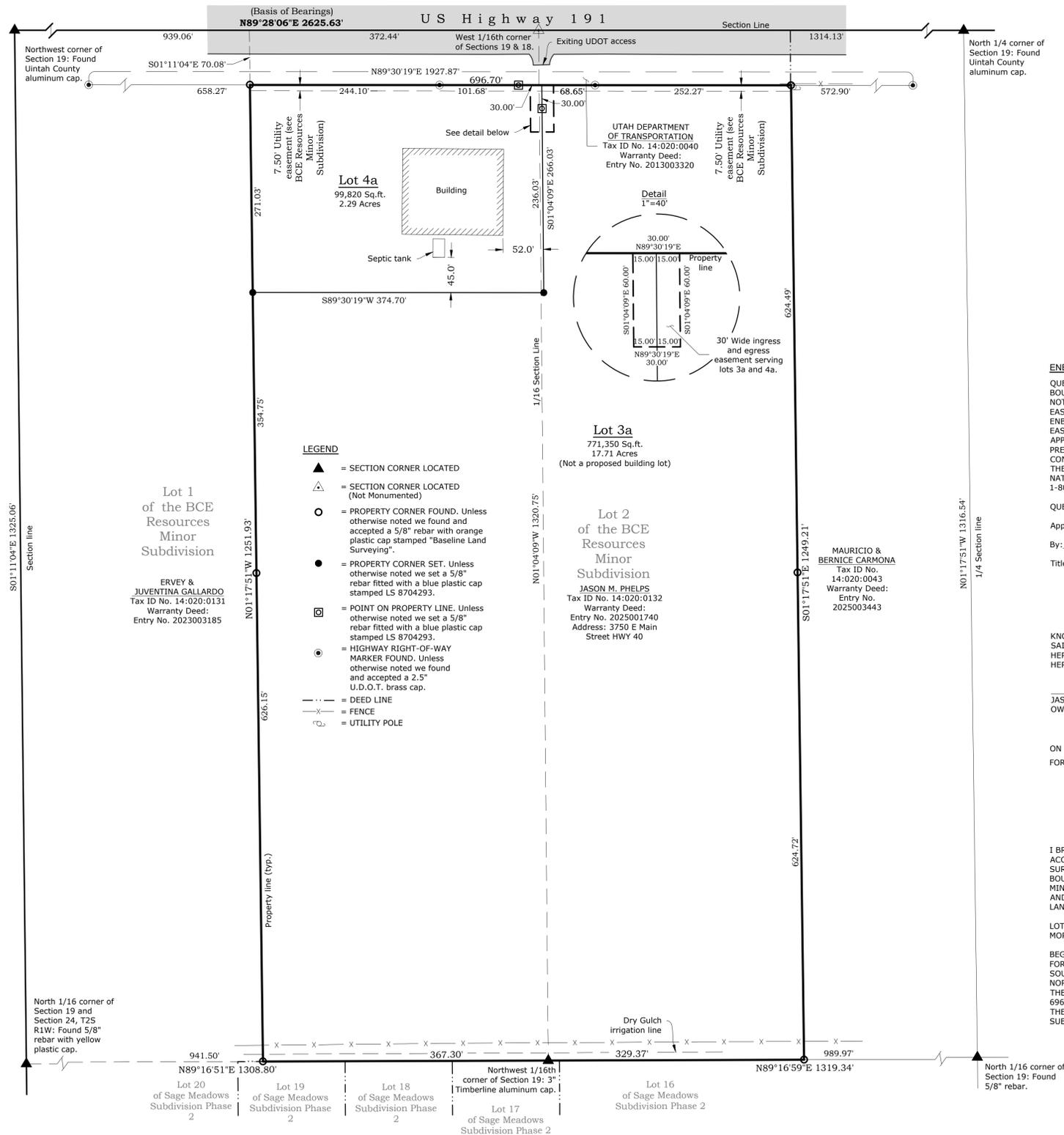
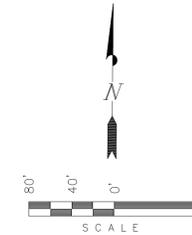


# BCE RESOURCES MINOR SUBDIVISION, AMENDMENT OF LOT 2

Located in the NW 1/4 of Section 19, T2S, R1E, U.S.M., Uintah County, Utah.



KAELYN MEYERS  
BALLARD CITY RECORDER

ROBERT ABERCROMBIE  
BALLARD CITY MAYOR

UINTAH COUNTY TREASURER

I CERTIFY AT THE TIME OF MY SIGNING THIS PLAT, THE PROPERTIES AS SHOWN HEREON HAVE BEEN CLEARED OF ALL BACK TAXES.

UINTAH COUNTY TREASURER DATE

CITY PLANNING COMMISSION APPROVAL

PLANNING COMMISSION CHAIRPERSON DATE

UINTAH COUNTY FIRE MARSHALL APPROVAL

APPROVED BY UINTAH COUNTY FIRE MARSHALL APPROVAL, THIS DAY OF 2026.

AUTHORIZED SIGNATURE

TRI-COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED BY TRI-COUNTY HEALTH DEPARTMENT, THIS DAY OF 2026.

