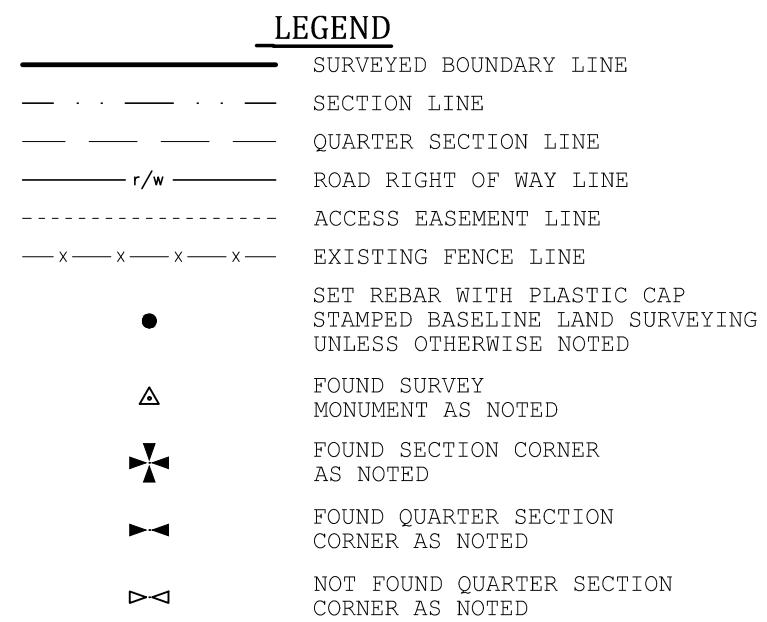


Boundary Line Adjustment and Lot Amendment Survey for Brent Cook and Killian Gulch Draw, LLC

Located in the Southwest Quarter of Section 26, T. 2 S., R.1 W., U.S.B. & M.
and being Lot #1 of the Kaydee Meacham Subdivision
Uintah County, Utah



SURVEY NOTES / NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY LINE ADJUSTMENT SURVEY ON PARCEL 17:050:0024 AND A AMENDMENT SURVEY ON PARCEL 17:050:0038, LOT #1 OF THE KAYDEE MEACHAM SUBDIVISION, CREATE A 40 FOOT WIDE ACCESS EASEMENT ACROSS PARCEL 17:050:0038, AND TO SET CERTAIN CORNERS AS SHOWN HEREON.

WE WERE CONTACTED BY BRENT COOK TO CONDUCT THIS SURVEY.

2. BASIS OF BEARING IS N01°13'51"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 26, T.2 S., R.1 W., U.S.B. & M.

3. THE FOUND REBAR AND CAP SET BY TIMBERLINE ENGINEERING AND LAND SURVEYING WERE ACCEPTED AS THE CORNERS SET DURING THE SUBDIVISION SURVEY FOR KAYDEE MEACHAM. SAID SUBDIVISION PLAT CAN BE FOUND IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NUMBER 2015004137 IN BOOK 1432 ON PAGE 546.

DEED DESCRIPTIONS

PARCEL 17:050:0024

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UNTAH COUNTY RECORDER AS ENTRY NUMBER 94000472 IN BOOK 566 ON PAGE 182.

TOWNSHIP 2 SOUTH, RANGE 1 WEST, U.S.B. & M.

SECTION 26
BEGINNING AT A POINT ON THE SOUTH SECTION LINE 339 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 130 FEET PARALLEL TO THE NORTH-SOUTH SECTION LINE; THENCE EAST PARALLEL TO THE SOUTH SECTION LINE 200 FEET; THENCE SOUTH 130 FEET TO THE SECTION LINE; THENCE WEST ALONG THE SECTION LINE 200 FEET TO BEGINNING. TOGETHER WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING.

CONTAINING 0.60 ACRE, MORE OR LESS.

RESERVING ALL OIL, GAS, AND MINERAL RIGHTS FROM THIS CONVEYANCE IN, ON OR UNDER STATED TRACT.

PARCEL 17:050:0038

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UNTAH COUNTY RECORDER AS ENTRY NUMBER 2018006808 IN BOOK 1582 ON PAGES 937 - 938.

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE AND MERIDIAN
LOT 1 OF KAYDEE MEACHAM SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF FOUND IN THE OFFICE OF THE RECORDER, UNTAH COUNTY, UTAH.

SURVEY DESCRIPTIONS

PARCEL 17:050:0024

BEGINNING AT A POINT LOCATED N88°45'13"E ALONG THE SOUTH LINE OF SECTION 26, T.2 S., R.1 W., U.S.B. & M., 339.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N01°13'51"W PARALLEL TO THE SOUTH LINE OF SAID SECTION 26, 20.00 FEET; THENCE N01°14'04"W 13.77 FEET TO AN EXISTING FENCE LINE; THENCE N87°23'30"E ALONG SAID FENCE LINE AND THE EXTENSION THEREOF, 300.09 FEET; THENCE S01°14'04"E 150.90 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE S88°45'13" ALONG THE SOUTH LINE OF SAID SECTION 26, 500.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.611 ACRES, MORE OR LESS.

