

# MIKE & JOY GIPSON SUBDIVISION

CARBON COUNTY RECORDER  
 Recorded # \_\_\_\_\_  
 State of Utah, County of Carbon, Recorded and filed at the request of:  
 Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Karla Medley, Carbon County Recorder Date

**PURPOSE OF THE SURVEY**  
 TO SUBDIVIDE PARCEL 02-1050-0000 INTO TWO PARCELS.

**NOTES TO THE SURVEY**  
 CARBON COUNTY SURVEY AND BLM SURVEY INFORMATION WAS USED TO LOCATE SECTION CORNERS.

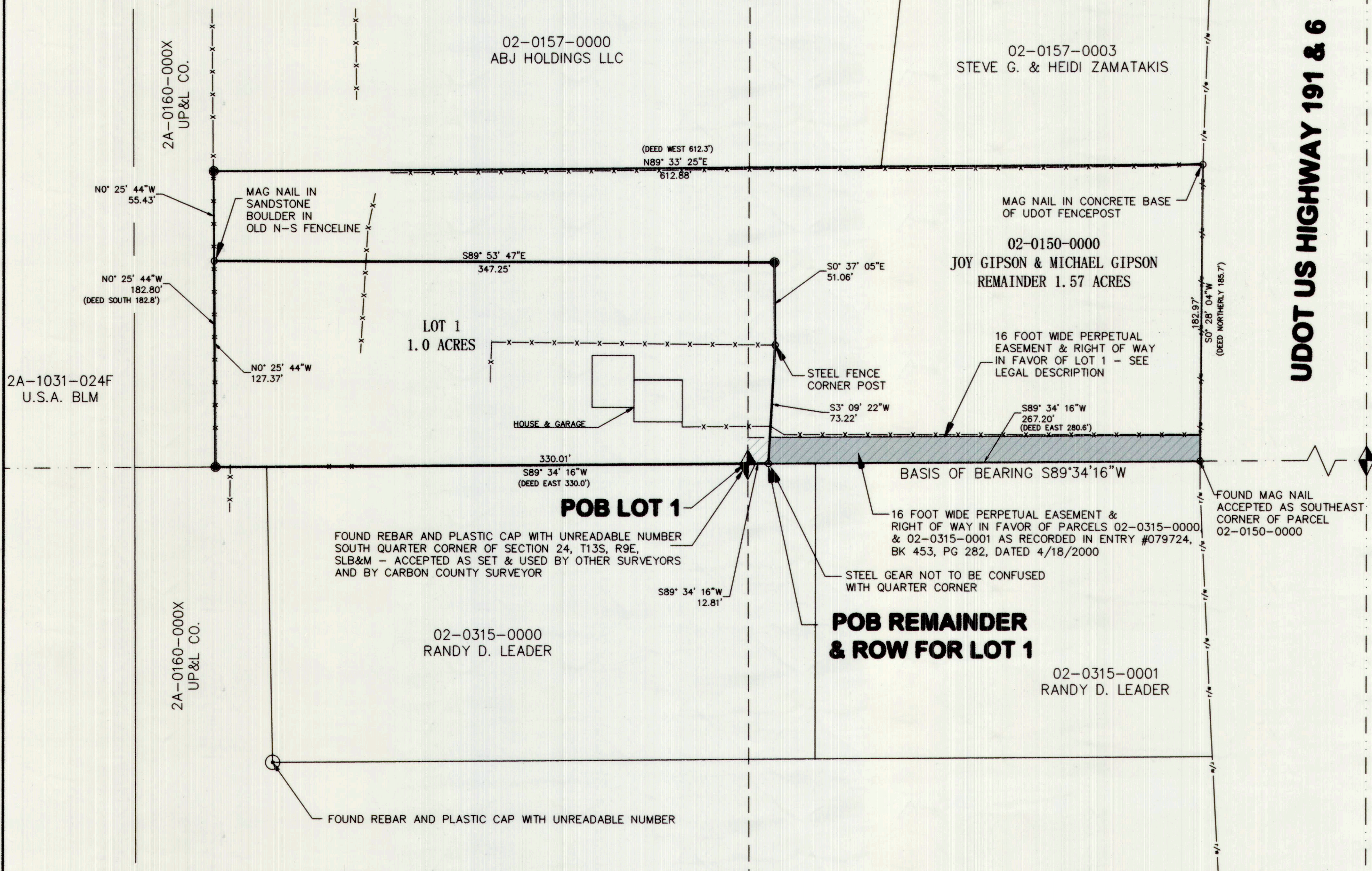
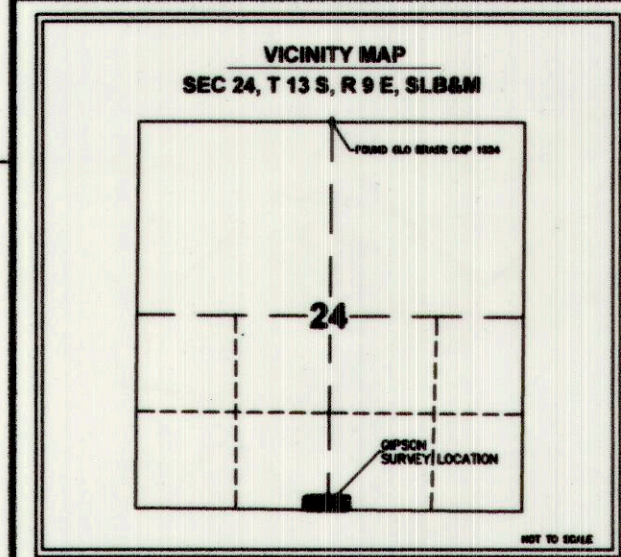
**LEGAL DESCRIPTIONS**

