Desert Hills Subdivision

Located in the Northwest Quarter of Section 12, T. 2 S., R. 1 W., U.S.B. & M.

----- SUBDIVISION EASEMENT LINE

SET REBAR WITH PLASTIC CAP STAMPED BASELINE LAND SURVEYING UNLESS OTHERWISE NOTED	Ballard (City, Uintah County, Utah	
FOUND SURVEY MONUMENT AS NOTED FOUND SECTION CORNER AS NOTED FOUND QUARTER SECTION CORNER AS NOTED	MOON LAKE ELECTRIC APPROVAL DATE	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 these set forth in the Owners Redication and the Notes, and does not constitute a guarantee of particular terms of	DEED DESCRIPTION PARCEL 17:042:0024
GRAPHIC SCALE	STRATA APPROVAL	those set forth in the Owners Dedication 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 1-800-366-8532. QUESTAR GAS COMPANY	AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UINTAH COUNTY RECORDER AS ENTRY NUMBER 2025000442 IN BOOK 1892 ON PAGE 331. TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN SECTION 12:
100 0 50 100 200 400 (IN FEET)	DATE	dba ENBRIDGE GAS UTAH Approved this day of, 20	COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION AND RUNNING THENCE NORTH 740 FEET T CENTER OF AN EXISTING WELL ROAD; THENCE EAST 2649 FEET; THENCE SOUTH 740 FEET TO AN EXIST FENCE CORNER; THENCE WEST 2649 FEET TO THE POINT OF BEGINNING. INCLUDING ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING.
1 inch = 100 ft.	TRI-COUNTY HEALTH DEPARTMENT APPROVAL	By	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.
N88°55'17"E 2624.27' TO NORTH 1/4 CORNER	DATE		SUBDIVISION BOUNDARY DESCRIPTION BEGINNING AT THE WEST QUARTER CORNER OF SECTION 12, T.2 S., R.1 W., U.S.B. & M.; THENCE
NORTHWEST CORNER OF SEC. 12, T.2 S., R.1 W. FOUND SPINDLE	UINTAH COUNTY FIRE MARSHALL APPROVAL	SURVEY NOTES / NARRATIVE 1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A 5 LOT SUBDIVISION FROM PARCEL 17:042:024 AND TO SET THE CORNERS OF THE NEW LOT AS SHOWN HEREON.	N00°59'13"W ALONG THE WEST LINE OF SAID SECTION 12, 668.01 FEET TO THE CENTERLINE OF AN EXISTING OIL WELL ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: S89°07'49"E 212.22 FEET AND N89°33'04"E 207.90 FEET; THENCE S00°59'13"E 657.87 FEET TO THE QUARTER SECTION LINE; THENCE S88°50'03"W ALONG SAID QUARTER SECTION LINE, 420.00 FEET TO THE POINT OF BEGINNING.
7.E 2645.06'	DATE	WE WERE CONTACTED BY ANNETTE MILLER WHO WANTED TO CREATE THIS SUBDIVISION. 2. BASIS OF BEARING IS \$00°59'13"E BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 12, T.2 S., R.1 W., U.S.B. & M. 3. THE EXISTING OVERHEAD POWER LINES ARE DRAWN BETWEEN THE EXISTING POLES. A	CONTAINING 6.380 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION BEING USED AS 2500 EAST STREET.
S00°59'1 BASIS C	BALLARD WATER & SEWER IMPROVEMENT DISTRICT APPROVAL	DOCUMENT SHOWING THE WIDTH OF THE EASEMENT WAS NOT FOUND DURING THE SEARCH OF THE SUBJECT PARCEL AS IT CROSSES NEAR THE COMMON LOT LINE OF LOT 2 AND LOT 3 AND ACROSS THE REMAINDER PARCEL. 4. THE SALT WATER DISPOSAL LINE WAS LOCATED IN THE FIELD NEAR THE CENTER OF A	REMAINDER DESCRIPTION FOR PARCEL 17:042:0024
	DATE	SMALL BERM OF DIRT OVER THE BURIED LINE. A DOCUMENT SHOWING THE LOCATION OR DESCRIBING THE LOCATION OF THIS S.W.D. LINE WAS NOT FOUND DURING THE SEARCH OF THE SUBJECT PARCEL OF 17:042:0024. 5. THERE IS A FILED SURVEY CONDUCTED BY CLINTON PEATROSS FOR TERRY BASTIAN BACK	BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 12, T.2 S., R.1 W., U.S.B. & M.; THENCE S88°42'51"W ALONG THE QUARTER SECTION LINE, 1312.12 FEET TO THE WEST-CENTER 1/16 CORNER O SECTION 12; THENCE S88°50'03"W ALONG THE QUARTER SECTION LINE, 891.02 FEET TO THE SOUTHEA CORNER OF THE DESERT HILLS SUBDIVISION BOUNDARY; THENCE N00°59'13"W ALONG THE EAST BOUNDA OF SAID SUBDIVISION, 657.87 FEET TO THE CENTERLINE OF AN EXISTING OIL WELL ROAD; THENCE
	CITY ENGINEER APPROVAL	IN THE SUMMER OF 2010. THIS SURVEY WAS SHOWING A MINOR SUBDIVISION BUT THE SUBDIVISION PLAT WAS NEVER COMPLETED THROUGH BALLARD CITY OR RECORDED WITH THE COUNTY. MULTIPLE CORNERS WERE FOUND ACROSS THE PARCEL AND THE ONLY CORNER THAT IS SHOWN ON THE PLAT WAS ACCEPTED AS A POINT ON LINE. THE OTHERS WERE NOT SHOWN AND NEED TO BE REMOVED OR NOT USED IN THE FUTURE.	ALONG SAID CENTERLINE THE FOLLOWING COURSES: N89°33'04"E 81.04 FEET, N88°49'03"E 258.59 FEET, N87°34'06"E 298.05 FEET, N89°10'57"E 616.42 FEET, AND N88°44'16"E 975.12 FEET; THEN S00°59'13"E 658.70 FEET TO THE QUARTER SECTION LINE; THENCE S88°55'13"W ALONG SAID QUARTE LINE, 25.99 FEET TO THE POINT OF BEGINNING. CONTAINING 33.746 ACRES, MORE OR LESS.
	DATE		
Ben J. Allred and Autumn R. Allred			18.64*
Trustees 17:042:0038			Ben J. Allred and Autumn R. Allred Trustees 17:042:0038
			2'
EXISTING POWER POLE HATCHED AREA IS A 33.00 FOOT WIDE ACCESS EASEMENT		∧ N88°44'16"E	EDGE OF SIGN S.W.D. EDGE OF GRAVEL ROAD S.W.D.
N89°33'04"E 81.04' S89°07'49"E 212.22'N89°33'04"E 207.90'			EDGE OF GRAVEL ROAD
Lot #5 1.391 Acres +/-		ROAD	OVERHEAD POWER LINE
(60606.6 sq. ft.) 1610 North 2500 East 45.00' SET REBAR & CAP (60606.6 sq. ft.) 1610 North 2500 East			
AS POINT ON LINE Lot #4 1.012 Acres +/- (44099.9 sq. ft.) 1588 North 2500 East			
N00°59'13"W 668.01		Remainder Parcel 17-042-0024 33.746 Acres +/-	Ben J. Allred and Autumn R. Allred Trustees OVERHEAD O
375.00'	OVERHEAD POWER LINE POWER POLE POWER POWER POLE POWER POWER POLE POWER P	ppppppppp_	EXISTING POWER POLE POWER LINE POWER POLE
AS POINT ON LINE Lot #2 1.012 Acres +/- (44099.9 sq. ft.) 1548 North 2500 East	POWER POLE		BURIED SALT WATER DISPOSAL LINE GRAVEL ROAD
N88°46'27"E 420.00' SET REBAR & CAP AS POINT ON LINE Lot #1 1.952 Acres +/-			CENTERLINE OF EXISTING
(85020.2 sq. ft.) 1524 North 2500 East 202.65' CENTERLINE OF		CENTERLINE OF TWO-TRACK ROAD SD SD SD SD	TWO-TRACK ROAD SD ACCESS
TWO-TRACK ROAD SD SD SD SD SD SD SD SD SD	BURIED SALT WATER DISPOSAL LINE \$88°50'03"W 891.02'	$s_0 \longrightarrow s_0 $	BURIED SALT WATER DISPOSAL LINE S88°42'51"W 1312.12' CENTER QUARTER CORNER OF
S.W.D. 386.92' EXISTING POWER POLE POINT OF BEGINNING FOR THE SUBDIVISION FOUND REBAR & CAP		WEST-CENTER 1/16 CORNER OF SEC. 12, T.2 S., R.1 W. FOUND REBAR AND CAP ALLRED	CENTER QUARTER CORNER OF SEC. 12, T.2 S., R.1 W. FOUND 1" ALLRED SURVEYING ALUMINUM CAP POINT OF BEGINNING FOR THE REMAINDER DESCRIPTION
DESCRIPTION 33.08' PEATROSS LS 155666 WEST QUARTER CORNER OF SEC. 12, T.2 S., R.1 W. FOUND SPINDLE	Don S. Richards, LLC 17:042:0007	and Deb	b. L. Hamaker bie L. Hamaker :042:0023

