

CONTAINING 2.50 ACRES, MORE OR LESS.

SECTION BREAKDOWN / VICINITY

TION 23, T. 2 S., R. 1 W., U.S.B. & M.

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 TO THE NORTHEAST

724.37 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST

QUARTER OF SAID SECTION 23, TO THE POINT OF BEGINNING.

CONTAINING 81.22 ACRES, MORE OR LESS.

CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 88°39'02" EAST

FOR UINTAH COUNTY RECORDER'S OFFICE USE ONLY:

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON AND HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, AND SUBDIVIDED AS SHOWN HEREON.

HOME BRIDGE REAL ESTATE LLC BOB SCOTT (MANAGER)

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UINTAH

> ON THE __DAY OF _____20 __, PERSONALLY APPEARED BEFORE ME WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF HOME BRIDGE REAL ESTATE LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND ACKNOWLEDGED TO ME THAT SAID

MY COMMISSION EXPIRES **NOTARY PUBLIC**

OWNER'S INFORMATION

NAME: HOME BRIDGE REAL ESTATE LLC ADDRESS: 115 JORNADA LOOP SANTA FE. NM 87508

CORPORATION EXECUTED THE SAME.

DEED DESCRIPTION

PARCEL # 170470071 (ENTRY # 2024006002, BOOK 1876, PAGE 882-883, OFFICE OF THE UINTAH COUNTY BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN BEING SOUTH 88°39'15" WEST 593.49 FEET ALONG SAID NORTH LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 01°13'05" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 0.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING AN INTERNAL ANGLE OF 89°58'18". A RADIUS OF 200.00 FEET. AND A CHORD BEARING SOUTH 46°19'43" EAST: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 314.06 FEET; THENCE SOUTH 01°20'35" EAST 940.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING AN INTERNAL ANGLE OF 42°38'38", A RADIUS OF 200.00 FEET, AND A CHORD BEARING SOUTH 19°58'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 148.86 FEFT: THENCE SOUTH 42°23'06" FAST 356.21 FEFT: THENCE NORTH 88°39'29 EAST PARALLEL WITH SAID NORTH LINE 209.21 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01°13'05" EAST ALONG SAID EAST LINE 433.50 FEET; THENCE SOUTH 88°38'55" WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 660.00 FEET; THENCE NORTH 01°13'05" WEST PARALLEL WITH SAID EAST LINE 330,00 FEET: THENCE SOUTH 88°38'55" WEST PARALLEL WITH SAID SOUTH LINE 1321 08 FEET: THENCE NORTH 01°16'42" WEST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER 330.00 FEET; THENCE SOUTH 88°38'55" WEST PARALLEL WITH SAID SOUTH LINE 660.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE NORTH 01°09'50" WEST ALONG SAID WEST LINE 1319.94 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION: THENCE NORTH 88°41'31" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER 1322.32 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE NORTH 88°39'15" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER 724.37 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, TAKEN FROM GLOBAL

BALLARD WATER & SEWER IMPROVEMENT DISTRICT APPROVAL

POSITIONING SATELLITE OBSERVATIONS TO BEAR SOUTH 01°13'05" EAST.

CITY PLANNING COMMISSION /	APPROV

THIS PLAT WAS APPROVED ON THE PLANNING COMMISSION.

PLANNING COMMISSION CHAIRPERSON

CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS PLAT WAS APPROVED ON THE _____DAY OF , A.D., 20 ___ BY THE BALLARD CITY COUNCIL

KAELYN MEYERS BALLARD CITY RECORDER ROBERT ABERCROMBIE BALLARD CITY MAYOR

UINTAH COUNTY TREASURER APPROVAL

I CERTIFY THAT AT THE TIME OF MY SIGNING THIS PLAT, THE PROPERTY AS SHOWN HEREON HAS BEEN CLEARED OF ALL BACKED TAXES.

UINTAH COUNTY TREASURE

MARTIN G PIERCE, L.S. #5561193 DATE

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL - infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

DRAWN BY: MP UPDATED: 1/21/2025 PLOTTED: 1/21/2025

Topaz Ranch Subdivision

> Uintah County, Utah Scale: 1" = 150'