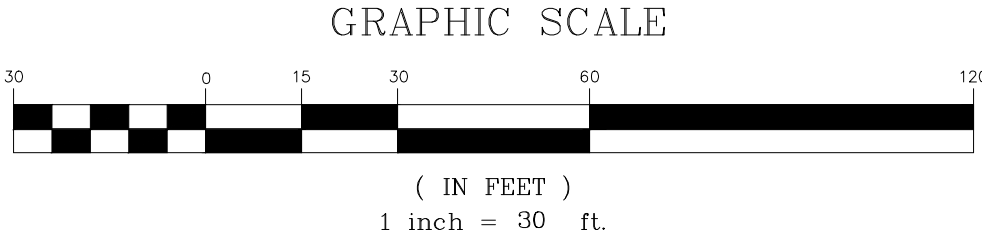


# Ballard Springs Subdivision - Phase 1 Amended

Located in the Northwest Quarter of Section 24, T. 2 S., R.1 W., U.S.B. & M.  
Ballard City, Uintah County, Utah

LEGEND	
	SUBDIVISION BOUNDARY LINE
	SUBDIVISION LOT LINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	EXISTING FENCE LINE
	PROPOSED BUILDING
	PROPOSED "LIMITED ACCESS AREA"
	FOUND SURVEY MONUMENT AS NOTED
	FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED



## SURVEY NOTES / NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO AMEND THE BALLARD SPRINGS SUBDIVISION - PHASE 1 PLAT TO CHANGE THE BOUNDARY DESCRIPTION, CHANGE THE LOT CONFIGURATION, ADD "LIMITED COMMON AREAS", AND TO BETTER SHOW WHERE THE "COMMON AREAS" AND "LIMITED COMMON AREAS" ARE LOCATED.

WE WERE CONTACTED BY HAROLD IRWING TO AMEND THE ORIGINAL SUBDIVISION.

NO CORNERS WERE SET AT THE CORNERS OF EACH LOT AT THIS TIME.

THE "COMMON AREAS" ARE THE PRIVATE ROAD FROM THE BACK OF SIDEWALK ON THE NORTH SIDE OF THE STREET TO THE BACK OF SIDEWALK ON THE SOUTH SIDE OF THE STREET. ALSO ALL THE AREA THAT IS NOT PART OF THE ACTUAL LOTS, BUT INSIDE THE BOUNDARY LINE OF THE PHASE.

THE "LIMITED COMMON AREAS" ARE THE REAR CONCRETE PATIO'S OF EACH OF THE LOTS AND THE DRIVEWAYS OF EACH OF THE LOTS. THESE AREAS ARE SHADED GRAY.

EACH LOT WILL BE OWNED SEPARATELY WITH THE REST OF THE AREA INSIDE EACH OF THE PHASE BOUNDARY WILL BE OWNED BY A HOME OWNERS ASSOCIATION AS PART OF THE "COMMON AREAS" OR THE "LIMITED COMMON AREAS".

2. BASIS OF BEARING IS S01°13'55"E BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/16 CORNER ON THE WEST LINE OF SECTION 24, T.2 S., R.1 W., U.S.B. & M.

3. THE MINOR SUBDIVISION FOR GARY M. HUNTSMAN SHOWS THAT 33 FEET OF 2500 EAST WAS DEDICATED TO BALLARD CITY. FOR THAT REASON THERE IS NOT A NEW DESCRIPTION CREATED FOR A ROADWAY DEDICATION, BUT THERE ARE BEARINGS AND DISTANCES TO SHOW WHAT WAS DEDICATED.

SAID MINOR SUBDIVISION PLAT CAN BE FOUND IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NUMBER 2014002801 IN BOOK 1374 ON PAGE 274.

4. LOT 2, LOT 3, LOT 54, AND LOT 55 HAVE 1935.25 SQ. FEET OR 0.044 ACRE, MORE OR LESS. LOT 1, LOT 4, LOT 53, AND LOT 56 HAVE 1932.3 SQ. FEET OR 0.044 ACRE, MORE OR LESS.

