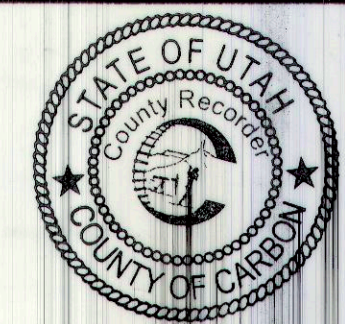


MIKE & JOY GIPSON SUBDIVISION



CARBON COUNTY RECORDER
 Recorded: 8/11/21
 State of Utah, County of Carbon, Recorded and filed at the request of:
MIKE GIPSON
 Date: 8/11/21 Time: 3:04P Book: 1002 Page: 643
 Karla Medley, Carbon County Recorder 8/11/21
 Date

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

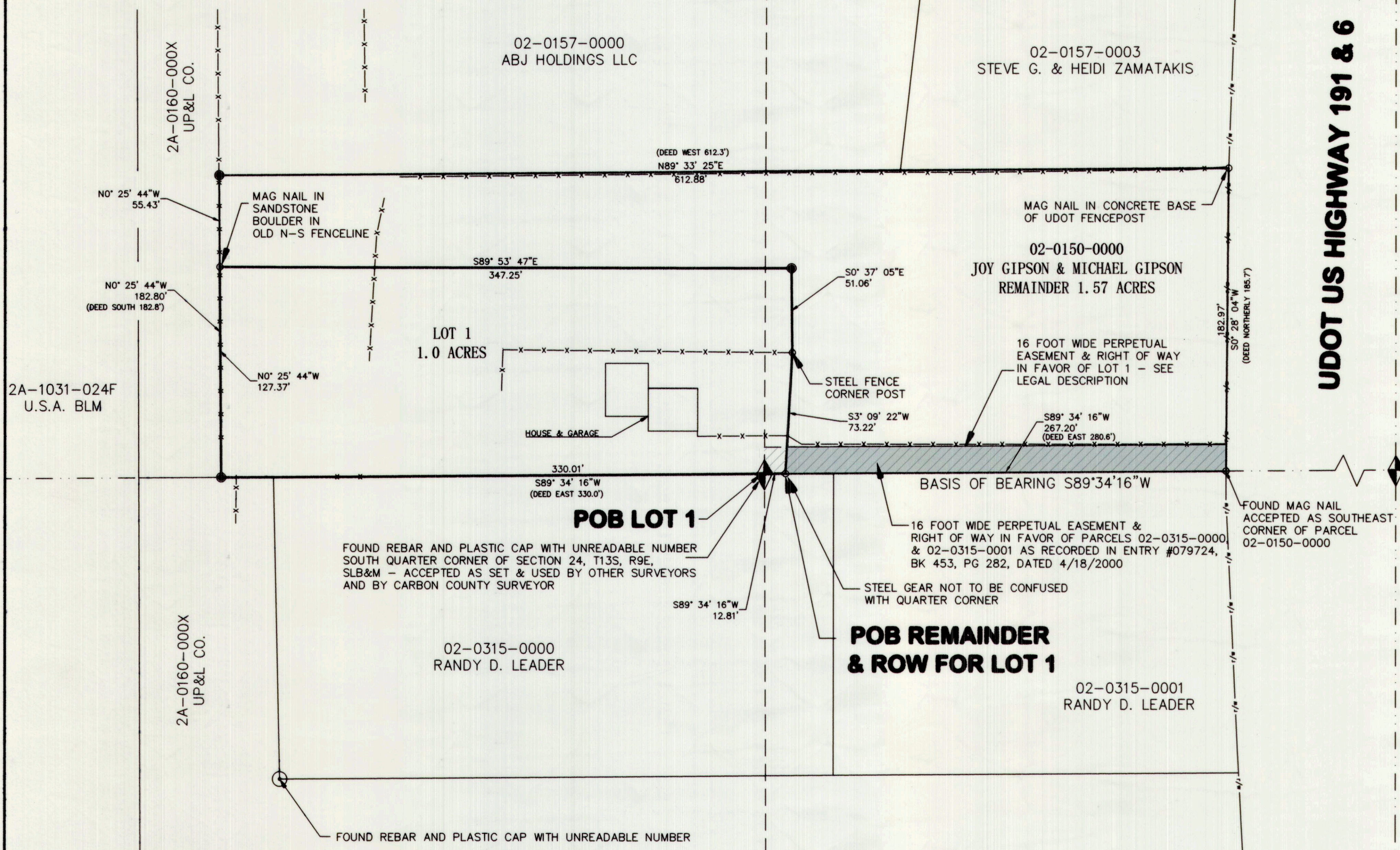
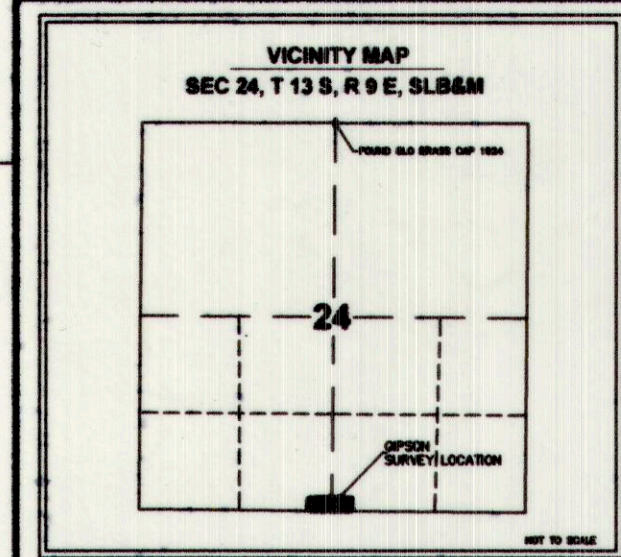
NOTES TO THE SURVEY
 CARBON COUNTY SURVEY AND BLM SURVEY INFORMATION WAS USED TO LOCATE SECTION CORNERS.

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; thence along said south section line S89°34'16"W 12.81 feet, which is 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°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 162.97 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.



FOUND GLO BRASS CAP
 SOUTHEAST
 CORNER OF
 SEC. 24,
 T13S, R9E,
 SLB&M

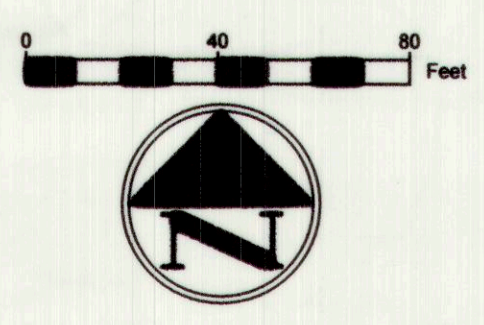
ACKNOWLEDGMENT AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT JOY GIPSON & MICHAEL GIPSON THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT 1 AND REMAINDER TO BE HEREAFTER KNOWN AS THE:
MIKE & JOY GIPSON SUBDIVISION
 DO HEREBY APPROVE THIS PLAT.
 IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 11 DAY OF August 2021.
 Joy Gipson
 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

LEGEND

- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
- 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
 Chairman: Richard Cotton
 Date: 7-13-21

CARBON COUNTY ATTORNEY
 Christian Boyer
 Date: 7/14/21

CARBON COUNTY CONTRACT SURVEYOR
 M. GIDDY WARE
 Date: 7/14/21

BAGRIMES SURVEYING 795 WEST TWIN PEAKS RD. ELMO, UT 84521 435-609-1963	DESIGNED B.G. 3	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
DATE 07/01/21 NO. DATE BY APVD.	REVISIONS			