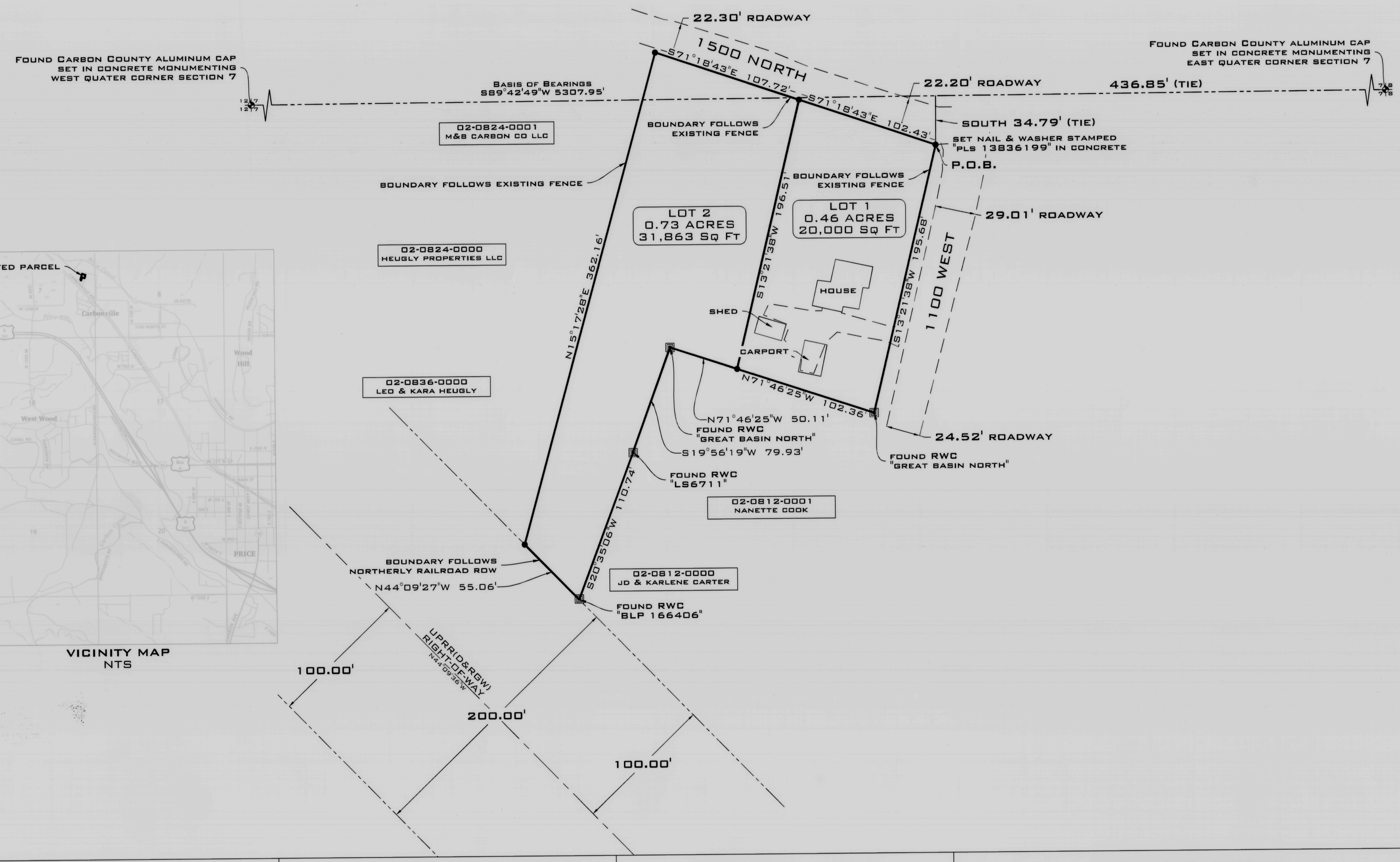
Ent 873473 Bk 1096 Pg 518
Date: 03-JUN-2025 12:23:45PM
Fee: $59.00 Credit Card Filed By: RO
KARLA MEDLEY, Recorder
CARBON COUNTY CORPORATION
For: NIELSEN KELAN E

# NIELSEN ESTATES SUBDIVISION

LOCATED IN THE EAST ½ SECTION 7, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN
CARBONVILLE, CARBON COUNTY, UTAH




VICINITY MAP
NTS

RED SANDS GEOMATICS
LAND SURVEYING, LIDAR, & GIS

*PERSONALIZED PROFESSIONAL SOLUTIONS*
262 E 200 S KANAB, UTAH REDSANDSGEOMATICS.COM

## SURVEYOR'S CERTIFICATE

I, TAYLOR D CHRISTENSEN, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 13836199, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE NIELSEN ESTATES SUBDIVISION