**Lot 1**  
 A parcel of land situated in the southeast quarter of the southwest quarter and the southwest quarter of the southeast quarter of Section 24, Township 13 South, Range 9 East, Salt Lake Base & Meridian, with a basis of bearing of S89°34'16"W between the southeast corner and the south quarter corner of said Section 24, more particularly described as follows:  
 Beginning at the south quarter corner of Section 24, Township 13 South, Range 9 East, Salt Lake Base and Meridian; thence along the south line of the southwest quarter of said Section 24 S89°34'16"W 330.01 feet, which is also the north line of Randy D. Leader Parcel 02-0315-0000 to an old north-south fence; thence along said fence N00°25'44"W 127.37 feet, which is also the east line of the UP&L Co. Parcel 2A-0160-000X; thence S89°53'47"E 347.25 feet; thence S00°37'05"E 51.06 feet to a steel fence corner post; thence partially along a chain link fence S03°09'22"W 73.22 feet to the south line of said Section 24, which is also the north line of said Parcel 02-0315-0000 to the point of beginning.  
 Containing 1.00 acres.  
 Subject to a 16 foot wide perpetual easement & right of way in favor of parcels 02-0315-0000 and 02-0315-0001 as recorded as entry no. 079724, Book 453, Page 282, dated April 18, 2000.

Including a perpetual easement and right of way for access to Lot 1 from Parcel 02-0150-0000 as follows:  
 Beginning at the South quarter corner of Section 24, T13S, R9E, SLB&M; Thence N03°09'22"E 16.03 feet; thence N89°34'16"E 266.45 feet to the west right of way of UDOT Highway 191 & 6; thence along said right of way S00°28'04"W 16.00 feet to the northeast corner of Parcel 02-0315-0001; thence along the north line of said Parcel 02-0315-0001 and Parcel 02-0315-0000 S89°34'16"W 267.20 feet to the point of beginning.  
 Contains 0.10 acres.

Subject to any other written or unwritten easements or rights of ways.