UINTAH COUNTY RECORDER'S OFFICE

COUNTY TREASURER APPROVAL AT THE TIME OF SIGNING THIS PLAT, ALL BACKED TAXES.	THE PARCEI	. SHOWN HERE	ON HAS BEEN	CLEARED OF
	_			DF 20
UINTAH COUNTY TREASURER				
CITY PLANNING COMMISSION APP	ROVAL			
THIS PLAT WAS APPROVED ON THE	DAY OF		OF 20	BY THE
BALLARD CITY PLANNING COMMISSION.				
PLANNING COMMISSION CHAIRPERSON				
CITY COUNCIL APPROVAL AND AC		_		
THIS PLAT WAS APPROVED ON THE	DAY OF		OF 20	BY THE
BALLARD CITY COUNCIL.				
KAELYN MEYERS BALLARD CITY RECORDER		ROBERT ABER BALLARD CIT		

OWNER'S	CERTIFIC	ATI

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.

ANNETTE MILLER

|--|

STATE OF UTAH

COUNTY OF) s	.S.				
ON THE	DAY	OF			A.D. 20_	
PERSONALLY	APPEARED BEFORE	ME, ANNETTE	MILLER, AS	OWNER OF	THE LAN	D DESCRII
HEREON WHO	DULY ACKNOWLEDGE	ED TO ME THA	T SHE DID E	EXECUTE TH	HE SAME.	

SURVEYOR'S CERTIFICATE

MY COMMISSION EXPIRES

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.

NOTARY PUBLIC

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

TROY W. GADD, L.S. #5561169

Desert Hills Subdivision



PROJECT NUMBE	R: 25-01-06 BLS	
FILE NAME:	A Miller Ballard Survey.dwg	
SURVEYED BY:	T.W.G.	FIELD WORK: 01/29/2
DRAWN BY:	T.W.G.	

Baseline Land Surveying Roosevelt, Utah 84066 Baselinelandsurveying@gmail.com 435-979-3446