Taylor D Christensen
TAYLOR D CHRISTENSEN
UT PLS 13836199

05/15/2025
DATE

NO. 13836199 TAYLOR D. CHRISTENSEN 05/15/2025 (Electronic Seal)

## SUBDIVISION BOUNDARY

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 7, T.14S. R.10E., SLB&M. IN CARBON COUNTY, UTAH. BASIS OF BEARINGS BEING S89°42'49"W BETWEEN THE EAST QUARTER AND WEST QUARTER CORNERS OF SAID SECTION 7. SAID PARCEL MORE PARTICULARLY LOCATED AS FOLLOWS:

BEGINNING AT A NAIL AND WASHER STAMPED "PLS 13836199" SAID NAIL AND WASHER ALSO LOCATED AT A CORNER OF AN EXISTING FENCELINE LOCATED 436.85 FEET S89°42'49"W ALONG THE EAST/WEST QUARER SECTION LINE OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, IN CARBONVILLE UTAH AND 34.79 FEET SOUTH OF THE CARBON COUNTY ALUMINUM CAP MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 7; AND RUNNING THENCE S13°21'38"W 195.68 FEET ALONG AN EXISTING FENCELINE COMING TO A REBAR AND CAP STAMPED "GREAT BASIN NORTH"; THENCE N71°46'25"W 152.47 FEET TO A REBAR AND CAP STAMPED "GREAT BASIN NORTH"; THENCE S19°56'19"W 79.93 FEET TO A REBAR AND CAP STAMED "LS6711"; THENCE S20°35'06"W 110.74 FEET TO A REBAR AND CAP STAMPED "BLP 166406" SAID REBAR AND CAP LYING ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD (FORMERLY DENVER & RIO GRANDE WESTERN RAILROAD); THENCE N44°09'27"W 55.06 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO A REBAR AND CAP STAMPED "RSG PLS 13836199"; THENCE N15°17'28"E 362.16 FEET ALONG AN EXISTING FENCE LINE TO A REBAR AND CAP STAMPED "RSG PLS 13836199"; THENCE S71°18'43"E 210.16 FEET ALONG AN EXISTING FENCELINE TO THE POINT OF BEGINNING.

CONATINING 1.19 ACRES, MORE OR LESS.

## ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT_____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE NIELSEN ESTATES SUBDIVISION

DO HEREBY APPROVE THIS PLAT.

IN WITNESS HEREON WE HAVE HEREUNTO SET OUR HANDS THIS 3rd DAY OF June, 2025.

Kelan Evan Nielsen

STATE OF UTAH } SS
COUNTY OF CARBON

ON THE 3rd DAY OF June 2025, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

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

Doris Johnston
NOTARY PUBLIC

12-14-2025
MY COMMISSION EXPIRES

**LEGEND**

ABBREVIATIONS LINES SYMBOLS

- SET #5 REBAR & RED PLASTIC CAP MARKED RSG 13836199 (UNLESS NOTED)
- FOUND EXISTING CORNER AS DESCRIBED
- MONUMENT AS DESCRIBED
- PROPERTY LINE BY ACQUIESCENCE
- FENCE LINE
- PREVIOUSLY SURVEYED LINE
- RAILROAD R.O.W. LINE
- EDGE OF ASPHALT
- MEASURED CENTERLINE OF RAILROAD TRACK
- ¼ SECTION LINE
- BUILDING FOOTPRINT
- RWC REBAR WITH CAP MARKED AS SHOWN
- P.O.B. POINT OF BEGINNING

**NOTES:**

THE BOUNDARIES SHOWN HEREON ARE BASED UPON A FIELD SURVEY FILED WITH THE CARBON COUNTY RECORDER'S OFFICE WHERE ACQUIESCENCE WAS DETERMINED TO HAVE TAKEN PLACE AND AS OF THE DATE OF THIS SUBDIVISION NO DOCUMENTS ARE ON FILE WITH THE COUNTY RECORDER TO AMEND OR UPDATE THE ERRORS OF THE VESTING DEED. REFER TO SAID RECORD OF SURVEY FOR ADDITIONAL DETAILS.

**OWNERSHIP:** 02-0823-0000
KELAN E NIELSEN
1477 N 1100 W PRICE, UT 84501

DRAWN BY: TDC REV. 1 SURVEY DATE: 4/15/2025

### CARBON COUNTY DIRECTOR OF PLANNING

TODD THORNE — DATE 5-28-25

### CARBON COUNTY CONTRACT SURVEYOR

PROFESSIONAL LAND SURVEYOR No. 4940688 M. CODY WARE STATE OF UTAH

CARBON COUNTY CONTRACT SURVEYOR — DATE 5-29-25

### CARBON COUNTY ATTORNEY

CARBON COUNTY ATTORNEY — DATE 6/3/25

### CARBON COUNTY RECORDER

RECORDED #_____

STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF

_____

DATE_____ TIME_____ BOOK_____ PAGE_____

KARLA MEDLEY, COUNTY RECORDER