNTY, STATE OF UTAH, WHICH IS IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF NORTH 89°54'29" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 25, USED AS THE BASIS OF BEARINGS.

BEGINNING AT A POINT WHICH IS LOCATED 467.82 FEET ALONG THE SECTION LINE NORTH 89°54'29" EAST AND 128.20 FEET NORTH 00°00'15" EAST FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT 2 FREEDOM ESTATES SUBDIVISION AS RECORDED IN BOOK 810 OF PLATS, PAGE 40 IN THE CARBON COUNTY COURT HOUSE, AND RUNNING THENCE NORTH 00°00'15" EAST 276.78 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BARKER LANE AS RECORDED IN BOOK 290, PAGE 533 IN CARBON COUNTY RECORDERS OFFICE; THENCE SOUTH 74°28'01" EAST 21.48 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 77°46'19" EAST 122.07 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°00'15" WEST 304.09 FEET; THENCE NORTH 67°10'39" WEST 151.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.93 ACRES, MORE OR LESS.

SUBJECT TO A 10.00 FOOT PUBLIC UTILITY EASEMENT ON THE WEST, SOUTH AND EAST BOUNDARIES ALSO SUBJECT TO A 20.00 FOOT PUBLIC UTILITY EASEMENT ON THE NORTH BOUNDARY LINE.

**LOT 2 ORIGINAL DESCRIPTION**

PARCEL # 2-1767-3 (BOOK, 1044, PAGE 544, ENTRY # 864108)

ALL OF LOT 2, FREEDOM ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 3, 2013 IN BOOK 810 AT PAGE 40, AS ENTRY # 822387.

**LOT 2A BOUNDARY DESCRIPTION**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, NORTH 89°59'23" EAST 327.82 FEET ALONG THE SOUTH LINE OF SAID SECTION 25, TO THE WEST LINE OF LOT 1 FREEDOM ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 810 AT PAGE 40, AS ENTRY # 822387, SOUTH 00°12'22" WEST 61.97 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1, AND SOUTH 58°51'57" EAST 163.53 FEET ALONG THE SOUTH LINE OF SAID LOT 1, TO THE TRUE POINT OF BEGINNING BEING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID FREEDOM ESTATES SUBDIVISION; THENCE NORTH 00°01'11" EAST 549.89 FEET ALONG THE WEST LINE OF SAID LOT 2 AND ITS PROJECTION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BARKER LANE AS RECORDED IN BOOK 290, PAGE 533 IN CARBON COUNTY RECORDERS OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE NEXT TWO COURSES (1) SOUTH 74°28'01" EAST 21.48 FEET, (2) SOUTH 77°46'19" EAST 122.07 FEET; THENCE SOUTH 00°01'09" WEST 603.06 FEET ALONG THE EAST LINE AND ITS PROJECTION OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 68°43'37" WEST 163.77 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 1.851 ACRES, MORE OR LESS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'23" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WYATT HANSEN. THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 2 OF THE FREEDOM ESTATES SUBDIVISION, THE ORIGINAL FREEDOM ESTATES SUBDIVISION PLAT WAS RETRACED ON THE GROUND AND THE FINDINGS OF THIS RETRACEMENT ARE SHOWN HEREON. I FOUND REBAR AND PLASTIC CAPS STAMPED L.S. 145656 ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BARKER LANE BUT COULD NOT FIND A RECORD OF SURVEY RECORDED FOR THESE POINTS, THEY ARE SHOWN HEREON FOR REFERENCE ONLY.

BASIS OF BEARING USED WAS N89°55'23"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 25, T.14 S., R.10 E., S.L.B. & M. ALL DEEDS WERE ROTATED TO MATCH BASIS OF BEARINGS.

