

Emmry Ridge Subdivision

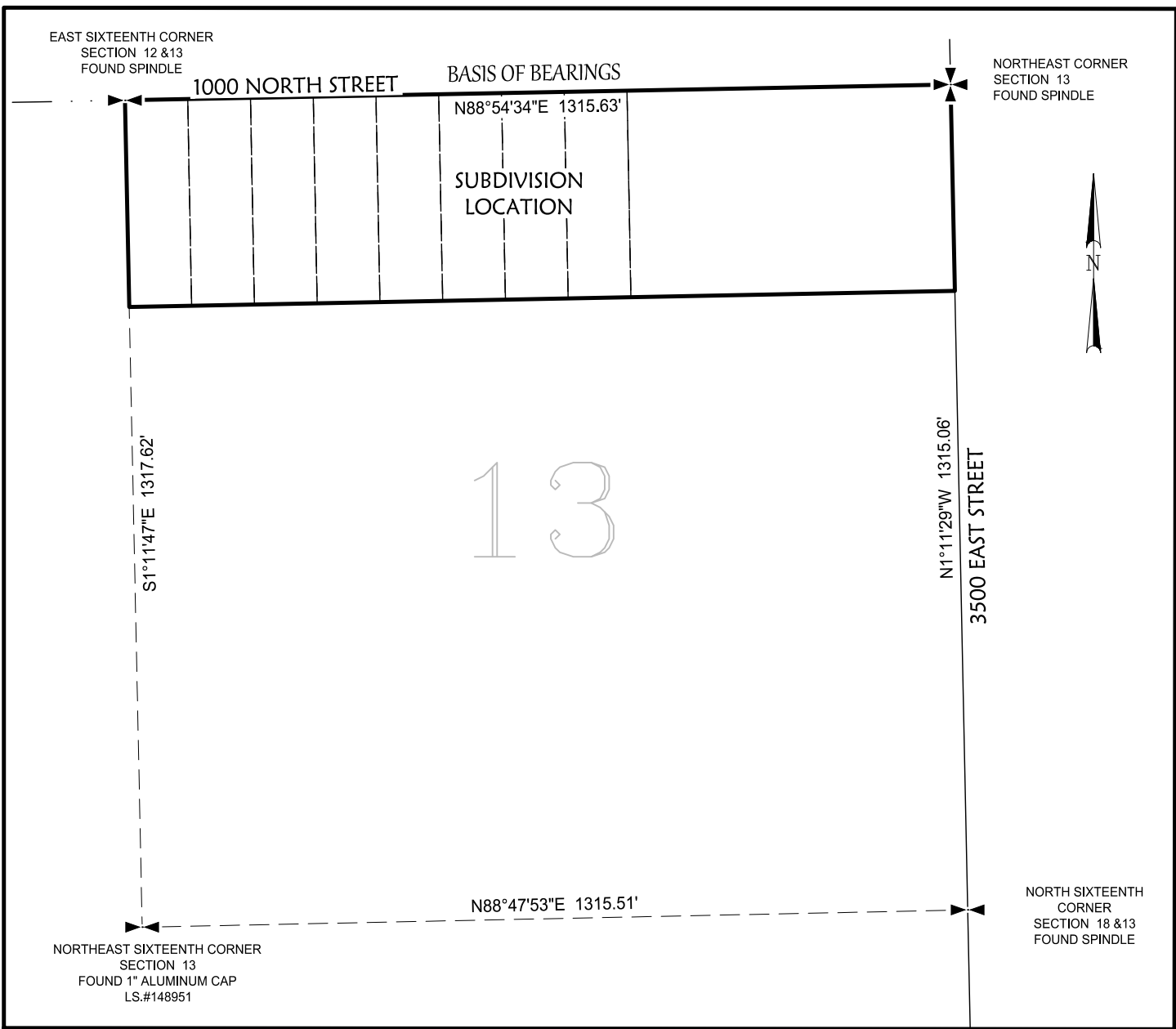
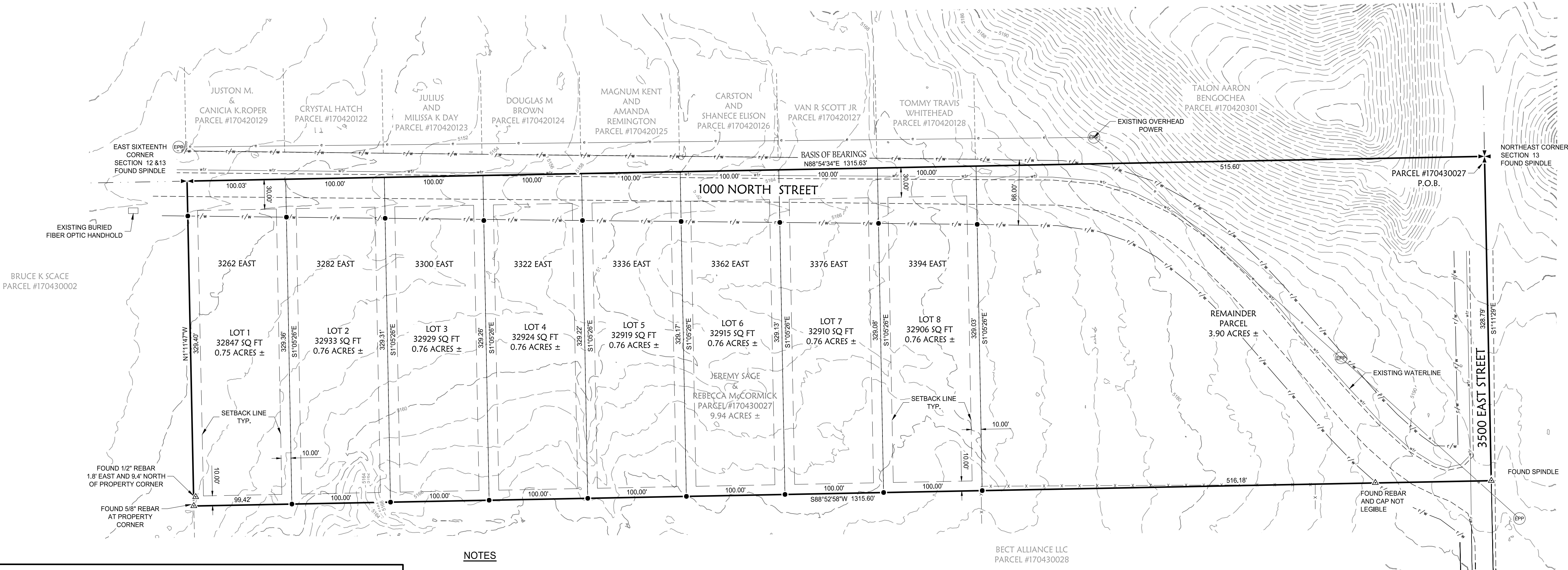
Located in Section 13, T. 2 S., R. 1 W., U.S.B. & M.
Ballard City, Uintah County, Utah
2026

