#### PURPOSE OF THE SURVEY

TO CONSOLIDATE AND REALIGN PROPERTY LINES FOR PARCELS 01-2565-0000, 01-2573-0000, 01-2

#### NOTES TO THE SURVEY

Carbon County Survey information used to locate survey control parcels.

The parcels have been rotated to fit the US Public Lands Survey as per the instructions found in the latest BLM Manual of Survey Instructions. Doing otherwise would create gaps in the lands of Carbon County and would not be in compliance with public lands survey standards.

#### LEGAL DESCRIPTIONS

#### PARCEL 1

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian with a Basis Of Bearing of N89°28'23"E between the West Quarter and East Quarter corners of said Section 22 more particularly describes as follows:

Beginning at a point S00°39'14"E 584.00 feet from the northwest corner of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is the southwest corner of the Southerlands Bldg Materials Shopping Center, Inc. Parcel 01-2567-0000; thence along said Parcel 01-2567-0000 south line N89°28'23"E 82.56 feet to the northwest corner of the Carbon County Parcel 01-2564-0000; thence along the west line of said Parcel 01-2564-0000 S00°39'14"E 149.82 feet to the southwest corner of said Parcel 01-2564-0000; thence along the west line of the Alan & Joan Stout Parcel 01-2571-0000; thence along the southwest corner of said Parcel 01-2571-0000; thence along the southwest corner of said Parcel 01-2571-0000; thence along the south line of said Parcel 01-2571-0000 S89°53'06"E 168.23 feet; thence S43°24'26"E 120.52 feet to the centerline of a steel pipe fence post; thence S60°11'43"E 31.06 feet; thence S60°33'04"E 53.77 feet; thence S60°33' west right of way line S11°51'14"E 24.03 feet; thence S80°40'27"W 160.03 feet; thence S12°04'10"E 62.91 feet to the northwest corner of the David Wayne Coon Parcel 01-2574-0000 s21°09'14"E 40.00; thence along the north line of said Parcel 01-2574-0000 s89°24'50"W 291.19 feet; thence along the north line of said Parcel 01-2576-0000 N80°26'14"W 270.00 feet to the northwest corner of said Parcel 01-2596-0006; thence along said east line of the Ellis L. Pierce Parcel 01-2596-0006 and the east line of the Lester J. & Carol Leturgez Parcel 01-2587-0000 N00°39'14"W 480.00 feet to the point of beginning, said line is also the west line of the northeast quarter of the southwest quarter of said

#### Containing 4.14 acres.

Subject to any easements or rights-of-way of record.

#### Subject to the following two easements:

Easement and Right-of-Way A in favor of Parcel 2 as follows:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian with a Basis Of Bearing of N89°28'23"E between the West Quarter and East Quarter corners of said Section 22 more particularly describes as follows:

Beginning at a point N89°28'23"E 702.37 feet along the north line of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian said point is the southeast corner of Parcel 1 shown above, and falls on the west right-of-way line of Utah Highway 55; thence S80°40'27"W 168.16 feet; thence N86°33'04" W 35.75 feet; thence N86°33'04" E 44.13 feet; thence N80°40'27" E 153.06 feet to the west right-of-way line of Highway 55; thence S10°51'14" E 24.03 feet to the point of beginning.

#### Containing 0.11 acres.

Subject to any easements and rights-of-way of record.

#### Subject to Easement and Right-of-Way B in favor of Parcel 3 as follows:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian with a Basis Of Bearing of N89°28'23"E between the West Quarter and East Quarter corners of said Section 22 more particularly describes as follows:

Beginning at a point N89°28'23"E 702.37 feet along the north line of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian; said point falls on the west right-of-way line of Utah Highway 55, said point is the southeast comer of Parcel 1; thence S80°40'27"W 101.44 feet; thence N11°51'14"W 24.03 feet to the north line of Parcel 1; thence along the north line of said Parcel 1 N80°40'27"E 101.44 feet to the north line of said Parcel 1 north line of said Parcel 1 N80°40'27"E 101.44 feet to the north line of said Parcel 1 north l

#### Containing 0.06 acres.

Subject to Easement and Right-of-Way A in favor of Parcel 2 as shown above.