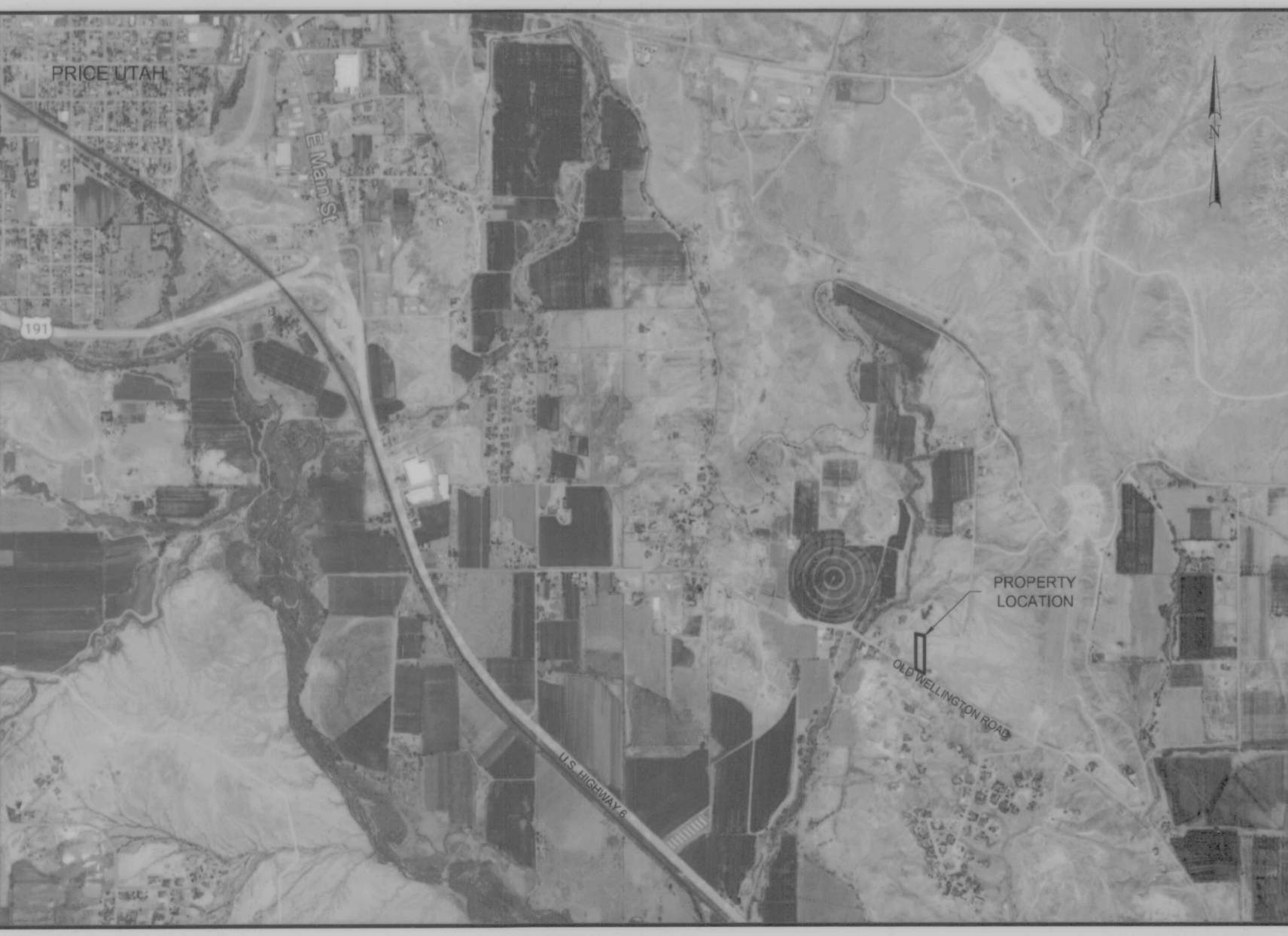
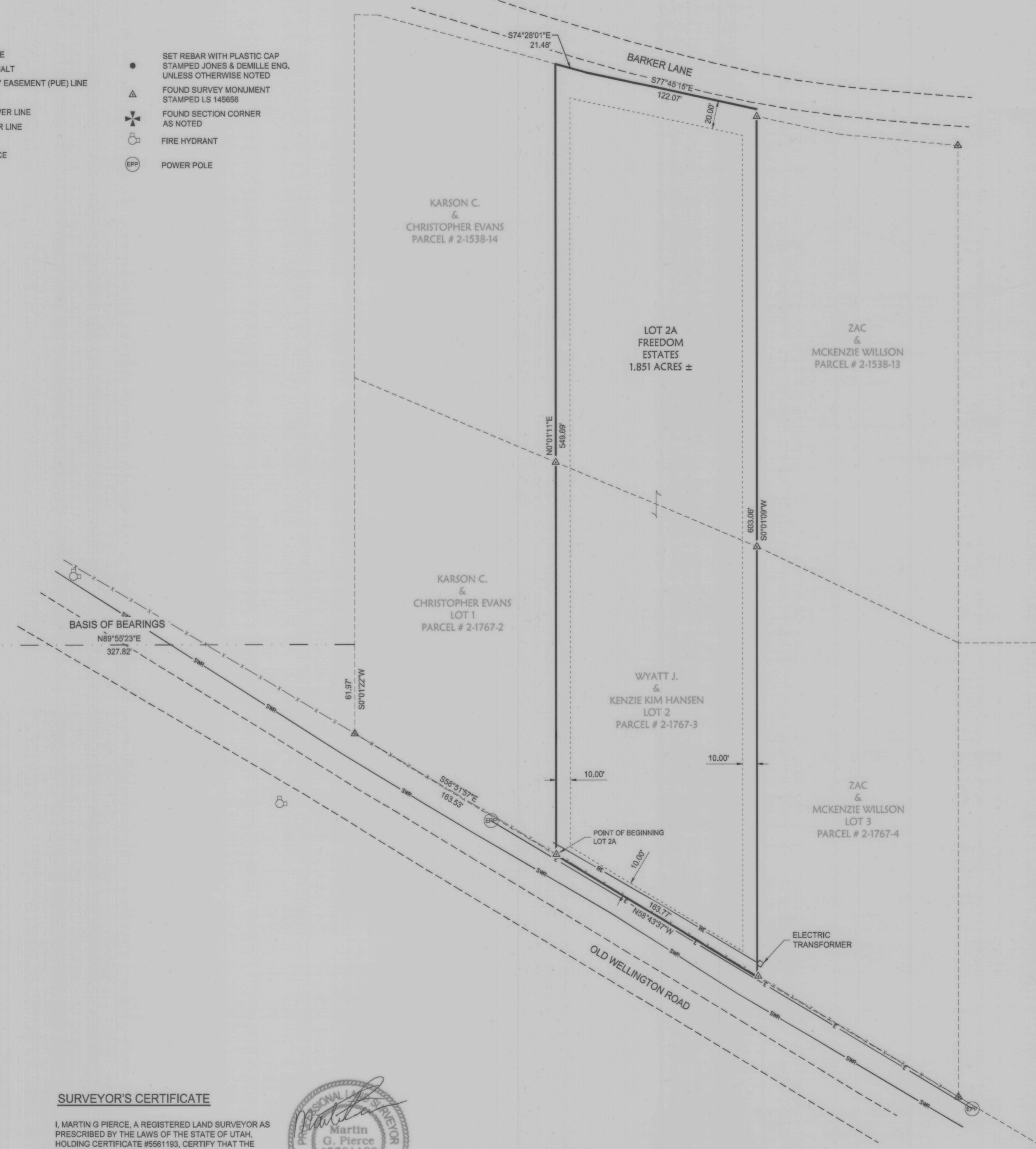
**NOTES**

