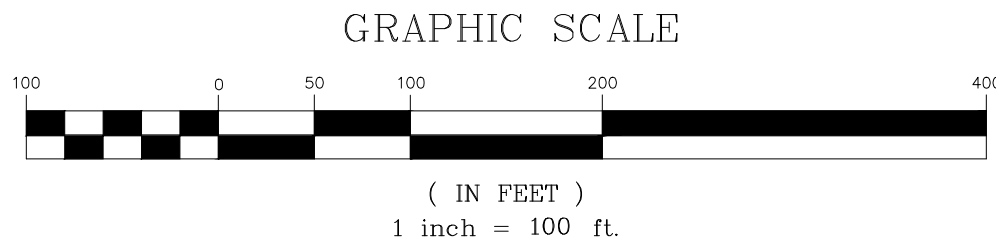


# Proposed Zoning Change for Rob McNeel

Located in the Southeast Quarter of Section 14, T. 2 S., R. 1 W., U.S.B. & M.  
Uintah County, Utah

LEGEND	
	PROPOSED ZONE BOUNDARY LINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	UDOT RIGHT OF WAY LINE
	EXISTING DEED LINE
	FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED



## PLAT NOTES / NARRATIVE

1. THE PURPOSE OF THIS PLAT IS TO SHOW THE CURRENT ZONES AROUND THE PARCEL OF 17:044:0064 LOCATED ALONG THE NORTH SIDE OF U.S. HIGHWAY 40. THE CURRENT ZONE IS COMMERCIAL 1 WITH THE PROPOSED ZONE CHANGES TO BE C1 FOR THE FIRST 300 FEET NORTH OF THE RIGHT OF WAY LINE AND MH ZONE FOR THE REMAINDER OF THE PARCEL.

WE WERE CONTACTED BY ROB MCNEEL WANTING THIS ZONE CHANGED TO AID IN FUTURE DEVELOPMENT.

2. BASIS OF BEARING IS N88°42'28"E BETWEEN THE EAST 1/16 CORNER ON THE SOUTH LINE AND THE SOUTHEAST CORNER OF SECTION 14, T.2 S., R.1 W., U.S.B. & M.

3. THE UTAH DEPARTMENT OF TRANSPORTATION NORTH RIGHT OF WAY LINE OF US-HIGHWAY 40 WAS TAKEN FROM TWO RECORDED SURVEY PLATS. ONE WAS PERFORMED BY TIMBERLINE ENGINEERING AND THE OTHER BY CIVCO ENGINEERING. SAID SURVEY ARE ON FILE AT THE UTAH COUNTY SURVEYOR'S OFFICE AS FILE NUMBERS 4112 (TIMBERLINE) AND 4356 (CIVCO).

## DEED DESCRIPTION

PARCEL 17:044:0064  
AS FOUND ON A QUIT CLAIM DEED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2024005453 IN BOOK 1873 ON PAGES 691 - 693.

TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN,  
SECTION 14;  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE NORTH 1320 FEET; THENCE EAST 380 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 380 FEET TO THE POINT OF BEGINNING.

## ZONING BOUNDARY DESCRIPTION

ZONE C1 BOUNDARY  
BEGINNING AT A POINT LOCATED NORTH 01°19'05" WEST ALONG THE 40 ACRE LINE OF SECTION 14, T.2 S., R.1 W., U.S.B. & M., 59.34 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40; THENCE NORTH 01°19'05" WEST ALONG THE 40 ACRE LINE, 300.00 FEET; THENCE NORTH 88°42'29" EAST 380.00 FEET; THENCE SOUTH 01°19'05" EAST 300.00 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 88°42'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 380.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2.617 ACRES, MORE OR LESS.

ZONE MH DESCRIPTION  
BEGINNING AT A POINT LOCATED NORTH 01°19'05" WEST ALONG THE 40 ACRE LINE OF SECTION 14, T.2 S., R.1 W., U.S.B. & M., 59.34 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 01°19'05" WEST ALONG THE 40 ACRE LINE, 960.14 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 88°40'26" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 380.00 FEET; THENCE SOUTH 01°19'05" EAST 960.37 FEET; THENCE SOUTH 88°42'29" WEST 380.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 8.377 ACRES, MORE OR LESS.

## Proposed Zoning Change for Rob McNeel



PROJECT NUMBER:	25-07-69 BLS
FILE NAME:	McNeel - Max's Place Survey.dwg
SURVEYED BY:	T.W.G. FIELD WORK: 07/29/2025
DRAWN BY:	T.W.G.

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