AUTHORIZED SIGNATURE

STRATA NETWORKS APPROVAL

APPROVED BY STRATA NETWORKS, THIS DAY OF 2026.

AUTHORIZED SIGNATURE

MOON LAKE ELECTRIC APPROVAL

APPROVED BY BALLARD WATER & SEWER IMPROVEMENT DISTRICT, THIS DAY OF 2026.

BALLARD WATER & SEWER IMPROVEMENT DISTRICT APPROVAL

APPROVED BY BALLARD WATER & SEWER IMPROVEMENT DISTRICT, THIS DAY OF 2026.

CITY ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER, THIS DAY OF 2026.

### LEGEND

- ▲ = SECTION CORNER LOCATED
- △ = SECTION CORNER LOCATED (Not Monumented)
- = PROPERTY CORNER FOUND. Unless otherwise noted we found and accepted a 5/8" rebar with orange plastic cap stamped "Baseline Land Surveying".
- = PROPERTY CORNER SET. Unless otherwise noted we set a 5/8" rebar fitted with a blue plastic cap stamped LS 8704293.
- ⊠ = POINT ON PROPERTY LINE. Unless otherwise noted we set a 5/8" rebar fitted with a blue plastic cap stamped LS 8704293.
- ⊙ = HIGHWAY RIGHT-OF-WAY MARKER FOUND. Unless otherwise noted we found and accepted a 2.5" U.D.O.T. brass cap.
- = DEED LINE
- x- = FENCE
- ⊙ = UTILITY POLE

Lot 1 of the BCE Resources Minor Subdivision

ERVY & JUVENTINA GALLARDO  
Tax ID No. 14-020-0131  
Warranty Deed:  
Entry No. 2023003185

Lot 3a  
771,350 Sq.ft.  
17.71 Acres  
(Not a proposed building lot)

Lot 2 of the BCE Resources Minor Subdivision

JASON M. PHELPS  
Tax ID No. 14-020-0132  
Warranty Deed:  
Entry No. 2025001740  
Address: 3750 E Main Street HWY 40

MAURICIO & BERNICE CARMONA  
Tax ID No. 14-020-0043  
Warranty Deed:  
Entry No. 2025003443

### ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). ENBRIDGE GAS UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, 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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS 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 2026

By: \_\_\_\_\_

Title: \_\_\_\_\_

### OWNER'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND ESTABLISH AN INGRESS AND EGRESS EASEMENT SERVING LOTS 3A AND 4A AS SHOWN HERE ON, TO BE HEREAFTER KNOWN AS "BCE RESOURCES MINOR SUBDIVISION, AMENDMENT OF LOT 2" IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUT HANDS THIS DAY OF 2026.

JASON M. PHELPS  
OWNER

### ACKNOWLEDGMENT

ON THE DAY OF A.D. 2026, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I BROCK J. SLAUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE #8704293 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY THAT RECORD OF SURVEY No. 6048, AS FILLED WITH THE UTAH COUNTY SURVEYOR'S OFFICE, IS THE RECORD OF A SURVEY FOR THE EXISTING PROPERTY BOUNDARIES SHOWN ON THIS PLAT AND I HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED LOT 2 OF THE BCE RESOURCES MINOR SUBDIVISION AS SHOWN HEREON, HEREAFTER TO BE KNOWN AS "BCE RESOURCES MINOR SUBDIVISION AMENDMENT OF LOT 2" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

LOT 2 OF THE BCE RESOURCES MINOR SUBDIVISION (PLAT AS FILLED OR RECORD AT THE UTAH COUNTY RECORDER'S OFFICE) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF THE BCE RESOURCES MINOR SUBDIVISION (PLAT FOR SAID SUBDIVISION AS FILLED FOR RECORD AT THE UTAH COUNTY RECORDER'S OFFICE) WHICH IS LOCATED IN NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, UTAH SPECIAL MERIDIAN, UTAH COUNTY, UTAH; AND BEARS N89°28'06"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 939.06 FEET AND S01°11'04"E PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER 70.08 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING FIVE CALLS: (1) N89°30'19"E 696.70 FEET (2) S01°17'51"E 1249.21 FEET (3) S89°16'59"W 329.37 FEET (4) S89°16'51"W 367.30 FEET (5) N01°17'51"W 1251.93 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS SAID NORTH LINE OF THE NORTHWEST QUARTER WHICH WAS TAKEN FROM SAID MINOR SUBDIVISION PLAT TO BEAR N89°28'06"E. CONTAINS 20.00 ACRES MORE OR LESS.

*Brock J. Slough*  
PROFESSIONAL LAND SURVEYOR  
LICENSE No. 8704293  
STATE OF UTAH

NOTES:  
UTILITIES, EASEMENTS, IMPROVEMENTS AND ENCROACHMENTS NOT SHOWN ON THIS PLAT MAY EXIST.

BOOK, PAGE AND ENTRY NUMBER REFER TO ITEMS ON FILE WITH THE RECORDER'S OFFICE OF UTAH COUNTY, UTAH.

SURVEYED BY: D.A.  
DRAWN BY: D.A.  
DATE: 1-13-2026  
SCALE: 1"=80'  
FILE:

**TIMBERLINE**  
Engineering & Land Surveying  
209 North 300 West • Vernal, Utah  
(435) 789-1365