1. THE FOLLOWING SURVEYS, RECORDED IN THE OFFICIAL RECORD OF CARBON COUNTY, UTAH, WERE USED FOR CONTROL FOR THIS SURVEY:

a. FREEDOM ESTATES, BOOK 810, PAGE 40, ENTRY #822387

**LEGEND**

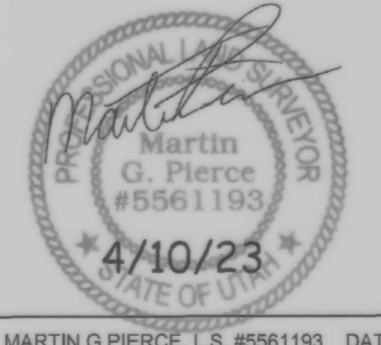
	SURVEYED LINE		SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
	EDGE OF ASPHALT		FOUND SURVEY MONUMENT STAMPED LS 145656
	PUBLIC UTILITY EASEMENT (PUE) LINE		FOUND SECTION CORNER AS NOTED
	SECTION LINE		FIRE HYDRANT
	SANITARY SEWER LINE		POWER POLE
	BURIED POWER LINE		
	DEED LINE		
	EXISTING FENCE		



VICINITY MAP  
N.T.S.

**SURVEYOR'S CERTIFICATE**

I, MARTIN G. PIERCE, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561193, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION, I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED TO THE BEST OF MY KNOWLEDGE.



MARTIN G. PIERCE, L.S. #5561193 DATE

**OWNER'S CERTIFICATE**

WYATT J. HANSEN AND KENZIE KIM HANSEN HEREBY CERTIFY THAT THEY HAVE CAUSED PARCEL BOUNDARIES TO BE ADJUSTED AND AMEND LOT 2 OF THE FORMER FREEDOM ESTATES MINOR SUBDIVISION NOW KNOWN AS FREEDOM ESTATES AMENDED - LOT 2 SUBDIVISION LOCATED IN CARBON COUNTY, STATE OF UTAH AS DESCRIBED HEREON AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS AND ROADS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

*Wyatt J. Hansen* DATE  
*Kenzie Kim Hansen* DATE

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 COUNTY OF CARBON }

DORIS JOHNSTON  
 NOTARY PUBLIC-STATE OF UTAH  
 COMMISSION # 721963  
 COMM. EXP. 12-14-2025

ON THE 10<sup>th</sup> DAY OF May, A.D. 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

12-14-2025 MY COMMISSION EXPIRES  
*Doris Johnston* NOTARY PUBLIC

**PLANNING COMMISSION APPROVAL**

THIS PLAT WAS APPROVED ON THE 11 DAY OF April, A.D., 2023 BY THE CARBON COUNTY PLANNING COMMISSION.

*Garry Taylor*  
 GARRY TAYLOR, CLU, CPCU, AEP, ChFC  
 PLANNING COMMISSION CHAIRPERSON

**CARBON COUNTY ATTORNEY APPROVAL**

THIS PLAT WAS APPROVED ON THE 11 DAY OF April, A.D., 2023 BY THE CARBON COUNTY ATTORNEY.

*Christian Bryner*  
 CHRISTIAN BRYNER

**CONTRACT COUNTY SURVEYOR APPROVAL**

*M. Cody Ware*  
 M. CODY WARE  
 CONTRACT COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR  
 No. 4840688  
 M. CODY WARE  
 STATE OF UTAH  
 DATE 4-25-23

PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
 CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
 - infrastructure professionals -  
 1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2304-000 FILE NAME: h:\jdl\proj\2304-000\dwglwh\_prop\_survey.dwg  
 SURVEYED BY: G.N. DRAWN BY: M.P. UPDATED: 4/10/2023 PLOTTED: 4/10/2023

## Freedom Estates Amended Lot 2

Carbon County, Utah  
 Scale: 1" = 50'