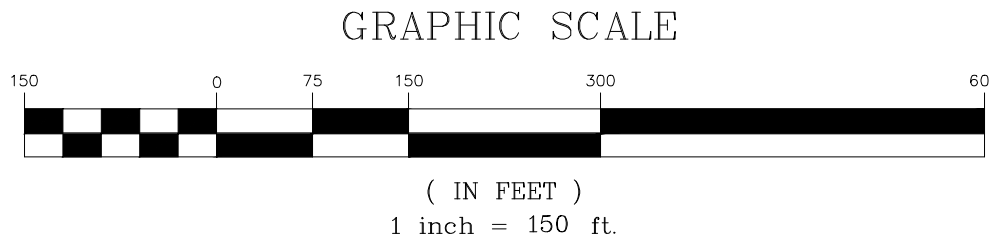


Proposed Zoning Change for Rob McNeel

Located in the Northwest Quarter of Section 24, T. 2 S., R.1 W., U.S.B. & M.
Ballard City, Uintah County, Utah



LEGEND

- PROPOSED ZONE BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- DEED LINE
- 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 PLAT IS TO SHOW THE CURRENT ZONES AROUND THE PARCELS OF 17:048:0048 AND 17:048:0044 LOCATED ALONG 2500 EAST STREET. THE CURRENT ZONE IS C-3 WITH THE PROPOSED ZONE CHANGE TO RM-1.
- WE WERE CONTACTED BY ROB MCNEEL TO CONDUCT THIS SURVEY.
- BASIS OF BEARING IS S01°13'55"E BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/16 CORNER ON THE WEST LINE OF SECTION 24, T.2 S., R.1 W., U.S.B. & M.
- THE WEST 1/16 CORNER ON THE NORTH LINE AND THE NORTHWEST 1/16 CORNER OF SECTION 24, T.2 S., R.1 W., U.S.B. & M., WERE RE-ESTABLISHED USING THE SURVEY PLAT CONDUCTED BY JERRY D. ALLRED AND ASSOCIATES FOR THE EMERSON ALCOTT ACADEMY IN 2007. SAID SURVEY PLAT CAN BE FOUND IN THE OFFICE OF THE COUNTY SURVEYOR AS FILE NUMBER 5665.
- THE FOUND REBAR AND CAP SET BY ROCKY MIN. SURVEYORS WERE ACCEPTED AS THE CORNERS SET DURING THE MINOR SUBDIVISION SURVEY FOR GARY M. HUNTSMAN. SAID MINOR SUBDIVISION PLAT CAN BE FOUND IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NUMBER 2014002801 IN BOOK 1374 ON PAGE 274.

DEED DESCRIPTIONS

PARCEL 17:048:0044

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2014000509 IN BOOK 1365 ON PAGES 809 - 810.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN; THENCE SOUTH 89°43'40" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 952.00 FEET; THENCE NORTH 00°04'43" EAST PARALLEL TO THE WEST SECTION LINE, 183.00 FEET; THENCE NORTH 89°43'40" WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 952.00 FEET TO THE WEST SECTION LINE; THENCE SOUTH 00°04'43" WEST ALONG SAID WEST LINE, 183.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL WATER RIGHTS ASSOCIATED HERewith AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD AND ENFORCEABLE IN LAW AND SUBJECT TO 2014 TAXES AND THEREAFTER.

PARCEL 17:048:0045

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2022004134 IN BOOK 1778 ON PAGES 859 - 860.

NEW PARCEL #2 OF THE GARY M. HUNTSMAN MINOR SUBDIVISION: BEGINNING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, AT A POINT THAT IS NORTH 00°04'43" EAST 183.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°43'40" EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 952.00 FEET; THENCE NORTH 00°04'43" EAST PARALLEL TO THE WEST SECTION LINE, 183.00 FEET; THENCE NORTH 89°43'40" WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 952.00 FEET TO THE WEST SECTION LINE; THENCE SOUTH 00°04'43" WEST ALONG SAID WEST LINE, 183.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD AND ENFORCEABLE IN LAW AND SUBJECT TO GENERAL PROPERTY TAXES FOR THE YEAR OF 2022 AND THEREAFTER.

PROPOSED ZONE BOUNDARY DESCRIPTION

PROPOSED ZONE RM-1

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T.2 S., R.1 W., U.S.B. & M.; THENCE N88°57'42"E ALONG THE 40 ACRE LINE, 952.00 FEET; THENCE N01°13'55"W 366.00 FEET; THENCE S88°57'42"W 952.00 FEET TO THE WEST LINE OF SAID SECTION 24; THENCE S01°13'55"E ALONG THE WEST LINE OF SAID SECTION 24, 366.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.999 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TROY M. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.

TROY M. GADD, L.S. #5561169

DATE

UINTAH COUNTY RECORDER'S OFFICE

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.

KARLYN 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 CHANGED AS SHOWN HEREON.

KEITH BUSSELL

BRACH HADEAN

HAILEY HADEAN

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF } S.S.

ON THE ____ DAY OF ____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, KEITH BUSSELL, AS OWNER OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF } S.S.

ON THE ____ DAY OF ____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, BRACH HADEAN AND HAILEY HADEAN, AS JOINT TENANTS, OWNERS OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

Proposed Zoning Change for Rob McNeel



PROJECT NUMBER: 24-10-26 BLS
FILE NAME: McNeil Ballard Survey.dwg
SURVEYED BY: T.W.G. FIELD WORK: 11/05/2024
DRAWN BY: T.W.G.
Baseline Land Surveying
Roosevelt, Utah 84066
Baselinelandsurveying@gmail.com
435-979-3446