5. THE PUBLIC UTILITY EASEMENT CREATED AS PART OF THIS SUBDIVISION WILL BE 53.00 FEET WIDE, GOING FROM 6 FEET BEYOND THE SIDEWALK ON THE NORTH SIDE AND ON THE SOUTH SIDE OF 200 SOUTH.

## PARCELS AFTER THE ORIGINAL SUBDIVISION WAS FILED WITH THE COUNTY

PARCEL 17:048:0062 - REMAINDER OF PARCEL #2 OF GARY M. HUNTSMAN MINOR SUBDIVISION  
PARCEL 17:048:0063 - REMAINDER OF PARCEL #1 OF GARY M. HUNTSMAN MINOR SUBDIVISION

PARCEL 17:048:0157 - HOME OWNERS ASSOCIATION PORTION OF PHASE 1  
PARCEL 17:048:0158 - HOME OWNERS ASSOCIATION PORTION OF PHASE 1

PARCEL 17:048:0101 - LOT 1 OF THE BALLARD SPRINGS SUBDIVISION  
PARCEL 17:048:0102 - LOT 2 OF THE BALLARD SPRINGS SUBDIVISION  
PARCEL 17:048:0103 - LOT 3 OF THE BALLARD SPRINGS SUBDIVISION  
PARCEL 17:048:0104 - LOT 4 OF THE BALLARD SPRINGS SUBDIVISION  
PARCEL 17:048:0153 - LOT 53 OF THE BALLARD SPRINGS SUBDIVISION  
PARCEL 17:048:0154 - LOT 54 OF THE BALLARD SPRINGS SUBDIVISION  
PARCEL 17:048:0155 - LOT 55 OF THE BALLARD SPRINGS SUBDIVISION  
PARCEL 17:048:0156 - LOT 56 OF THE BALLARD SPRINGS SUBDIVISION

## PHASE 1 AMENDED BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N01°13'55"W ALONG THE WEST LINE OF SECTION 24, T.2 S., R.1 W., U.S.B. & M., 366.00 FEET AND N88°57'42"E 33.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 2500 EAST STREET; THENCE N88°57'42"E 151.55 FEET; THENCE S01°02'18"E 104.89 FEET; THENCE N88°57'42"E 2.22 FEET; THENCE S01°02'18"E 112.75 FEET; THENCE S88°57'42"W 153.03 FEET TO SAID RIGHT OF WAY LINE; THENCE N01°13'55"W ALONG SAID RIGHT OF WAY LINE, 217.64 FEET TO THE POINT OF BEGINNING. CONTAINING 0.761 ACRE, MORE OR LESS.