#### Subject to any easements and rights-of-way of record.

Includes Easement and Right-of-Way D inside Parcel 2 for utilities maintenance in favor of Parcel 1 as shown below under Parcel 2.

#### PARCEL 2

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian with a Basis Of Bearing of N89°28'23"E between the West Quarter corners of said Section 22 more particularly describes as follows:

Beginning at a point N89°28'23"E 350.63 feet along the north line of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian and S00° 00'00"E 775.59 feet from the northwest quarter of the southwest quarter of the southwest quarter of the southwest quarter of the south line of the Alan & Joan Stout Parcel 01-2571-0000; thence along said south line of said Parcel 01-2571-0000 S89°53'06"E 325.65 feet to the southeast corner of said Parcel 01-2571-0000 and is also the west right-of-way line S11°51'14"E 102.96 feet; thence S80°40'27"W 153.06 feet; thence along the centerline of a steel fence post; thence along the centerline of a steel fence post; thence along the centerline of a steel fence the following three calls, N84°47'11"W 20.47 feet to a steel fence post; thence N60°11'43"W 31.06 feet to a steel fence post; thence N35°19'34"W 20.62 feet to the center of a steel fence post; thence N43°24'26"W 120.52 feet to the point of beginning

#### Containing 0.76 acres.

Subject to any easements or rights-of-way of record.

Subject to Easement and Right-of-Way D for utilities maintenance in favor of Parcel 1 shown above as follows:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian with a Basis Of Bearing of N89°28'23"E between the West Quarter and East Quarter corners of said Section 22 more particularly describes as follows:

Beginning at a point N89°28′23″E 697.44 feet along the north line of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian; said point falls on the west right-of-way line of Utah Highway 55, said point is the southeast corner of Parcel 2 as shown above; thence following the south line of said Parcel 2 S80°40'27"W 153.06 feet; and N86°33'04"W 5.23 feet; thence N68°17'16"E 30.59 feet; thence along said right-of-way line S11°51'14"E 12.16 feet to the point of beginning.

## Containing 0.03 acres.

Subject to any easements or rights-of-way of record.

# PARCEL 3

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian with a Basis Of Bearing of N89°28'23"E between the West Quarter and East Quarter comers of said Section 22 more particularly describes as follows:

Beginning at a point N89°28'23"E 702.37 feet along the north line of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian and S00° 00'00"E 902.46 feet from the northwest quarter of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is on the west right-of-way line of Utah Highway 55; thence along said right-of-way line S11°51'14"E 74.84 feet; thence S80°48'54"W 67.81 feet; thence S62°01'13"W 28.10 feet; thence S80°42'19"W 85.10 feet; thence N01°39'03"E 85.09 feet; thence N80°40'27"E 160.03 feet to the point of beginning.

# Containing 0.31 acres.

Subject to any easements or rights-of-way of record.

Includes Easement and Right-of-Way B in Parcel 1 shown above in favor of Parcel 3.

# Subject to Easement and Right-of-Way C in favor of Parcel 4 as follows:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian with a Basis Of Bearing of N89°28'23"E between the West Quarter and East Quarter corners of said Section 22 more particularly describes as follows:

Beginning at a point N89°28'23"E 717.75 feet along the north line of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian; said point falls on the west right-of-way line of Utah Highway 55, said point is the southeast corner of Parcel 3 and the northeast corner of Parcel 4; thence along said highway right-of-way S11°51'14"E 10.01 feet; thence N80°48'54"W 97.53 feet; thence N80°48'54"E 96.60 feet to the west right-of-way line of said highway 55; thence S11°51'14"E 10.01 feet to the point of beginning.

Containing 0.04 acres.

