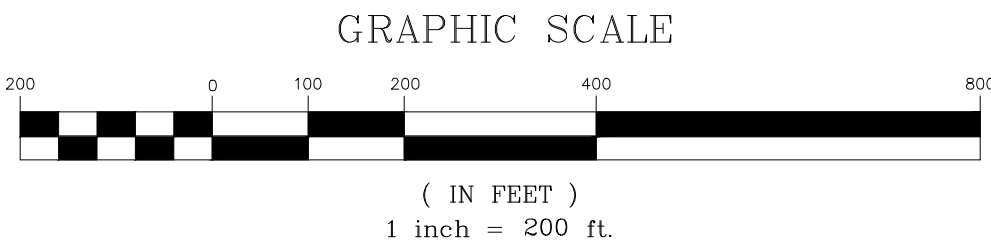


# Phillips Construction Minor Subdivision

Located in the Southeast Quarter of Section 14, T. 2 S., R. 1 W., U.S.B. & M.  
Ballard City, Uintah County, Utah

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - 40 ACRE LINE
  - UDOT RIGHT OF WAY LINE
  - PREVIOUS SUBDIVISION LOT LINE
  - PREVIOUS SURVEYED BOUNDARY LINE
  - EXISTING FENCE LINE
  - SET REBAR WITH PLASTIC CAP  
STAMPED BASELINE LAND SURVEYING  
UNLESS OTHERWISE NOTED
  - FOUND SURVEY  
MONUMENT AS NOTED
  - FOUND SECTION CORNER  
AS NOTED
  - FOUND QUARTER SECTION  
CORNER AS NOTED
  - NOT FOUND QUARTER  
SECTION CORNER AS NOTED



## SURVEY NOTES / NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3 LOT MINOR SUBDIVISION FROM PARCEL 17:044:0033 AND TO SET THE CORNERS OF THE NEW LOTS AS SHOWN HEREON.
- WE WERE CONTACTED BY CRAIG PHILLIPS WHO WANTED TO SPLIT THE PARCEL INTO 3 SEPARATE LOTS, ONE BEING THAT AREA SOUTH OF THE COMMERCIAL 3 ZONE LINE, ONE BEING AN AREA NORTH OF THE COMMERCIAL 3 ZONE LINE OF APPROXIMATELY 5 ACRES, AND THE REST OF THE PARCEL BEING MADE INTO A LOT NORTH OF THE COMMERCIAL 3 ZONE LINE.
- BASIS OF BEARING IS N88°42'28"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 14, T.2 S., R.1 W., U.S.B. & M.
- THE UTAH DEPARTMENT OF TRANSPORTATION NORTH RIGHT OF WAY LINE OF US-HIGHWAY 40 WAS TAKEN FROM TWO RECORDED SURVEY PLATS. ONE WAS PERFORMED BY TIMBERLINE ENGINEERING AND THE OTHER BY CIVCO ENGINEERING. SAID SURVEY ARE ON FILE AT THE UTAH COUNTY SURVEYOR'S OFFICE AS FILE NUMBERS 4112 (TIMBERLINE) AND 4358 (CIVCO).
- ON THE BALLARD HOTEL MINOR SUBDIVISION THAT CAN BE FOUND IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2012001861 IN BOOK 1267 ON PAGE 660, IT MAKES MENTION OF A TIMBERLINE SURVEY FROM JANUARY 07, 2006 THAT THE SUBDIVISION BOUNDARY IS BASED OFF. I WAS NOT ABLE TO FIND THIS TIMBERLINE SURVEY FILED WITH THE COUNTY. I BELIEVE THE NORTH LINE OF SAID MINOR SUBDIVISION GO TO FAR NORTH CAUSING AN OVERLAP WITH THE MINOR SUBDIVISION BOUNDARY CREATED HEREON.
- THE FOUND REBAR AND CAPS STAMPED LS 148951 WERE SET BY JERRY D. ALLRED AND ASSOCIATES DURING A SURVEY THAT I COULD NOT FIND FILED WITH THE COUNTY. BOTH OF THESE CORNERS ARE OFF THE CONTROLLING LINES THAT ARE NEAR THEM BY ALMOST A FOOT IN BOTH LOCATIONS. THE EAST CORNER IS WEST OF THE SUBDIVISION LINE AND THE WEST CORNER IS EAST OF THE QUARTER SECTION LINE. THIS SURVEY SET REBAR AND CAPS AT THESE LOCATIONS.
- THE EAST QUARTER CORNER OF SAID SECTION 14 WAS RE-ESTABLISHED USING THE SURVEY PERFORMED BY CIVCO ENGINEERING FOR UTAH DEPARTMENT OF TRANSPORTATION ON US HIGHWAY 40. SAID SURVEY CAN BE FOUND IN THE OFFICE OF THE COUNTY SURVEYOR AS FILE 4358.

## DEED DESCRIPTION

PARCEL 17:044:0033  
AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2023003517 IN BOOK 1827 ON PAGE 278.

