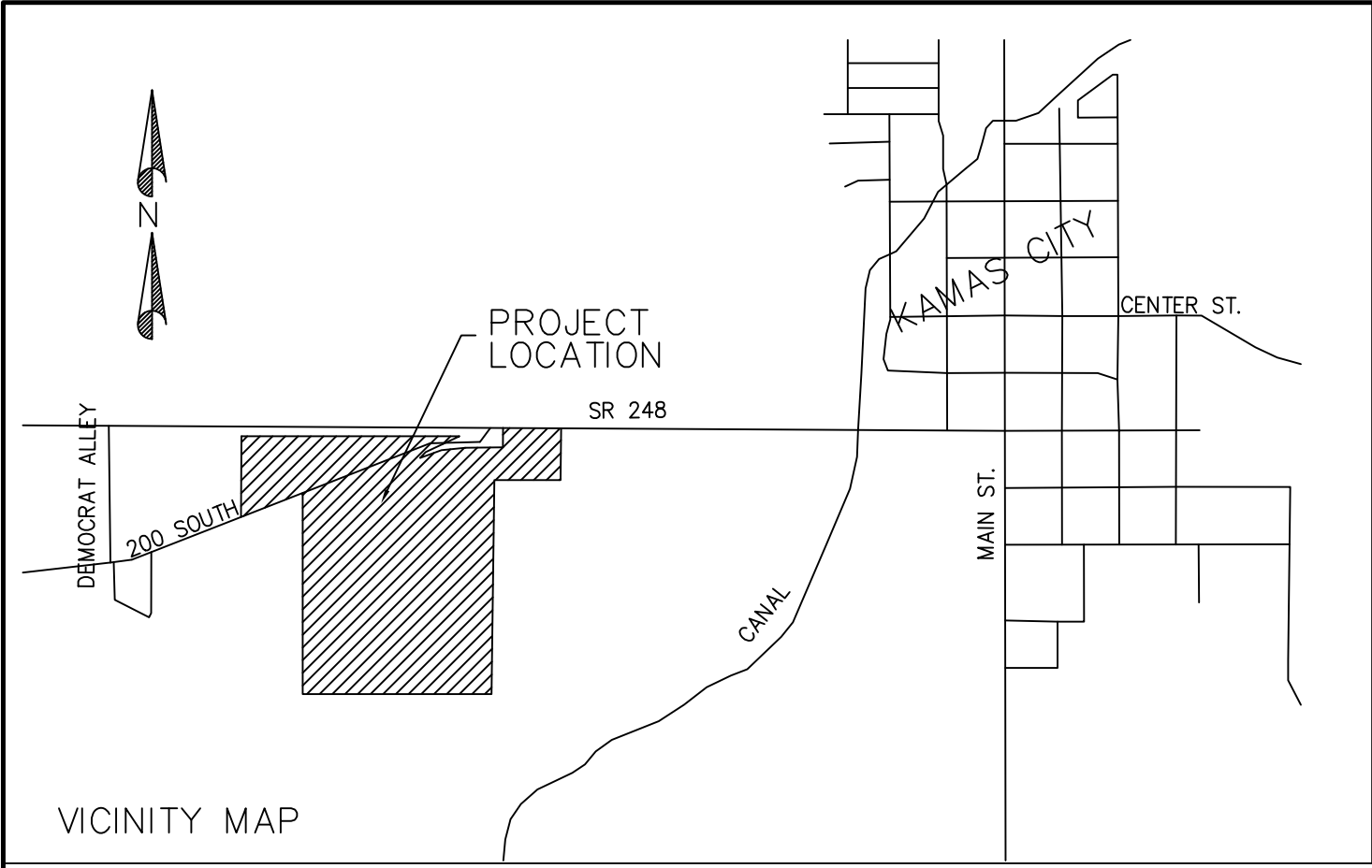
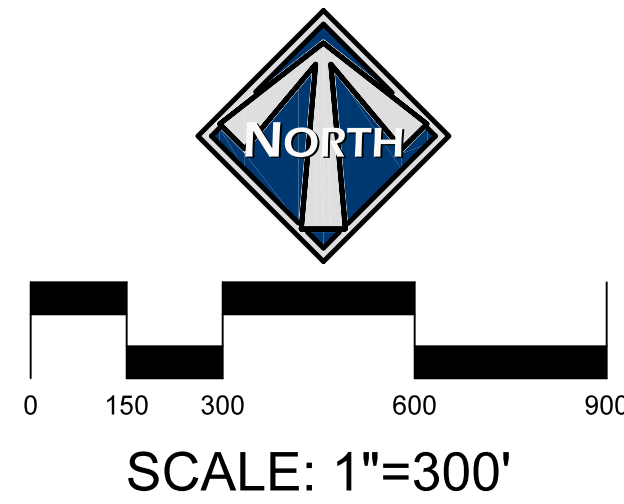