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian with a Basis Of Bearing of N89°28'23"E between the West Quarter and East Quarter corners of said Section 22 more particularly describes as follows:

Beginning at a point N89°28'23"E 717.75 feet along the north line of the southwest quarter of Section 22, Township 14 South, Range 10 East, Salt Lake Base & Meridian, said point is on the west right-of-way line of Utah Highway 55; thence along said right-of-way line S11°51'14"E 80.98 feet to the northeast corner of the David Wayne Coon Parcel 01-2574-0000; thence S83°37'46"W 180.33 feet along the north line of the said Parcel 01-2574-0000; thence N80°42'19"E 85.10 feet; thence N80°42'19"E 85.

## Containing 0.30 acres.

Subject to any easements or rights-of-way of record.

Subject to Easement and Right-of-Way C in favor of Parcel 4 partially on Parcel 3 as shown above under Parcel 3.

# SEE SHEET 1 OF 2 FOR PARCELS LAYOUT,

LOCATION AND DETAILS OF EASEMENTS

AND RIGHTS-OF-WAY.

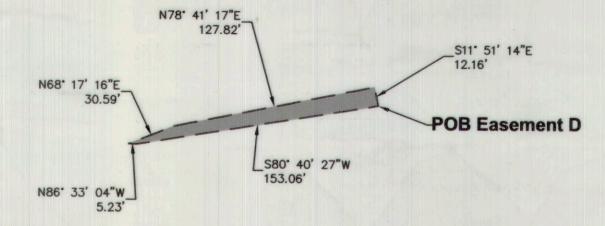
**ZUPON SUBDIVISION** FRANKLIN C. AND SHIRLEY ZUPON, TRUST PARCELS 01-2565-0000, 01-2572-0000, 01-2573-0000 & 01-2573-0001 LOCATED IN THE NORTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN

# **EASEMENT D** FOR PARCEL 1 ON PARCEL 2

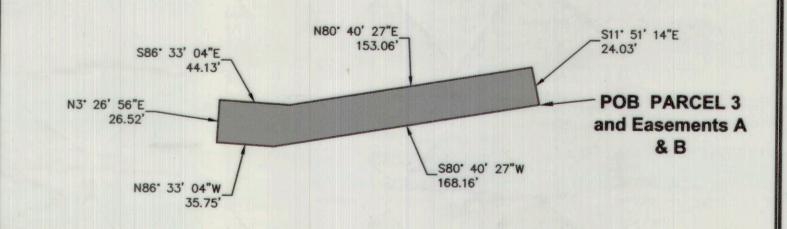
**EASEMENT & RIGHT-OF-WAY** 

**DETAILS SEE SHEET 1 OF 2 FOR** 

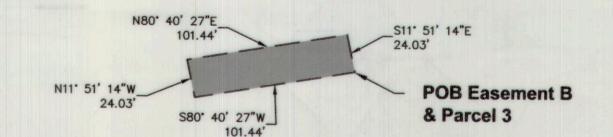
LOCATIONS



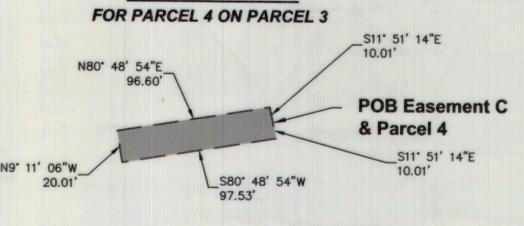
## **EASEMENT A** FOR PARCEL 2 ON PARCEL 1



# **EASEMENT B** FOR PARCEL 3 ON PARCEL 1

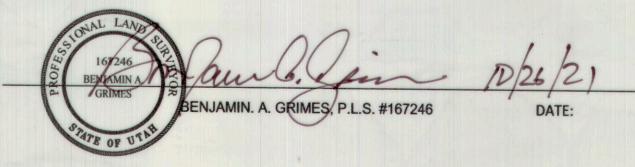


# **EASEMENT C**



## **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



BAGRIMES SURVEYING 795 WEST TWIN PEAKS RD. ELMO, UT 84521 435-609-1963

DESIGNED B.A.G. SCALE DRAFTED CHECKED DATE 10-25-21 NO. DATE REVISIONS BY APVD.

MAP

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