GORDON ESTATES SUBDIVISION

U.S.A.

WEST QUARTER CORNER
SEC 9, T17S, R09E, SLB&M
FOUND BLM BRASS CAP

SOUTH 1/16 CORNER SEC 8/9
T17S, R09E, SLB&M
FOUND BLM BRASS CAP 1970
MARKS PROPERTY CORNER

POB
REMAINDER LOT

3" DIA STEEL PIPE
MARKS PROPERTY
CORNER

POB
LOT 1

N89°50'49"E 246.76'

N89°50'49"E 627.43'

S04°28'24"E
53.91'

S52°51'43"W
102.28"

LOT 2
2.16 ACRES

3-58-1

3-58-7

LOT 1
7.84 ACRES
INCLUDES PORTIONS OF
PARCELS 3-58-11, 3-58-10
AND QUIT CLAIM DEED RECORDED
EMERY COUNTY RECORDER'S OFFICE
ENTRY NO. 3476031, DATED 3-6-1998

N00°55'00"W 520.40'

S00°55'00"E 405.10'

S07°12'38"W 524.67'

PARCEL 3–58–10
AS RECORDED IN THE DEED
2.97 ACRES COMBINED
INTO LOT 1 AND REMAINDER

PARCEL 3–58–11

BASIS OF BEARING N00°55'00"W

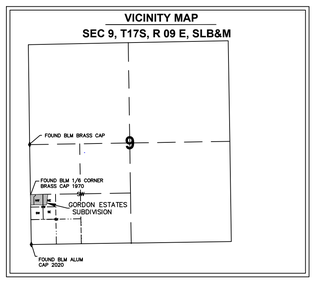
S89°50'46"W 167.58'

S89°50'46"W 632.43'

U3-58-5

U3-58-5

VICINITY MAP
SEC 9, T17S, R 09 E, SLB&M



SCALE
0 50 100 200
FEET

N

SOUTHWEST CORNER SEC 9
T17S, R09E, SLB&M
FOUND BLM ALUMINUM CAP 2020

PURPOSE OF THE SURVEY
TO SUBDIVIDE PARCELS 3-58-11 AND 3-58-10 INTO TWO PARCELS, LOT 1, AND REMAINDER LOT FOR A TOTAL OF 10.00 ACRES. EMERY COUNTY RECORDS INDICATE BOTH PARCELS TOTAL 9.94 ACRES.

NOTES TO THE SURVEY
1. EMERY COUNTY SURVEY AND BLM SURVEY INFORMATION WAS USED TO LOCATE SECTION CORNERS.
2. THE ACTUAL PARCEL BEARINGS AND DISTANCES VARY FROM THE DEEDS. ACTUAL BEARINGS AND DISTANCES WERE DETERMINED USING EMERY COUNTY AND BLM SURVEY INFORMATION AND USING SURVEY GRADE GPS EQUIPMENT AS PER STANDARD SURVEY PROCEDURES. THE NEW PROPERTY DESCRIPTIONS MATCH THE ADJOINING PROPERTY DEEDS.
3. THE FENCES IN THE AREA DO NOT MATCH THE DEED DESCRIPTIONS OF THE SUBJECT PROPERTY AND ADJACENT DEEDS WHICH IS TYPICAL FOR RURAL UTAH. EXISTING FENCES ARE SHOWN ON THE PLAT.
4. SOME PROPERTY CORNERS WERE NOT MARKED WITH 5/8" REBAR AND CAPS FOR REASONS SHOWN ON THE PLAT.
5. PARCELS 3-58-10 AND 3-58-11 WERE COMBINED WITH A QUIT CLAIM DEED TO FRANK L. & WENDY YVONNE GORDON, ENTRY NUMBER 3476031 RECORDED IN THE EMERY COUNTY RECORDER'S RECORDS ON 3-6-1998 FOR THE PURPOSES OF THIS SURVEY. THE EMERY COUNTY OWNERSHIP PLAT SEEMS TO REFLECT THIS ADDED QUIT CLAIM DEED, ALTHOUGH THE ACREAGE IS NOT CORRECT ON THE PLAT. THE DEEDS FOR PARCELS 3-58-10 AND 3-58-11 DO NOT APPEAR TO REFLECT THIS QUIT CLAIM DEED COMPLETELY. THE TOTAL ACREAGE HAS BEEN CORRECTED IN THIS SURVEY.

