

The Ranches Subdivision Phase 3

Final Plat

Located in the Southwest Quarter of Section 13, T. 2 S., R. 1 W., U.S.B. & M.
Ballard City, Uintah County, Utah

2024

FUTURE PHASE

BALLARD CITY ENGINEER APPROVAL

ERIC L MAJOR _____ DATE _____

BALLARD CITY ATTORNEY APPROVAL

_____ DATE _____

MOON LAKE ELECTRIC APPROVAL

_____ DATE _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY - _____

TITLE - _____

FOR UTAH
COUNTY
RECORDER'S
OFFICE USE ONLY:

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREET TO BE HEREAFTER KNOWN AS THE RANCHES SUBDIVISION PHASE 3 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC OF LAND, OTHER UTILITIES, OR EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

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

DON RICHARDS _____ DATE _____
MANAGING MEMBER
KATIE ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BALLARD WATER & SEWER IMPROVEMENT DISTRICT APPROVAL

THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, A.D., 20____.

MARK REIDHEAD
CHAIRMAN

CITY PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, A.D., 20____ BY THE BALLARD CITY PLANNING COMMISSION.

JOE ALLRED
PLANNING COMMISSION CHAIRPERSON

CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, A.D., 20____ BY THE BALLARD CITY COUNCIL.

KAELYN MEYERS _____ ROBERT ABERCROMBIE
BALLARD CITY RECORDER BALLARD CITY MAYOR

UINTAH COUNTY TREASURER APPROVAL

I CERTIFY THAT AT THE TIME OF MY SIGNING THIS PLAT, THE PROPERTY AS SHOWN HEREON HAS BEEN CLEARED OF ALL BACKED TAXES.

UINTAH COUNTY TREASURER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, MARTIN G PIERCE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5561193, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RANCHES SUBDIVISION PHASE 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THE PLAT.

MARTIN G PIERCE, L.S. #5561193 DATE _____

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

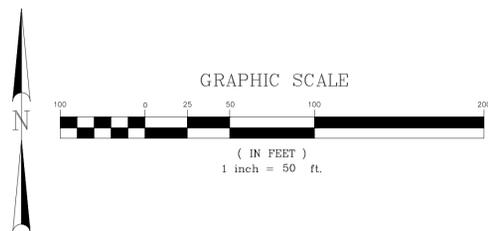
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2203-046 FILE NAME: h:\jdp\proj\2203-046\dwg\phase 3 final plat 2203-046.dwg
SURVEYED BY: T.W.G. DRAWN BY: S.M.B. UPDATED: 3/12/2024 PLOTTED: 3/12/2024

**The Ranches Subdivision Phase 3
Final Plat**

Ballard City, Uintah County, Utah

Scale: 1" = 50'



LEGEND

- SUBDIVISION / ROADWAY BOUNDARY LINE
- 2500 EAST RIGHT OF WAY LINE
- - - SUBDIVISION LOT LINE
- - - PUBLIC UTILITY EASEMENT (PUE) LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - 40 ACRE LINE
- - - EXISTING LOT LINE
- - - FUTURE LOT LINE
- - - EXISTING FENCE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE 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

DEVELOPER / OWNERS INFORMATION

PARCEL OWNER: KATIE ENTERPRISES, LLC
DON RICHARDS AND DES RICHARDS
540 NORTH MASON CIRCLE
ROOSEVELT, UTAH, 84066
435-722-8677 / 435-822-3301

NARRATIVE / NOTES

- THE PURPOSE OF THIS PLAT WAS TO SHOW THE FINAL PLAT FOR THE RANCHES SUBDIVISION PHASE 3, LOCATED IN SECTION 13, T. 2 S., R. 1 W., U.S.B. & M. PHASE 3 WILL CONSIST OF 9 LOTS, A PORTION OF 280 NORTH STREET AND 2550 EAST STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT.
- BASIS OF BEARING USED WAS N88°45'43"E BETWEEN A FOUND 1" ALUMINUM CAP ON THE SOUTH 1/16 CORNER ON THE WEST LINE AND A FOUND 1" ALUMINUM CAP (LS 148951) ON THE SOUTHWEST 1/16 CORNER OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M.
- THE WEST QUARTER CORNER OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M., SHOWN HEREON WAS NOT FOUND. IT WAS RE-ESTABLISHED USING INFORMATION FROM AN EASEMENT SURVEY PLAT PERFORMED BY DANIEL W. PEATROSS, ON FILE AT THE UTAH COUNTY SURVEYORS OFFICE, RECORDED AS FILE NO. 3650.
- A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT WAS ADDED ALONG THE FRONTAGE OF ALL THE PROPOSED SUBDIVISION LOTS: LOT 9 - LOT 17.

THE RANCHES SUBDIVISION - PHASE 3 BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 88°51'42" EAST 180.48 FEET ALONG THE QUARTER SECTION LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE & MERIDIAN TO THE NORTHEAST CORNER OF LOT 1 OF THE RANCHES AMENDED LOT 1 & 4 PHASE 1 A MINOR SUBDIVISION AND SOUTH 01°15'39" EAST ALONG THE EAST LINE OF SAID THE RANCHES AMENDED LOT 1 & 4 PHASE 1 A MINOR SUBDIVISION, 472.74 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 13 TO THE POINT OF BEGINNING, THENCE NORTH 88°49'38" EAST 348.52 FEET; THENCE SOUTH 01°15'39" EAST 629.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 280 NORTH STREET; THENCE SOUTH 88°49'30" WEST 130.02 FEET ALONG SAID RIGHT-OF-WAY, THENCE SOUTH 01°15'39" EAST 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 280 NORTH STREET; THENCE SOUTH 88°49'30" WEST 69.98 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 01°15'39" EAST 157.49 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 88°45'43" WEST 148.52 FEET ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF LOT 8 OF THE RANCHES SUBDIVISION PHASE 2; THENCE NORTH 01°15'39" WEST 847.64 FEET ALONG THE EAST LINE OF THE RANCHES SUBDIVISION PHASE 2 & THE RANCHES AMENDED LOT 1 & 4 PHASE 1 A MINOR SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 5.879 ACRES ± LESS 1.171 ACRES FALLING WITHIN THE AREA DESIGNATED FOR THE STREETS.

PRELIMINARY

WEST QUARTER CORNER SECTION 13 SEE NOTE #3

QUARTER SECTION LINE

N88°51'42"E 180.48'

POINT OF BEGINNING

S88°49'30"E 128.50'

N88°49'38"E 143.48'

N88°49'38"E 143.52'

NORTHEAST CORNER OF LOT 1 OF THE RANCHES AMENDED LOT 1 & 4 PHASE 1 A MINOR SUBDIVISION

TEMPORARY FIRE TURNAROUND

R=68.00'

R=68.00'