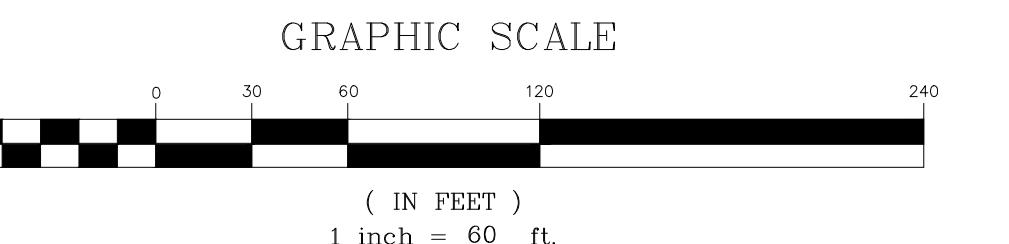


Minor Subdivision Survey for MRC Homes, LLC

Located in Section 34, T. 2 S., R.1 W., U.S.B. & M.
Ballard City, Uintah County, Utah

LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ROAD RIGHT OF WAY LINE
- LOT LINES FROM MINOR SUBDIVISION
- 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



SURVEY NARRATIVE / NOTES

- THE PURPOSE OF THIS SURVEY WAS TO DIVIDE PARCEL 17:052:0019 INTO A NORTH LOT AND A SOUTH LOT AND TO SET CERTAIN CORNERS AS SHOWN HEREON.
- WE WERE CONTACTED BY MITCH COLLETT TO CONDUCT THIS SURVEY.
- BASIS OF BEARING IS N01°00'42"E BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 34, T.2 S., R.1 W., U.S.B. & M.
- PARCEL 17:052:0019 IS SHOWN ON THE AMENDED MINOR SUBDIVISION FOR JOY AND LAMAR LONG THAT CAN BE FOUND IN THE OFFICE OF THE COUNTY SURVEYOR AS FILE NUMBER 4186 AS THE "PARENT PARCEL #2 FOR THE EXISTING HOUSE". THE DEED DESCRIPTION SHOWN BELOW WAS PREPARED DURING THIS AMENDMENT SURVEY.
- THE FOUND REBAR AND CAP SET BY PEATROSS LS 155666 ENGINEERING AND LAND SURVEYING WAS ACCEPTED AS A CORNER SET DURING THE AMENDMENT SURVEY MENTIONED IN NOTE #3 ABOVE.

DEED DESCRIPTION

PARCEL 17:052:0019
AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UNTAH COUNTY RECORDER AS ENTRY NUMBER 2024001177 IN BOOK 1848 ON PAGE 444.

STATE OF UTAH, COUNTY OF UNTAH
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE & MERIDIAN
SECTION 34
BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION AND BEING NORTH 788.63 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, AND ALSO BEING SOUTH 528.30 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 204.41 FEET ALONG THE EAST SECTION LINE; THENCE NORTH 89°57'32"E WEST 232.20 FEET; THENCE NORTH 01°17'31"E EAST 100.00 FEET; THENCE NORTH 104.22 FEET; THENCE NORTH 89°59'38"E EAST 231.69 FEET TO THE POINT OF BEGINNING.

INCLUDING ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING.

SUBJECT TO RIGHTS OF WAY AND EASEMENTS OF RECORD AND/OR ENFORCEABLE IN LAW AND EQUITY.
EXCEPTING AND RESERVING ALL GAS, OIL, AND OTHER MINERALS.