**Remainder Parcel 02-0150-0000**  
 A parcel of land situated in the southeast quarter of the southwest quarter and the southwest quarter of the southeast quarter of Section 24, Township 13 South, Range 9 East, Salt Lake Base & Meridian, with a basis of bearing of S89°34'16"W between the southeast corner and the south quarter corner of said Section 24, more particularly described as follows:  
 Beginning at a point N89°34'16"E 12.81 feet from the south quarter corner of Section 24, Township 13 South, Range 9 East, Salt Lake Base and Meridian; thence N03°09'22"E 73.22 feet partially along a chain link fence to a steel fence corner post; thence N00°37'05"W 51.06 feet; thence N89°53'47"E 347.25 feet to an old north-south fence; thence along said fence and east line of the UP&L Co. Parcel 2A-0160-000X N00°25'44"W 55.43 feet to the southwest corner of the ABJ Holdings, LLC Parcel 02-0157-0000; thence N89°33'25"E 612.88 feet along the south line of said Parcel 02-0157-0000 and the south line of the Steve G. & Heidi Zamatakis Parcel 02-0157-0003 to the west right of way line of Utah Department of Transportation Highway 191 & 6; thence along said right of way line S00°28'04"W 16.00 feet to the northeast corner of the Randy D. Leader Parcel 02-0315-0001, which falls on the south line of said Section 24; thence along the north line of said Parcel 02-0315-0001 and south line of said Section 24 S89°34'16"W 267.20 feet to the point of beginning.  
 Containing 1.57 acres.  
 Including and subject to a perpetual easement and right of way for access to Lot 1 from Parcel 02-0150-0000 as follows:  
 Beginning at the South quarter corner of Section 24, T13S, R9E, SLB&M; Thence N03°09'22"E 16.03 feet; thence N89°34'16"E 266.45 feet to the west right of way of UDOT Highway 191 & 6; thence along said right of way S00°28'04"W 16.00 feet to the northeast corner of Parcel 02-0315-0001; thence along the north line of said Parcel 02-0315-0001 and Parcel 02-0315-0000 S89°34'16"W 267.20 feet to the point of beginning.  
 Contains 0.10 acres.  
 Subject to a 16 foot wide perpetual easement & right of way in favor of parcels 02-0315-0000 and 02-0315-0001 as recorded as entry no. 079724, Book 453, Page 282, dated April 18, 2000.  
 Subject to any other written or unwritten easements or rights of ways.



**ACKNOWLEDGMENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT JOY GIPSON & MICHAEL GIPSON THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT 1 AND REMAINDER TO BE HEREAFTER KNOWN AS THE:

**MIKE & JOY GIPSON SUBDIVISION**

DO HEREBY APPROVE THIS PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 11 DAY OF August, 2021.

*Joy Gipson*  
JOY GIPSON

*Michael Gipson*  
MICHAEL GIPSON

STATE OF Utah } S.S.  
 COUNTY OF Carbon }

ON THE 11 DAY OF August, 2021 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

*Jessica Koford*  
NOTARY PUBLIC

08-19-2024  
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*  
BENJAMIN A. GRIMES, P.L.S. #167246 DATE: 7/6/2021

**LEGEND**

- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
- x-x-x-x- EXISTING FENCES
- - - - - QUARTER SECTION LINES
- - - - - SECTION LINE
- - - - - GIPSON PROPERTY LINE
- 02-0921-0000 CARBON COUNTY PROPERTY PARCEL NUMBERS

CARBON COUNTY PLANNING COMMISSION  
*Richard Cotton*  
Chairman Date 7-13-21

CARBON COUNTY ATTORNEY  
*Christina Boyer*  
Carbon County Attorney Date 7/14/21

CARBON COUNTY CONTRACT SURVEYOR  
M. ODY WARE  
Carbon County Contract Surveyor Date 7/7/21

BAGRIMES SURVEYING 795 WEST TWIN PEAKS RD. ELMO, UT 84521 435-609-1963	DESIGNED B.G. 3	DATE 07/01/21	NO.	DATE	REVISIONS	BY	APVD.	SCALE ORIGINAL 1" = 40'	MIKE & JOY GIPSON SUBDIVISION & RECORD OF SURVEY JOY GIPSON & MICHAEL GIPSON, PARCEL 02-0150-0000 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER & THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE & MERIDIAN	MAP 1 OF 1
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