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN,  
SECTION 14:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER

ALSO:

BEGINNING 285.8 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, THENCE EAST 419.2 FEET; THENCE NORTH 968 FEET; THENCE EAST 450 FEET; THENCE NORTH 352 FEET; THENCE WEST 70 RODS; THENCE SOUTH 29 RODS; THENCE EAST 285.8 FEET; THENCE SOUTH 51 RODS TO BEGINNING.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING.

SUBJECT TO ALL EXISTING EASEMENTS RIGHTS-OF-WAY.

EXCEPTING THEREFROM ALL GAS, OIL, AND OTHER MINERALS.

## SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N88°42'25"E ALONG THE SOUTH LINE OF SECTION 14, T.2 S., R.1 W., U.S.B. & M., 711.94 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14 AND N01°19'06"W 59.35 FEET TO THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40; THENCE S88°42'28"W ALONG SAID NORTH RIGHT OF WAY LINE, 425.81 FEET; THENCE N00°59'16"W PARALLEL WITH THE QUARTER SECTION LINE, 782.17 FEET; THENCE S88°42'28"W PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40, 285.80 FEET TO THE QUARTER SECTION LINE; THENCE N00°59'16"W ALONG SAID QUARTER SECTION LINE, 477.12 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE N01°09'10"W ALONG SAID QUARTER SECTION LINE, 1317.57 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 14; THENCE N88°33'10"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1315.19 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE S01°20'00"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1320.26 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE S88°40'12"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 165.00 FEET; THENCE S01°19'06"E 352.00 FEET; THENCE S88°42'28"W PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40, 450.00 FEET; THENCE S01°19'06"E 908.03 FEET TO THE SAID NORTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

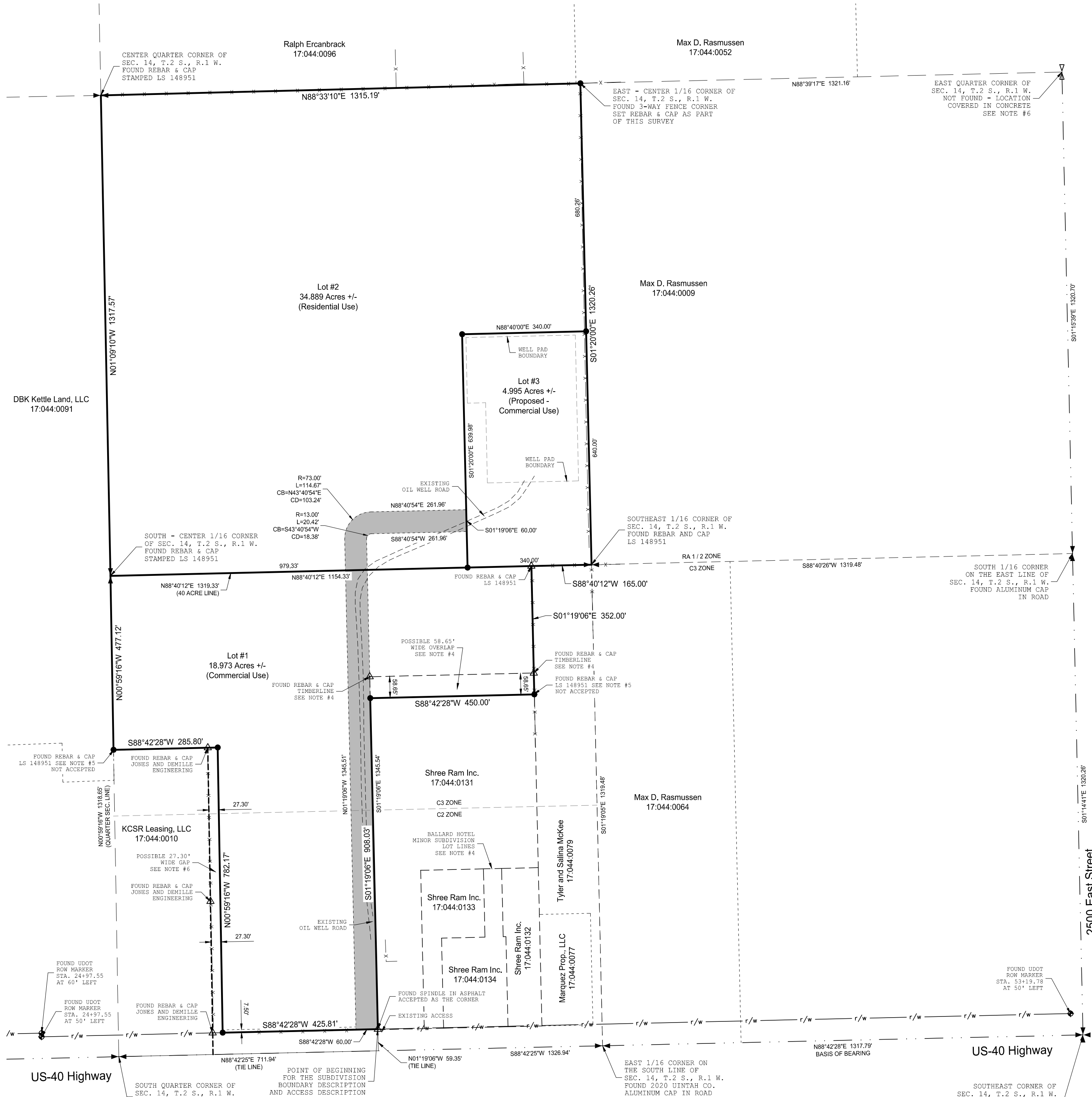
CONTAINING 58.857 ACRES, MORE OR LESS.