SUBJECT TO A 40.00 FOOT WIDE ACCESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N88°45'13"E ALONG THE SOUTH LINE OF SECTION 26, T.2 S., R.1 W., U.S.B. & M., 839.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26 AND N01°14'04"W 150.90 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF THE KAYDEE MEACHAM SUBDIVISION AS AMENDED; THENCE S01°14'04"E 150.90 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE S88°45'13" ALONG THE SOUTH LINE OF SAID SECTION 26, 40.00 FEET; THENCE N01°14'04"W 149.95 FEET; THENCE N87°23'30"E 40.01 FEET TO THE POINT OF BEGINNING.

PARCEL 17:050:0038

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE AND MERIDIAN
LOT 1 OF KAYDEE MEACHAM SUBDIVISION AS AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF FOUND IN THE OFFICE OF THE RECORDER, UNTAH COUNTY, UTAH.

TOGETHER WITH A 40.00 FOOT WIDE ACCESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N88°45'13"E ALONG THE SOUTH LINE OF SECTION 26, T.2 S., R.1 W., U.S.B. & M., 839.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26 AND N01°14'04"W 150.90 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF THE KAYDEE MEACHAM SUBDIVISION AS AMENDED; THENCE S01°14'04"E 150.90 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE S88°45'13" ALONG THE SOUTH LINE OF SAID SECTION 26, 40.00 FEET; THENCE N01°14'04"W 149.95 FEET; THENCE N87°23'30"E 40.01 FEET TO THE POINT OF BEGINNING.

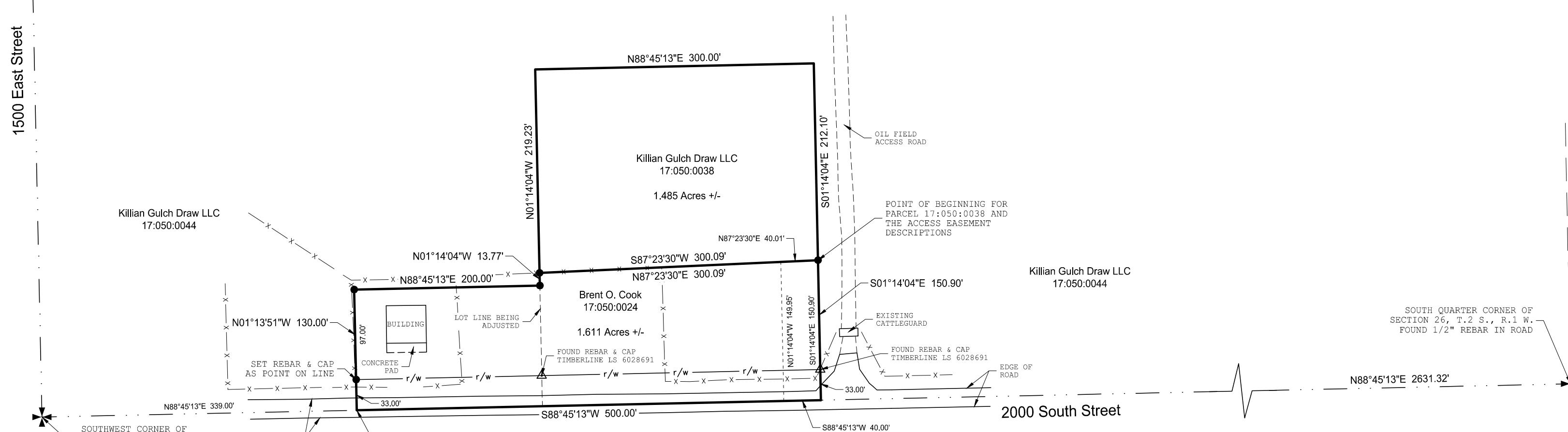
SURVEYOR'S CERTIFICATE

I, TROY W. 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 W. GADD, L.S. #5561169

DATE



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.

KAELEY 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 AMENDED AS SHOWN HEREON.

TRACY TYREL KILLIAN
AS AGENT/OWNER
KILLIAN GULCH DRAW, LLC

BRENT ORLAN COOK
TONI R. COOK

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DUCHESNE
S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, TRACY TYREL KILLIAN OF KILLIAN GULCH DRAW, LLC, A UTAH LIMITED LIABILITY COMPANY, 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 DUCHESNE
S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, BRENT ORLAN COOK AND TONI R. COOK, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, AS OWNERS OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Boundary Line Adjustment and Lot Amendment Survey for Brent Cook and Killian Gulch Draw, LLC

PROJECT NUMBER:	24-11-35 BLS
FILE NAME:	B Cook Survey.dwg
SURVEYED BY:	T.W.G.
DRAWN BY:	T.W.G.
FIELD WORK:	11/30/2024
Baseline Land Surveying	Roosevelt, Utah 84066
Baseline Land Surveying	Baselinelandsurveying@gmail.com
Baseline Land Surveying	435-979-3446