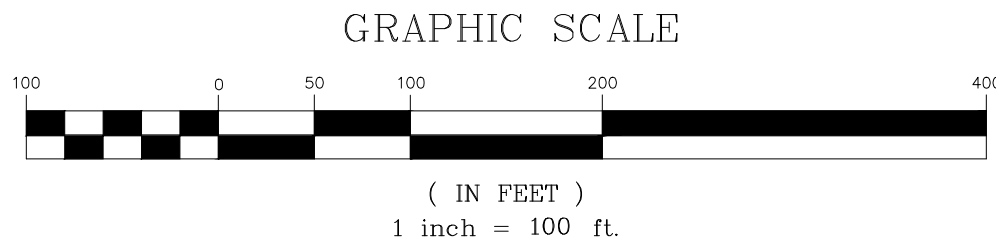
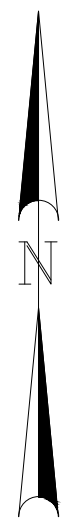
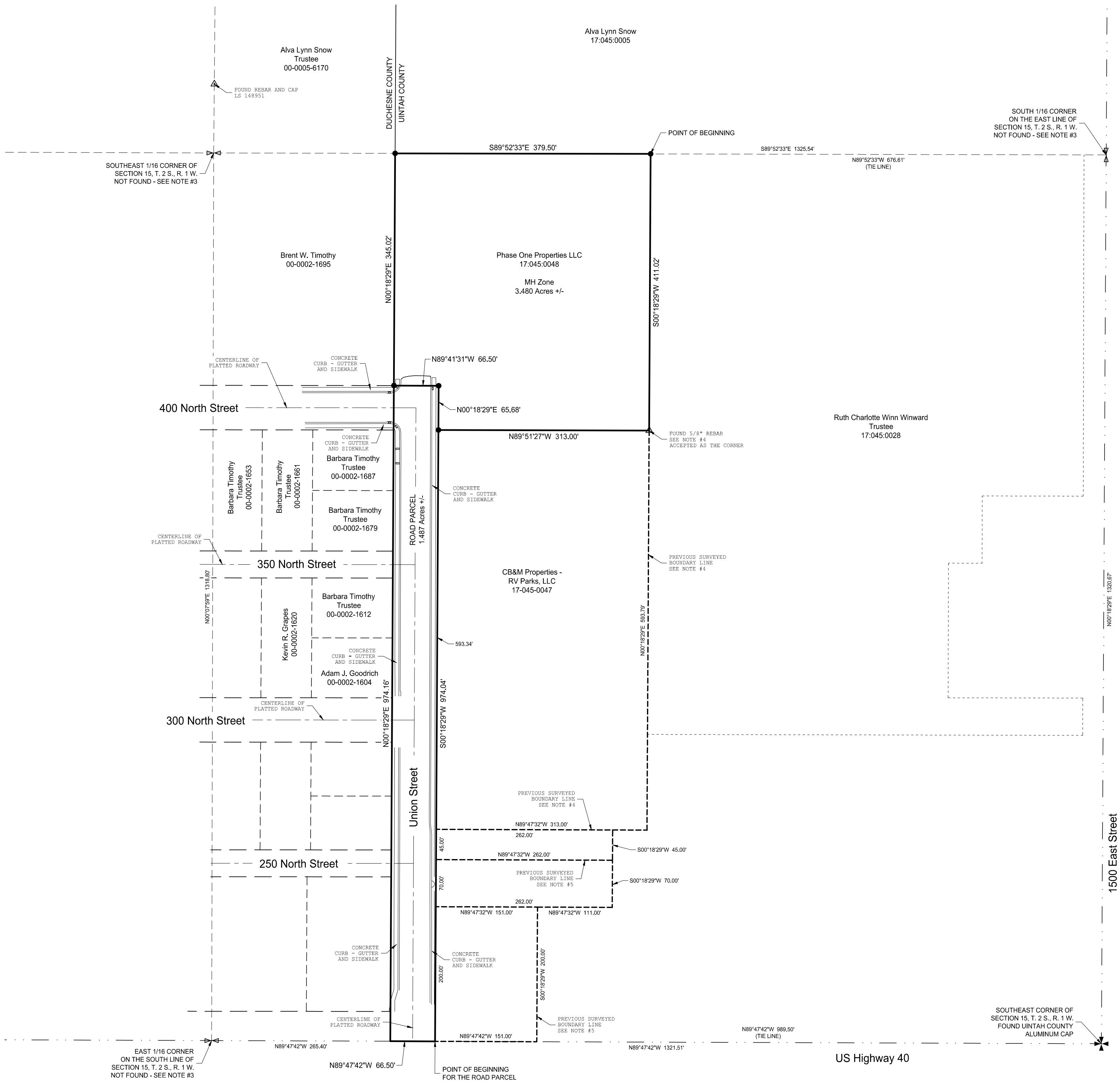


