

Desert Hills Subdivision

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

LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- SUBDIVISION LOT LINE
- SUBDIVISION EASEMENT LINE
- 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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

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 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
dba ENBRIDGE GAS UTAH

Approved this _____ day of _____, 20____

By - _____

Title - _____

SURVEY NOTES / NARRATIVE

- 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.
- WE WERE CONTACTED BY ANNETTE MILLER WHO WANTED TO CREATE THIS SUBDIVISION.
- BASIS OF BEARING IS S00°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.
- THE EXISTING OVERHEAD POWER LINES ARE DRAWN BETWEEN THE EXISTING POLES. A 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.
- THE SALT WATER DISPOSAL LINE WAS LOCATED IN THE FIELD NEAR THE CENTER OF A 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.
- THERE IS A FILED SURVEY CONDUCTED BY CLINTON PEATROSS FOR TERRY BASTIAN BACK 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.
- THE HATCHED AREA ACROSS THE NORTH SIDE OF LOT #1 AND LOT #6 IS FOR ACCESS PURPOSES ALONG THE EXISTING WELL ROAD.

DEED DESCRIPTION

PARCEL 17:042:0024
AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UINTAH COUNTY RECORDER AS ENTRY NUMBER 2023000442 IN BOOK 1892 ON PAGE 331.

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN
SECTION 12:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION AND RUNNING THENCE NORTH 740 FEET TO THE CENTER OF AN EXISTING WELL ROAD; THENCE EAST 2649 FEET; THENCE SOUTH 740 FEET TO AN EXISTING FENCE CORNER; THENCE WEST 2649 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.

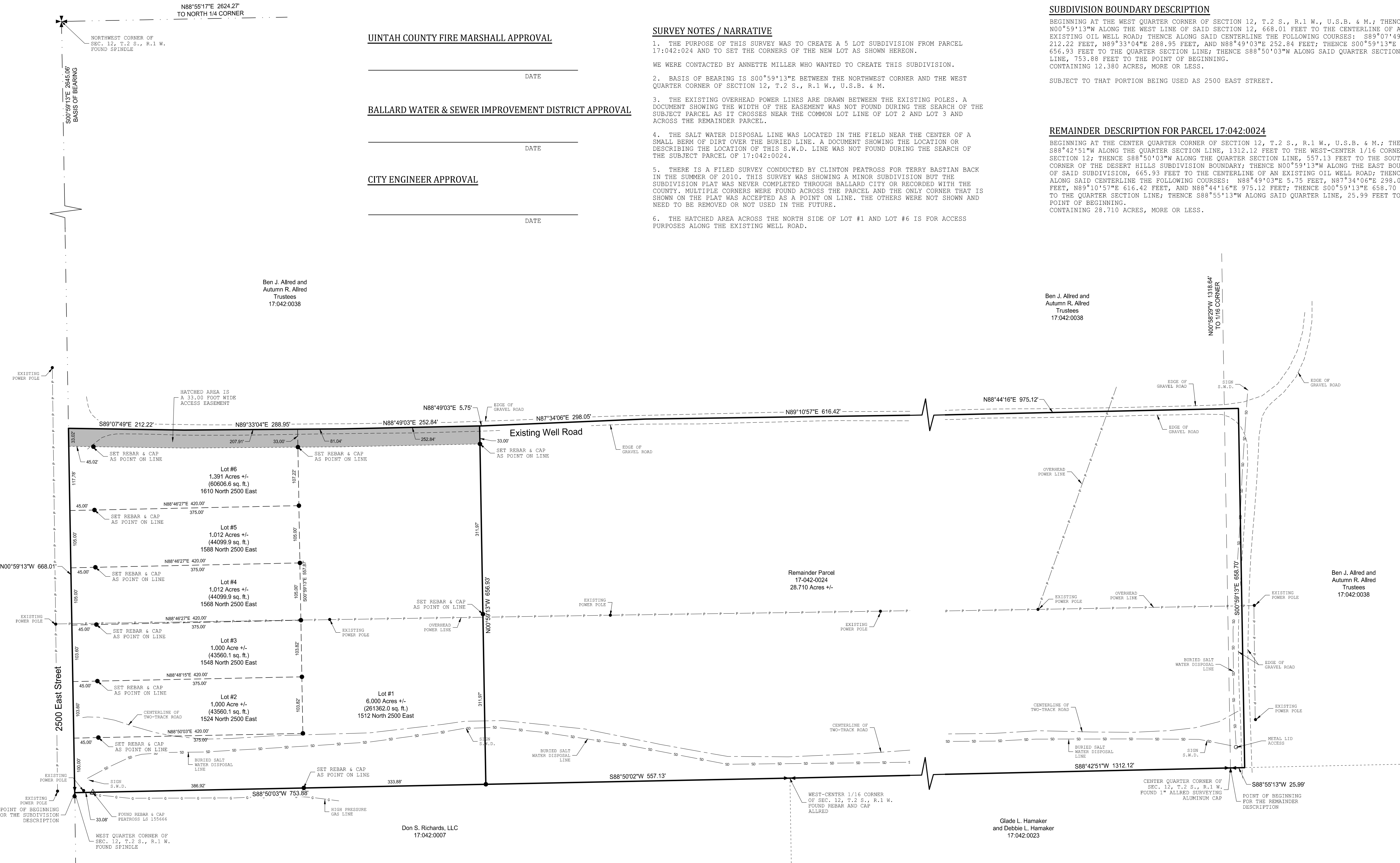
SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 12, T.2 S., R.1 W., U.S.B. & M.; THENCE 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, N89°33'04"E 288.95 FEET, AND N88°49'03"E 252.84 FEET; THENCE S00°59'13"E 656.93 FEET TO THE QUARTER SECTION LINE; THENCE S88°50'03"W ALONG SAID QUARTER SECTION LINE, 753.88 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.380 ACRES, MORE OR LESS.

SUBJECT TO THAT PORTION BEING USED AS 2500 EAST STREET.

REMAINDER DESCRIPTION FOR PARCEL 17:042:0024

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 OF SECTION 12; THENCE S88°50'03"W ALONG THE QUARTER SECTION LINE, 557.13 FEET TO THE SOUTHEAST CORNER OF THE DESERT HILLS SUBDIVISION BOUNDARY; THENCE N00°59'13"W ALONG THE EAST BOUNDARY OF SAID SUBDIVISION, 665.93 FEET TO THE CENTERLINE OF AN EXISTING OIL WELL ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: N88°49'03"E 5.75 FEET, N87°34'06"E 298.05 FEET, N89°10'57"E 616.42 FEET, AND N88°44'16"E 975.12 FEET; THENCE S00°59'13"E 658.70 FEET TO THE QUARTER SECTION LINE; THENCE S88°55'13"W ALONG SAID QUARTER LINE, 25.99 FEET TO THE POINT OF BEGINNING.
CONTAINING 28.710 ACRES, MORE OR LESS.



UINTAH COUNTY RECORDER'S OFFICE

COUNTY TREASURER APPROVAL

AT THE TIME OF SIGNING THIS PLAT, THE PARCEL SHOWN HEREON HAS BEEN CLEARED OF ALL BACKED TAXES.

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.

KAELEYN 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.

ANNETTE MILLER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, ANNETTE MILLER, AS OWNER OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT SHE 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

Desert Hills Subdivision



PROJECT NUMBER: 25-01-06 BLS
FILE NAME: A Miller Ballard Survey.dwg
SURVEYED BY: T.W.G. FIELD WORK: 01/29/2025
DRAWN BY: T.W.G.

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