

RECORD OF SURVEY FOR A
LOT LINE ADJUSTMENT
OF
HIDDEN VALLEY SUBDIVISION, PHASE 1
LOT 10 AMENDMENT

ENTRY NO. 2023001773
UTAH COUNTY RECORDER'S OFFICE
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UTAH SPECIAL BASE AND MERIDIAN
BALLARD CITY, UTAH

NARRATIVE

This survey was performed at the request of Calvin Emmett for the purpose of increasing the size of Lot 10A of the HIDDEN VALLEY SUBDIVISION, PHASE 1 as shown on this plat. Section 12 was originally surveyed by the General Land Office using the "3-mile" method of section subdivision during which the 1/16th corners were set. A search was made for the monuments marking these Public Land Survey System corners, the results being shown at each corner on the plat. It was found however, that the previously tie-in 5/8" rebar and fence corner at the Center 1/4 corner had been removed. There is a 5/8" rebar with an unidentifiable cap approximately one foot east of previously found monument. The position of said previous monument was held and the existing rebar's position discarded. The position of the Center West 1/16 Corner had been shown on a survey performed by C. Pedross for the property to the north. This survey however used the old cedar fence post position which very nearly matched the proportionate distance from the West 1/4 Corner to the aforementioned Center 1/4 Corner. After consulting the Utah County Surveyor, a 5/8"x24" rebar fitted with plastic cap was set at this position. The parcel was then adjusted and shown on the plat.

BASIS OF BEARINGS

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) EQUIPMENT AND PROCEDURES USING THE UTAH G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER. THE BASIS OF BEARINGS IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, RTW, U.S.B.&M. LOCATED AT LAT: 40°18'07.65011" N & LONG: 109°59'30.70324" W USING SAO CONTROL NETWORK.

UTAH COUNTY TREASURER CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPERTY TAXES ON THIS PARCEL ARE PAID AND CURRENT AS OF THIS
____ DAY OF _____, 20 ____.

COUNTY TREASURER

BALLARD CITY PLANNING DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 20 ____, BY THE BALLARD CITY PLANNING COMMISSION.

CHAIRMAN SHAWN WILKINS

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20 ____, BY THE BALLARD CITY COUNCIL.
ATTEST: CLERK KAELYN MEYERS MAYOR ROBERT ABERCROMBIE

TRI-COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____, 20 ____, BY THE TRI-COUNTY HEALTH DEPARTMENT.

UTAH COUNTY FIRE MARSHALL APPROVAL

APPROVED THIS ____ DAY OF _____, 20 ____, BY THE UTAH COUNTY FIRE MARSHALL.

FIRE MARSHALL

BALLARD CITY ENGINEER APPROVAL

APPROVED THIS ____ DAY OF _____, 20 ____, BY THE BALLARD CITY ENGINEER.

CHAIRMAN

BALLARD CITY WATER DIST APPROVAL

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20 ____, BY THE BALLARD CITY WATER DIST.

ATTEST: CLERK KAELYN MEYERS

CHAIRMAN MARK REIDHEAD

DESCRIPTION OF ADJUSTED LOT 10A

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 12, Township 2 South, Range 1 West of the Utah Special Base and Meridian;
Thence South 0°06'39" East 660.24 feet along the East line of said aliquot part to the Northwest Corner of Lot 10, HIDDEN VALLEY SUBDIVISION, PHASE 1;
Thence North 89°52'01" East 215.84 feet to the Northeast Corner of said Lot 10;
Thence South 0°02'21" East 179.04 feet to the Southeast Corner of said Lot 10;
Thence Southwesterly 43.83 feet, along a curve to the left, said curve having a central angle of 25°06'36", a radius of 100.00 feet, and a chord which bears South 47°24'21" West, 43.48 feet, to the Southwest Corner of said Lot 10;
Thence North 55°08'57" West 223.97 feet to the Southwest Corner of said Lot 10 on said East line of said aliquot part;
Thence South 0°06'39" East 185.29 feet along said East line;
Thence North 89°44'23" West 705.98 feet;
Thence North 0°06'39" East 925.53 feet to the North line of said aliquot part;
Thence North 89°44'23" East 705.98 feet along said North line to the Point of Beginning, 15.749 acres.

DESCRIPTION OF ADJUSTED REMAINDER

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 12, Township 2 South, Range 1 West of the Utah Special Base and Meridian;
Thence South 0°06'39" East 925.53 feet along the East line of said aliquot part to the TRUE POINT OF BEGINNING;
Thence South 0°06'39" East 394.96 feet along said East line to the Southeast Corner of said aliquot part;
Thence South 0°05'22" East 550.56 feet along the East line of the Southwest Quarter of said Southeast Quarter to the North line of JEWEL CHRISTENSEN SUBDIVISION;
Thence the following six courses along said North line of said Subdivision:
North 88°22'51" West 445.93 feet;
South 0°50'72" West 179.66 feet;
South 84°44'47" West 62.78 feet;
South 0°05'18" East 14.81 feet;
South 89°36'28" West 133.91 feet;
South 89°56'28" West 658.15 feet to the West line of said aliquot part;
Thence North 0°11'08" West 732.62 feet along said West line to the Southwest Corner of said Northwest Quarter of said Southeast Quarter;
Thence North 0°01'27" West 1320.16 feet to the Northwest Corner of said aliquot part;
Thence North 89°44'23" East 609.89 feet along the North line of said aliquot part;
Thence South 0°06'39" East 925.53 feet;
Thence North 89°44'23" East 705.98 feet to the TRUE POINT OF BEGINNING, containing 45.094 acres.

OWNER'S CERTIFICATE

We, the undersigned, CALVIN P. EMMETT, MARY CRIS EMMETT, ALEX BRADIN JONES, and CHRISTINE LEIGH JONES, owners of the parcels shown hereon, do hereby amend, change, adjust, place, and fix our boundaries of the shown parcels into the configuration and positions indicated and described on this plat.

Landowner's Signatures

Date Acknowledged

Notary's Initials

CALVIN P. EMMETT

MARY CRIS EMMETT

ALEX BRADIN JONES

CHRISTINE LEIGH JONES

ACKNOWLEDGMENT

State of Utah } SS

County of _____

On the date shown by each signature, personally appeared before me CALVIN P. EMMETT, and MARY CRIS EMMETT, signers of the above certificate who duly acknowledged to me that they did execute same.
My commission expires _____

Notary Public

ACKNOWLEDGMENT

State of Utah } SS

County of _____

On the date shown by each signature, personally appeared before me ALEX BRADIN JONES, and CHRISTINE LEIGH JONES, signers of the above certificate who duly acknowledged to me that they did execute same.
My commission expires _____

Notary Public

COUNTY RECORDER'S CERTIFICATE

COUNTY SURVEYOR FILE NO.

JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST—P.O. BOX 975
DUCHESS, UTAH 84021
(435) 738-5352

7 AUG 2023 23-100-070