Proposed Zoning Change for Phase One Properties, LLC

Located in the Southeast Quarter of Section 15, T. 2 S., R. 1 W., U.S.B. & M.
Uintah County, Utah



LEGEND	
	SURVEYED BOUNDARY LINE
	ROOSEVELT CITY BLOCK LINE
	ROOSEVELT CITY ROAD CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	DEED LINE
	EDGE OF CONCRETE FEATURE
	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
	NOT FOUND QUARTER SECTION CORNER AS NOTED



SURVEY NOTES / NARRATIVE

1. THE PURPOSE OF THIS PLAT IS TO SHOW THE CURRENT ZONES AROUND THE PARCEL OF 17:045:0048 LOCATED NEAR THE INTERSECTION OF 400 NORTH AND UNION STREET. THE CURRENT ZONE IS COMMERCIAL 2 WITH THE PROPOSED ZONE CHANGES TO BE THE MH ZONE FOR THAT PORTION OF THE PARCEL THAT IS NOT PART OF UNION STREET.

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

2. BASIS OF BEARING IS SOUTH 00°14'39" WEST BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 15, T.2 S., R.1 W., U.S.B. & M.

3. THE SOUTH QUARTER CORNER, THE EAST 1/16 CORNER ON THE SOUTH LINE, THE SOUTH 1/16 CORNER ON THE EAST LINE, AND THE SOUTHEAST 1/16 CORNER SHOWN HEREON AS NOT FOUND WERE RE-ESTABLISHED FROM A SURVEY PERFORMED BY JERRY D. ALLRED AND ASSOCIATES IN OCTOBER OF 2006 FOR MAVERIK INC. SAID SURVEY CAN BE FOUND IN THE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER 2838.

ADDITIONAL INFORMATION SHOWN IN THE SECTION BREAKDOWN WAS FOUND ON FILE NUMBER 2136.

4. THE PREVIOUS SURVEYED BOUNDARY LINE WAS TAKEN FROM A SURVEY PERFORMED BY HORROCKS ENGINEERS IN JULY OF 2009. SAID SURVEY PLAT CAN BE FOUND IN THE OFFICE OF THE COUNTY SURVEYOR AS FILE NUMBER 3452.

5. THE PREVIOUS SURVEYED BOUNDARY LINE WAS TAKEN FROM A SURVEY PERFORMED BY JERRY D. ALLRED AND ASSOCIATES IN OCTOBER OF 2006 FOR MAVERIK INC. SAID SURVEY PLAT CAN BE FOUND IN THE OFFICE OF THE COUNTY SURVEYOR AS FILE NUMBER 2838.

6. THE BLOCK LINES, THE LOT LINES, AND THE STREET CENTERLINES FOR THE TIMOTHY ADDITION - ROOSEVELT CITY, UTAH WERE TAKEN FROM THE OFFICIAL PLAT AS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 140675 IN BOOK 19 MISC. ON PAGES 463 - 464. PLAT WAS FILED ON OCTOBER 24, 1966.

DEED DESCRIPTION FOR PARCEL 17:045:0048

AS FOUND ON A CORRECTED WARRANTY DEED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2025007092 IN BOOK 1934 ON PAGE 929.

STATE OF UTAH, COUNTY OF UTAH
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN
SECTION 15: BEGINNING 989.5 FEET WEST OF SOUTHEAST CORNER; THENCE WEST 66.5 FEET; THENCE NORTH 1320 FEET, MORE OR LESS TO THE SOUTH LINE OF PARCELS 17:045:0005; THENCE EAST 23 RODS; THENCE SOUTH 411.21 FEET; THENCE WEST 313.00 FEET; THENCE SOUTH 908.34 FEET TO 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.

