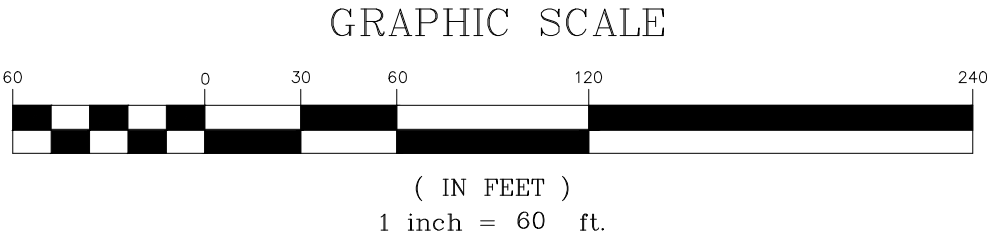


Minor Subdivision Survey for MRC Homes, LLC

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
 - r/w- ROAD RIGHT OF WAY LINE
 - - - LOT LINES FROM MINOR SUBDIVISION
 - x-x-x-x- EXISTING FENCE LINE
 - SET REBAR WITH PLASTIC CAP
STAMPED BASELINE LAND SURVEYING
UNLESS OTHERWISE NOTED
 - Δ FOUND SURVEY
MONUMENT AS NOTED
 - ✱ FOUND SECTION CORNER
AS NOTED
 - ✱ FOUND QUARTER SECTION
CORNER AS NOTED



SURVEY NARRATIVE / NOTES

1. 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.

2. BASIS OF BEARING IS N01°00'42"W BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 34, T.2 S., R.1 W., U.S.B. & M.

3. 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.

4. 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.

MOON LAKE ELECTRIC APPROVAL

DATE _____

STRATA APPROVAL

DATE _____

TRI-COUNTY HEALTH DEPARTMENT APPROVAL

DATE _____

UINTAH COUNTY FIRE MARSHALL APPROVAL

DATE _____

BALLARD WATER & SEWER IMPROVEMENT DISTRICT APPROVAL

DATE _____

CITY ENGINEER APPROVAL

DATE _____

DEED DESCRIPTION

PARCEL 17:052:0019

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UINTAH COUNTY RECORDER AS ENTRY NUMBER 2024001177 IN BOOK 1848 ON PAGE 444.

STATE OF UTAH, COUNTY OF UINTAH
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH 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" WEST 232.20 FEET; THENCE NORTH 01°17'31" EAST 100.00 FEET; THENCE NORTH 104.22 FEET; THENCE NORTH 89°59'38" 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.

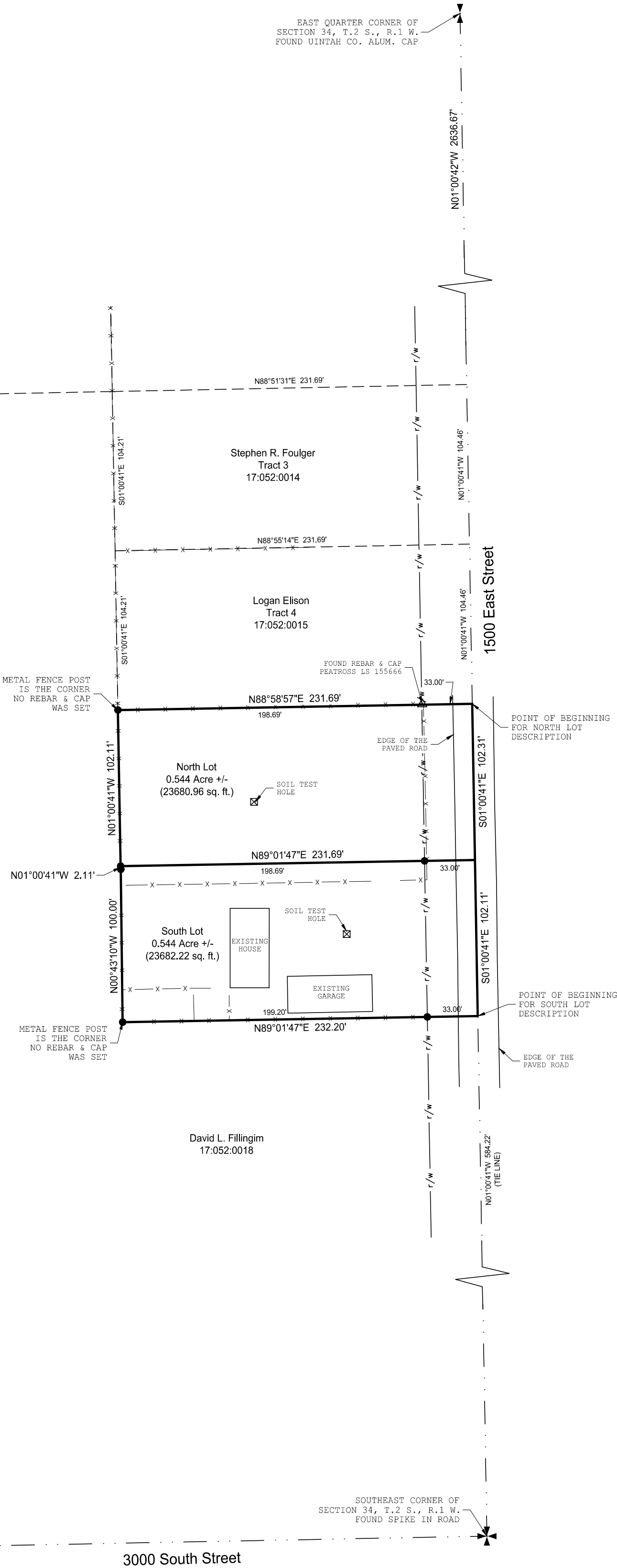
SURVEY DESCRIPTIONS

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"W 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.



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.

KAELYN 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. FIELD WORK: 11/30/2024
DRAWN BY: T.W.G.

Baseline Land Surveying
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435-979-3446