BALLERINA FARM ANNEXATION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN



BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS S89°07'30"W 2660.80 FEET BETWEEN THE FOUND 1993 SUMMIT COUNTY MONUMENTS MARKING THE NORTHWEST AND NORTH QUARTER CORNERS OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SR 248, SAID POINT BEING S57°07'48"E 53.39 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING S89°07'30"W 2660.80 FEET BETWEEN THE NORTH QUARTER AND NORTHWEST CORNERS OF SAID SECTION 19); THENCE S89°51'44"E 1042.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S00°23'28"E 369.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE N68°18'27" 993.83 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 200 NORTH STREET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SR 248; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SR 248 THE FOLLOWING SIX COURSES: (1) S89°51'44"E 388.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1859.86 FEET, AND TO WHICH POINT A RADIAL LINE BEARS N08°53'39"W; (2) 416.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°49'21", WITH A CHORD BEARING AND DISTANCE OF S74°41'41"W 415.36 FEET; (3) S68°17'00"W 100.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 666.20 FEET, AND TO WHICH POINT A RADIAL LINE BEARS N21°43'00"W; (4) 254.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°52'00", WITH A CHORD BEARING AND DISTANCE OF N79°13'00"E 252.71 FEET; (5) S89°51'00"E 541.66 FEET; (6) N00°36'34"W 152.86 FEET TO A POINT ON THE KAMAS CITY BOUNDARY (SEE ANNEXATION PLAT ENTRY NO. 735242); THENCE ALONG SAID KAMAS CITY BOUNDARY THE FOLLOWING TWO COURSES: (1) N89°38'04"E 359.44 FEET; (2) S00°12'43"E 1288.36 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL CD-618; THENCE S89°07'43"W 391.50 FEET ALONG SAID SOUTHERLY BOUNDARY OF PARCEL CD-618 TO A POINT OF THE APPARENT SECTION LINE; THENCE S00°09'12"E 1433.11 FEET ALONG SAID SECTION LINE TO A FENCE CORNER ON THE QUARTER SECTION LINE, AS SHOWN ON RECORD OF SURVEY NO. 6438; THENCE S89°52'48"W 1957.51 FEET ALONG SAID QUARTER SECTION LINE; THENCE N00°17'56"W 2055.70 FEET ALONG THE WESTERLY BOUNDARY LINE OF PARCEL CD-581, SAID COURSE BEING COINCIDENT WITH AN EXISTING FENCE LINE TO A POINT ON THE APPARENT SOUTHERLY RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE S67°52'57"W 724.85 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE N00°48'35"E 900.37 FEET ALONG THE WESTERLY BOUNDARY LINE OF PARCEL CD-582-A TO THE POINT OF BEGINNING.

PARCELS TO BE ANNEXED INTO KAMAS CITY: CD-618, CD-577-X, CD-580-A, CD-580, CD-581, CD-582-A, CD-579-A, PORTIONS OF 200 SOUTH STREET.

SURVEY NARRATIVE

CURRENT UTAH CODE REQUIRES THAT ANNEXATION PETITIONS BE ACCOMPANIED BY "AN ACCURATE AND RECORDABLE MAP, PREPARED BY A LICENSED LAND SURVEYOR, OF THE AREA PROPOSED FOR ANNEXATION" (SEE UTAH CODE 10-2-403-3-C-1). UNDER NO CIRCUMSTANCE SHOULD THIS PLAT AND ITS ACCOMPANYING BOUNDARY DESCRIPTION BE INTERPRETED AS REPRESENTING THE RESULTS OF AN ACTUAL SURVEY CONDUCTED BY ME IN CONFORMANCE WITH SECTION 17-23-20 OF THE UTAH CODE. FURTHERMORE, THE BOUNDARY DESCRIPTION AS SHOWN HEREON MAKES NO ATTEMPT TO RECONCILE OR UNIFY, EITHER BY SURVEY OR OTHERWISE, THE SEPARATE BASIS OF BEARINGS AND POINTS BEGINNING OF ALL THE OFFICIALLY RECORDED ANNEXATION PLATS FOR THE TOWN OF KAMAS REFERENCED THEREIN. SECTION CORNERS, LONG STANDING FENCE LINES, AND OTHER MONUMENTS WERE USED TO AID IN IDENTIFYING THE BOUNDARY WHERE POSSIBLE.