ZONING BOUNDARY DESCRIPTION

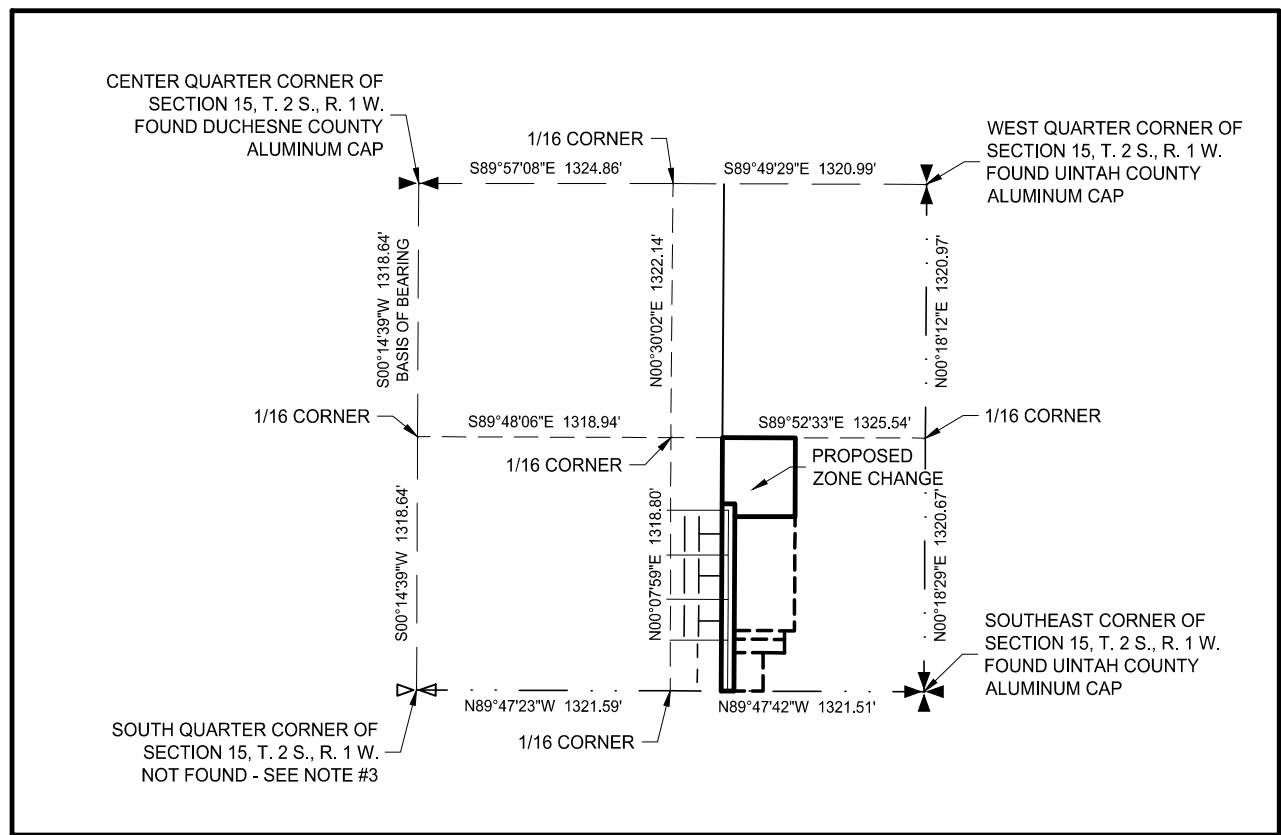
MH ZONE

BEGINNING AT A POINT LOCATED NORTH 89°52'33" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, T.2 S., R.1 W., U.S.B. & M., 676.61 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°18'29" WEST 411.02 FEET; THENCE NORTH 89°51'27" WEST 313.00 FEET TO THE EAST LINE OF UNION STREET; THENCE NORTH 00°18'29" EAST ALONG THE EAST LINE OF SAID UNION STREET, 65.68 FEET; THENCE NORTH 89°41'31" WEST 66.50 FEET TO THE UTAH COUNTY LINE; THENCE NORTH 00°18'29" EAST 345.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°52'33" EAST ALONG SAID NORTH LINE, 379.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.480 ACRES, MORE OR LESS.

UNION STREET ROAD

BEGINNING AT A POINT LOCATED NORTH 89°47'42" WEST ALONG THE SOUTH LINE OF SECTION 15, T.2 S., R.1 W., U.S.B. & M., 989.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 89°47'42" WEST ALONG THE SOUTH LINE OF SAID SECTION 15, 66.50 FEET TO THE WEST LINE OF UNION STREET AND THE UTAH COUNTY LINE; THENCE NORTH 00°18'29" EAST ALONG THE WEST LINE OF UNION STREET AND THE UTAH COUNTY LINE, 974.16 FEET TO THE NORTH LINE OF 400 NORTH STREET; THENCE SOUTH 89°41'31" EAST ALONG THE NORTH LINE OF 400 NORTH STREET, 66.50 FEET TO THE EAST LINE OF SAID UNION STREET; THENCE SOUTH 00°18'29" WEST ALONG THE EAST LINE OF SAID UNION STREET, 974.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.487 ACRES, MORE OR LESS.

LESS THAT PORTION THAT IS PART OF US HIGHWAY 40.



SECTION BREAKDOWN

SECTION 15, T.2 S., R.1 W., U.S.B. & M.
SCALE 1" = 1000'

Proposed Zoning Change for Phase One Properties, LLC



PROJECT NUMBER:	25-11-104 BLS
FILE NAME:	Union Street Zoning Survey.dwg
SURVEYED BY:	T.W.G.
DRAWN BY:	T.W.G.

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

FIELD WORK: 12/05/2025