## 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.

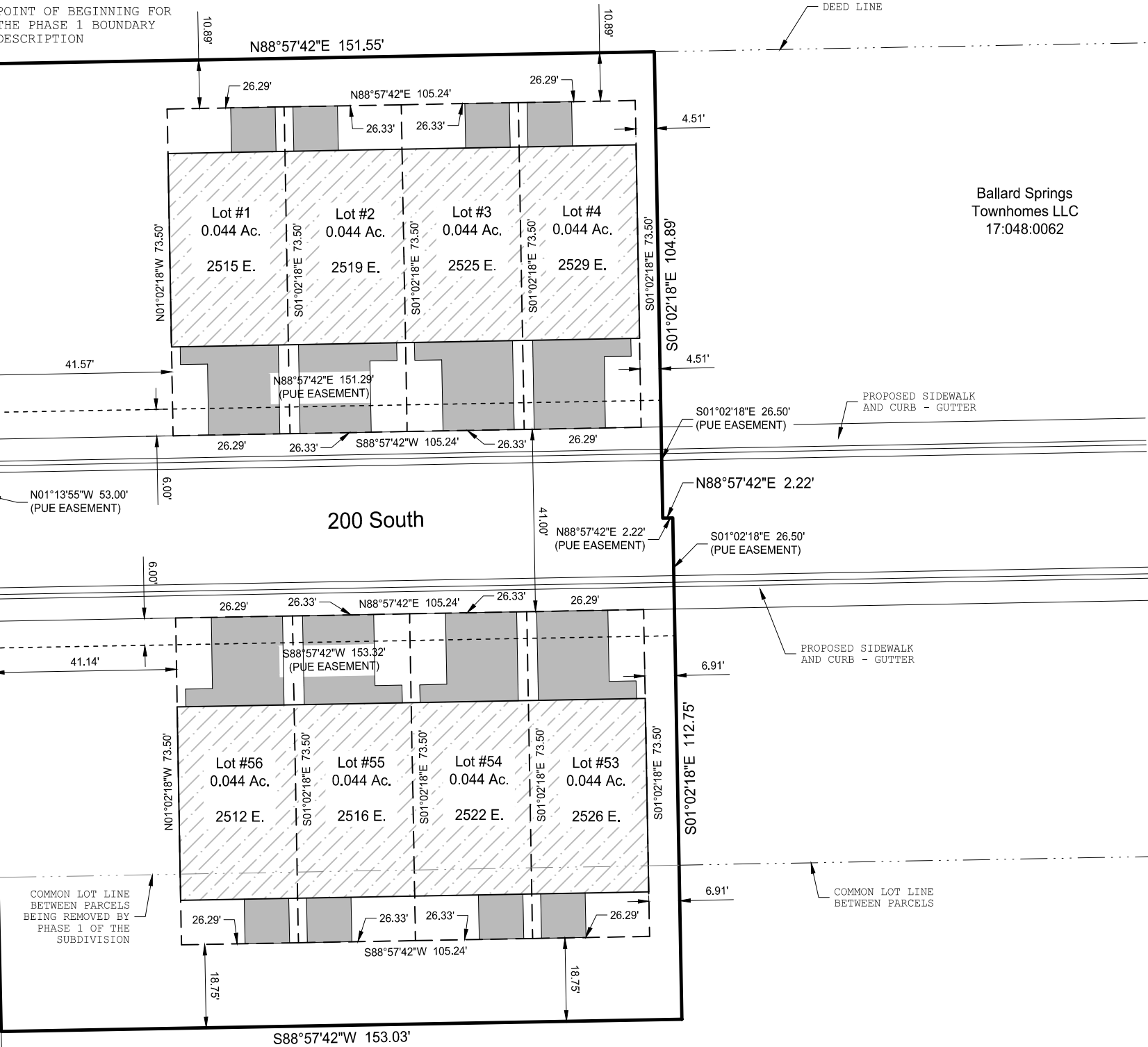
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.

S01°13'55"E 1917.94'  
BASIS OF BEARING

N88°57'42"E 33.00'  
(DEED LINE)

N01°13'55"W 217.64'  
(DEED LINE)

2500 East - Previously Dedicated Roadway



NORTH 1/16 CORNER  
ON THE WEST LINE OF  
SEC. 24, T.2 S., R.1 W.  
FOUND UTAH COUNTY  
ALUMINUM CAP

## MOON LAKE ELECTRIC APPROVAL

DATE

## STRATA APPROVAL

DATE

## UINTAH COUNTY FIRE MARSHALL APPROVAL

DATE

## WATER & SEWER IMPROVEMENT DISTRICT APPROVAL

DATE

## CITY ATTORNEY 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 - \_\_\_\_\_

## UINTAH COUNTY RECORDER'S OFFICE

## OWNER'S CERTIFICATE AND DEDICATION

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

AND, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, THE 53.00 FOOT WIDE PUBLIC UTILITY EASEMENT RUNNING ALONG 200 SOUTH STREET.

HAROLD B. IRWING

BALLARD SPRINGS TOWNHOMES, LLC

## ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, HAROLD B. IRWING OF BALLARD SPRINGS TOWNHOMES, LLC, OWNER OF THE LAND DESCRIBED HEREON WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## 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.

JOE ALLRED

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

## Ballard Springs Subdivision Phase 1 - Amended



Baseline  
Land Surveying

PROJECT NUMBER:	25-02-15 BLS
FILE NAME:	Ballard Springs Subd.dwg
SURVEYED BY:	T.W.G. FIELD WORK: 11/05/2024
DRAWN BY:	T.W.G.

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