LEGAL DESCRIPTIONS

LOT 1

A parcel of land situated in the northwest quarter and the northeast quarter of the southwest quarter of the southwest quarter of Section 9, Township 17 South, Range 9 East, Salt Lake Base & Meridian, more accurately described as follows:

Beginning at a point N89°50'49"E 246.76 feet along the north line of the southwest quarter of the southwest quarter of said Section 9 from the south one sixteenth corner of said Section 9 and 8, Township 17 South, Range 9 East, Salt Lake Base and Meridian; thence N89°50'49"E 627.43 feet along the north line of the said southwest quarter of the southwest quarter of Section 9 to a 3 inch diameter steel pipe burried in the ground in a concrete base, said point being the northwest corner of parcel 3-58-7; thence along the west line of said parcel 3-58-7 S07°12'38"W 524.67 feet to the north line of parcel U3-58-5; thence S89°50'46"W 632.43 feet to the east line of Lot 1 of this subdivision; thence along said line N00°55'00"W 405.10 feet; thence along said line N52°51'43"E 102.28 feet; thence N04°28'24"W 53.91 feet to the point of beginning. Basis of Bearing is N00°55'00"W, the record bearing along the west line of the southwest quarter of said Section 9.

Containing 7.84 acres.

Subject to any recorded or unrecorded easements or rights of way.

LOT 2

A parcel of land situated in the northwest quarter of the southwest quarter of the southwest quarter of Section 9, Township 17 South, Range 09 East, Salt Lake Base & Meridian, more accurately described as follows:

Beginning at the south one sixteenth corner of said Section 9 and 8, Township 17 South, Range 9 East, Salt Lake Base and Meridian, thence N89°50'49"E 246.76 feet along the north line of the southwest quarter of the southwest quarter of said Section 9 to the west line of the remainder parcel created by this subdivision of Parcels 3-58-11 and 3-58-10; thence S04°28'24"E 53.91 feet along the west line of the remainder parcel; thence S52°51'43"W 102.28 feet along the west line of the remainder parcel; thence S00°55'00"E 405.10 feet along the west line of the remainder parcel to the north line of parcel U3-58-5; thence S89°50'46"W 167.58 feet along said parcel U3-58-5 to the west line of said Section 9 and the east line of parcel 3-58-1; thence N00°55'00"W 520.40 feet along said east line of parcel 3-58-1 to the point of beginning. Basis of Bearing is N00°55'00"W, the record bearing along the west line of the southwest quarter of said Section 9.

Containing 2.16 acres.

Subject to any recorded or unrecorded easements or rights of way.

ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FRANK L. AND WENDY YVONNE GORDON, TRUSTEES FOR THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT 1 AND THE REMAINDER LOT TO BE HEREAFTER KNOWN AS THE:

DO HEREBY APPROVE THIS PLAT. GORDON ESTATES SUBDIVISION

IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____ 2020.

_____
Frank L. Gordon, Trustee of the Frank and Wendy Gordon Trust dated 9/14/2012

_____
Wendy Yvonne Gordon, Trustee of the Frank and Wendy Gordon Trust dated 9/14/2012.

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 2020 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____ NOTARY PUBLIC

_____ MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

I Benjamin A. Grimes, do hereby certify that I am a Registered 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

PROFESSIONAL LAND SURVEYOR
167246
BENJAMIN A. GRIMES
STATE OF UTAH

_____ BENJAMIN. A. GRIMES, P.L.S. #167246 DATE:

LEGEND

- 5/8" REBAR SET WITH PLASTIC CAP PLS # 167246 UNLESS OTHERWISE NOTED
- —x—x—x— EXISTING FENCES
- — — — 40 ACRE LINES
- ——— SECTION LINE
- ——— SUBDIVISION BOUNDARY LINE
- ——— LOT 1 LINE
- 3-82-10 EMERY COUNTY PROPERTY PARCEL NUMBERS

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

EMERY COUNTY PLANNING AND ZONING ADMINISTRATOR
DATE: JEFF GUYMON

COUNTY OF _____
PERSONALLY APPEARED BEFORE ME ON THIS _____ DAY OF _____ 2020
JEFF GUYMON
RESIDING AT:
MY COMMISSION EXPIRES: _____

DESIGNED	B.G.
DRAFTED	B.G.
CHECKED	
DATE	08/21/20

NO.	DATE	REVISIONS	BY	APVD.
3				
2				
1				

SCALE
ORIGINAL
1" = 50'

RECORD OF SURVEY
GORDON ESTATES SUBDIVISION PLAT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH,
RANGE 09 EAST SALT LAKE BASE & MERIDIAN

MAP
1 OF 1