SUBJECT TO THE 7.50 FOOT WIDE UTILITY EASEMENT CREATED ALONG THE SOUTH LINE OF SUBDIVISION (NORTH OF THE HIGHWAY RIGHT OF WAY LINE).

## ACCESS EASEMENT DESCRIPTION

BEGINNING AT A POINT LOCATED N88°42'25"E ALONG THE SOUTH LINE OF SECTION 14, T.2 S., R.1 W., U.S.B. & M., 711.94 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14 AND N01°19'06"W 59.35 FEET TO THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40; THENCE S88°42'28"W ALONG SAID NORTH RIGHT OF WAY LINE, 60.00 FEET; THENCE N01°19'06"W 1345.51 FEET; THENCE AROUND A 73.00 FOOT RADIUS CURVE TO THE RIGHT, 114.67 FEET (CHORD BEARS N43°40'54"E 103.24 FEET); THENCE N88°40'54"E 261.96 FEET TO THE WEST LINE OF LOT 3 OF THE PHILLIPS CONSTRUCTION MINOR SUBDIVISION; THENCE S01°19'06"E ALONG THE WEST LINE OF SAID LOT 3, 60.00 FEET; THENCE S88°40'54"W 261.96 FEET; THENCE AROUND A 13.00 FOOT RADIUS CURVE TO THE LEFT, 20.42 FEET (CHORD BEARS S43°40'54"W 18.38 FEET); THENCE S01°19'06"E 1345.54 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT CONTAINING 2.307 ACRES, MORE OR LESS.



## STRATA APPROVAL

DATE

## MOON LAKE ELECTRIC APPROVAL

DATE

## TRI-COUNTY HEALTH DEPARTMENT APPROVAL

DATE

## UINTAH COUNTY FIRE MARSHALL APPROVAL

DATE

## BALLARD WATER & SEWER IMPROVEMENT DISTRICT APPROVAL

DATE

## CITY ENGINEER APPROVAL

DATE

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## UINTAH COUNTY RECORDER'S OFFICE

## COUNTY TREASURER APPROVAL

AT THE TIME OF SIGNING THIS PLAT, THE AMENDED LOTS SHOWN HEREON HAVE BEEN CLEARED OF ALL BACKED TAXES.

OF 20

UINTAH COUNTY TREASURER

## CITY PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED ON THE DAY OF OF 20 BY THE BALLARD CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRPERSON

## CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS PLAT WAS APPROVED ON THE DAY OF OF 20 BY THE BALLARD CITY COUNCIL.

KAELYN MEYERS

BALLARD CITY RECORDER

ROBERT ABERCROMBIE

BALLARD CITY MAYOR

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON.

CRAIG S. PHILLIPS AS MEMBER

PHILLIPS CONSTRUCTION, LLC

BOBI JO PHILLIPS AS MEMBER

PHILLIPS CONSTRUCTION, LLC

CRAIG K. PHILLIPS AS PRESIDENT

BCE RESOURCES, INC.

## ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF DUCHESTER } S.S.

ON THE DAY OF , A.D. 20 , PERSONALLY APPEARED BEFORE ME, CRAIG S. PHILLIPS AND BOBI JO PHILLIPS, AS MEMBERS OF PHILLIPS CONSTRUCTION, LLC, A UTAH LIMITED LIABILITY COMPANY, AS 50% OWNERS OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF DUCHESTER } S.S.

ON THE DAY OF , A.D. 20 , PERSONALLY APPEARED BEFORE ME, CRAIG K. PHILLIPS, AS PRESIDENT OF BCE RESOURCES INC., AS A 50% OWNER OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC

## Phillips Construction Minor Subdivision



Baseline  
Land Surveying

|                                                                                                     |                     |
|-----------------------------------------------------------------------------------------------------|---------------------|
| PROJECT NUMBER:                                                                                     | 23-06-38 BLS        |
| FILE NAME:                                                                                          | PHCO LLC Survey.dwg |
| SURVEYED BY:                                                                                        | T.W.G.              |
| DRAWN BY:                                                                                           | T.W.G.              |
| FIELD WORK:                                                                                         | 07/10/2023          |
| Baseline Land Surveying<br>Roosevelt, Utah 84066<br>Baselinelandsurveying@gmail.com<br>435-979-3446 |                     |