BOUNDARY NOTES:
SIDE (A): FOLLOWS ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SR 248 AS EVIDENCED BY FOUND HWY RIGHT-OF-WAY MONUMENTS.
SIDE (B): FOLLOWS ALONG THE EAST PROPERTY LINE OF PARCEL CD-579-A AS SHOWN ON AN UNFILED SURVEY PROVIDED TO ME BY ELEMANT LAND SURVEYING.
SIDE (C): FOLLOWS ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH AS EVIDENCED BY FOUND RIGHT-OF-WAY MONUMENTS AND RECORD OF SURVEY FILING NO. 9315.
SIDE (E): FOLLOWS ALONG HWY RIGHT-OF-WAY LINE TO A POINT ON THE EXISTING KAMAS CITY ANNEXATION LINE (SEE FILING NUMBER 735242).
SIDE (F)-(G): FOLLOWS ALONG SAID KAMAS CITY ANNEXATION LINE TO A POINT ON AN EXISTING FENCE LINE (SEE FILING NO. 735242). SAID ANNEXATION WAS ROTATED 00°21'56" IN THE CCW DIRECTION TO ACHIEVE BEARINGS FOR THIS SURVEY.
SIDE (H): FOLLOWS ALONG THE SOUTHERLY BOUNDARY LINE OF PARCEL CD-618, SAID COURSE BEING COINCIDENT WITH AN EXISTING FENCE LINE TO A POINT ON THE APPARENT SECTION LINE.
SIDE (I): FOLLOWS ALONG SAID APPARENT SECTION LINE, SAID COURSE BEING COINCIDENT WITH AN EXISTING FENCE LINE.
SIDE (J): FOLLOWS ALONG THE QUARTER SECTION LINE, SAID COURSE ALSO BEING COINCIDENT WITH AN EXISTING FENCE LINE, MORE OR LESS, AND RECORD OF SURVEY FILE NO. 6438.
SIDE (K): FOLLOWS ALONG THE WEST BOUNDARY LINE OF PARCEL CD-581, SAID COURSE BEING COINCIDENT WITH RECORD OF SURVEY FILE NO. 10740 TO A POINT ON THE APPARENT SOUTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH.
SIDE (L): FOLLOWS ALONG THE APPARENT SOUTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH. SAID LINE IS AN EXTENSION OF THE RIGHT-OF-WAY LINE ESTABLISHED BY THE SPRING MEADOWS SUBDIVISION, ALSO BEING, MORE OR LESS, COINCIDENT WITH AN EXISTING FENCE LINE.
SIDE (M): FOLLOWS ALONG THE WESTERLY BOUNDARY LINE OF PARCEL CD-582-A, SAID COURSE BEING COINCIDENT WITH RECORD OF SURVEY FILING NO. 9315, AND AN EXISTING FENCE LINE.

FINAL LOCAL ENTITY PLAT APPROVAL

APPROVED AS TO FORM SUMMIT COUNTY SURVEYOR	COUNTY SURVEYOR FILING, STATE OF UTAH, COUNTY SUMMIT
APPROVED IN COMPLIANCE WITH SECTION 17-23-20 OF UTAH CODE ON THE ____ DAY OF ____ 20__	
SUMMIT COUNTY SURVEYOR	
ACTING SUMMIT COUNTY SURVEYOR	SURVEYORS SEAL

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11725351 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT

Derek Kohler 03/30/2024
SURVEYOR DATE SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, KAMAS CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT OF LAND SHOWN HEREON REQUESTING THAT SAID TRACT OF LAND BE ANNEXED BY KAMAS CITY; AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH, ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED 10-2-401 AND 10-2-428 AS REVISED; AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN AS PART OF KAMAS CITY; AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREFTER AS THE BALLERINA FARM ANNEXATION.

DATED THIS ____ DAY OF ____	RECORDER'S SEAL
MAYOR	DATE
CITY ATTORNEY	DATE
CITY ENGINEER	DATE
ATTEST: CITY RECORDER	DATE

BALLERINA FARM ANNEXATION

DATE: 30 MARCH 2024 DRAWING NO. BALLERINA_FARM_PLAT SHEET 1 of 1