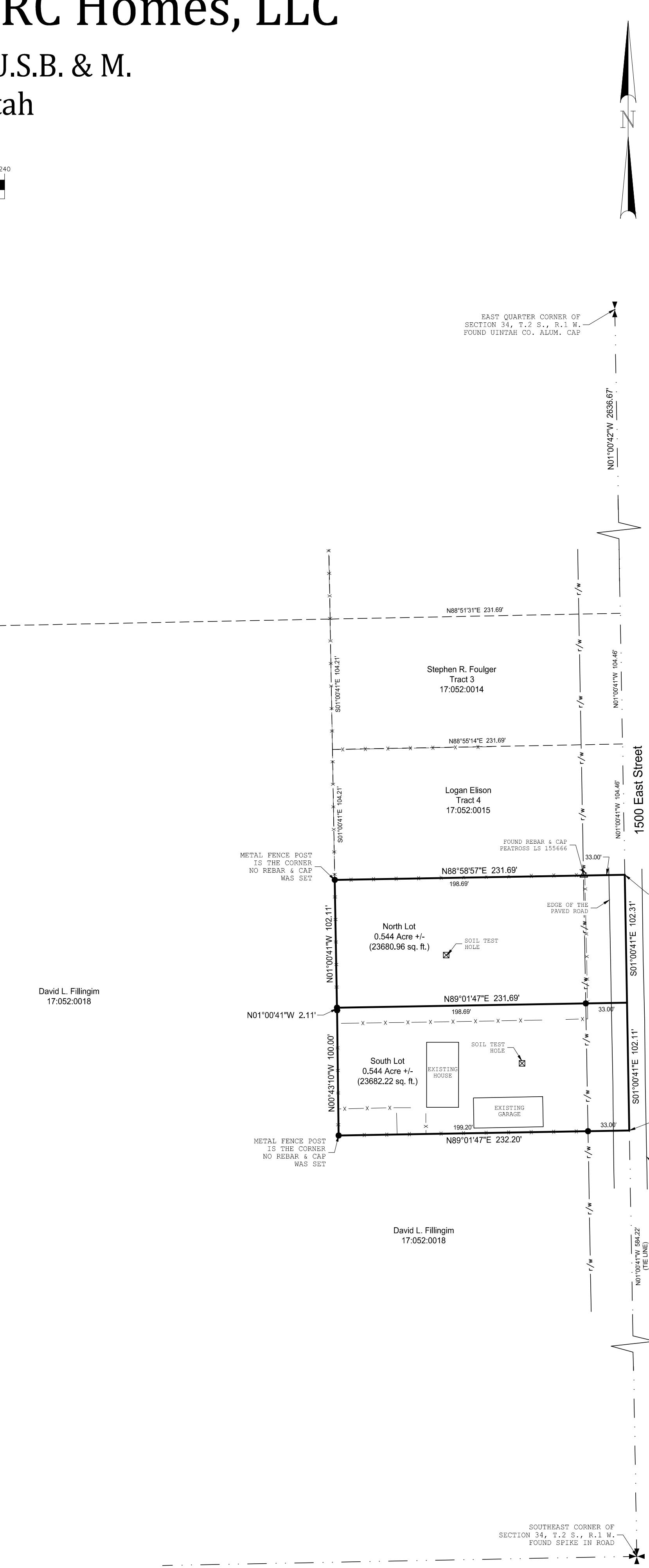
SURVEY DESCRIPTIONS

NORTH LOT
BEGINNING AT A POINT LOCATED N01°00'41"W ALONG THE EAST LINE OF SECTION 34, T.2 S., R.1 W., U.S.B. & M., 788.64 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID SECTION 34, 102.31 FEET; THENCE S89°01'47"W 231.69 FEET; THENCE N01°00'41"W 102.11 FEET; THENCE N88°58'57"E 231.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.544 ACRE, MORE OR LESS.

SOUTH LOT
BEGINNING AT A POINT LOCATED N01°00'41"W ALONG THE EAST LINE OF SECTION 34, T.2 S., R.1 W., U.S.B. & M., 584.22 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°01'47"E 232.20 FEET; THENCE N00°43'10"W 100.00 FEET; THENCE N01°00'41"W 2.11 FEET; THENCE N89°01'47"E 231.69 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID SECTION 34, 102.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.544 ACRE, MORE OR LESS.

ENBRIDGE GAS UTAH APPROVAL
Questar Gas Company dba Enbridge Gas Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Enbridge Gas 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 acknowledgment of any terms contained in the plat, including those set forth in the Owner's Description and the Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 1-800-366-6532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this _____ day of _____, 20____.
By - _____
Title - _____



UINTAH COUNTY RECORDER'S OFFICE

COUNTY TREASURER APPROVAL

AT THE TIME OF SIGNING THIS PLAT, THE 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.

KAEILYN MEYERS
BALLARD CITY RECORDER

ROBERT ABERCROMBIE
BALLARD CITY MAYOR

OWNER'S CERTIFICATE

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

MITCH R. COLLETT
AS AGENT/OWNER
MRC HOMES, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY
APPEARED BEFORE ME, MITCH R. COLLETT OF MRC HOMES, 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 _____

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 _____

Minor Subdivision Survey
for MRC Homes, LLC

PROJECT NUMBER:	24-11-33 BLS
FILE NAME:	M Collett Subd Survey.dwg
SURVEYED BY:	T.W.G.
DRAWN BY:	T.W.G.
Baseline Land Surveying Roosevelt, Utah 84066 Baselineandsurveying@gmail.com 435-979-3446	FIELD WORK: 11/30/2024