FOR UTAH
COUNTY
RECORDER'S
OFFICE USE ONLY:

LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- DEED LINE
- OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING RIGHT OF WAY LINE
- SETBACK LINE
- EDGE OF ASPHALT
- SET REBAR WITH PLASTIC CAP
STAMPED JONES & DEMILLE ENG.
UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT
AS NOTED
- FOUND SECTION CORNER
AS NOTED
- NOT FOUND SECTION
CORNER AS NOTED
- FOUND QUARTER SECTION CORNER
SIXTEENTH SECTION CORNER AS NOTED
- NOT FOUND QUARTER SECTION CORNER -
SIXTEENTH SECTION CORNER AS NOTED

0 30' 60' 120'
1 Inch = 60 Feet



SECTION BREAKDOWN
NORTHEAST QUARTER OF THE
NORTHEAST QUARTER
SECTION 13, T. 2 S., R. 1 W., U.S.B. & M.
SCALE: 1" = 250'

NOTES

- THE FOLLOWING SURVEYS, RECORDED IN THE OFFICIAL RECORD OF UTAH COUNTY, UTAH, WERE USED FOR CONTROL FOR THIS SURVEY:
a. SURVEY FILE NO. 3364
b. THE OFFICIAL MOUNTAIN SIDE HOMES SUBDIVISION PLAT

NARRATIVE

- THIS SURVEY WAS REQUESTED AT THE BEHEST OF SAGE McCORMICK.
- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL NO. 170430027 INTO 8 LOTS AND ONE REMAINDER LOT, AND STAKE THE CORNERS OF THE HERON DESCRIBED SUBDIVISION. A FIELD SURVEY WAS PERFORMED AND EXISTING EVIDENCE WAS GATHERED. THE FINDINGS OF WHICH ARE SHOWN HEREON. ANY ADDITIONAL INFORMATION OR EVIDENCE PERTAINING TO THIS SURVEY SHOULD BE BROUGHT BEFORE ME FOR FURTHER CONSIDERATION.
- A 1/2" REBAR WAS FOUND 1.8' EAST AND 9.4' NORTH OF THE SOUTHWEST CORNER OF THE PARCEL. NO RECORD OF WHO SET IT OR WHY IT WAS SET, SO IT WAS NOT ACCEPTED FOR THIS SURVEY.
- BASIS OF BEARINGS USED WAS N 88°54'34" E BETWEEN A FOUND SPINDLE AT THE EAST SIXTEENTH CORNER AND A FOUND SPINDLE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, U.S.B. & M. ALL DEEDS HAVE BEEN ROTATED TO MATCH THE BASIS OF BEARINGS.

DEED DESCRIPTION

PARCEL # 170430027 (ENTRY #2026000911, BOOK 1946, PAGE 198-200, OFFICE OF THE UTAH COUNTY RECORDER)

BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN, THENCE SOUTH 80 RODS; THENCE SOUTH 20 RODS; THENCE EAST 80 RODS; THENCE NORTH 20 RODS TO THE POINT OF BEGINNING.

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE & MERIDIAN, THENCE SOUTH 01°11'29" EAST 328.79 FEET ALONG THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 88°52'28" WEST 1315.60 FEET; TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 01°11'47" WEST 329.40 FEET ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID SECTION 13; THENCE NORTH 88°54'34" EAST 1315.63 FEET ALONG THE NORTH LINE OF SAID SECTION 13, TO THE POINT OF BEGINNING, CONTAINING 9.94 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JEREMY SAGE AND REBECCA McCORMICK THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREON.

JEREMY SAGE McCORMICK

REBECCA McCORMICK

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, JEREMY SAGE AND REBECCA McCORMICK, AS OWNERS OF THE LAND DESCRIBED HEREON IN THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ENBRIDGE GAS UTAH - NOTE:

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 - _____

SURVEYOR'S CERTIFICATE

I, MARTIN G PIERCE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5561193, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS THE EMMRY RIDGE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

Preliminary
08/27/2026 1:44:42 PM

MARTIN G PIERCE, L.S. #5561193 DATE

STRATA NETWORKS APPROVAL

I HAVE EXAMINED THE PROPOSED PLAT AND IN MY OPINION THEY CONFORM WITH STRATA NETWORKS STANDARDS APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. STRATA SERVICES WILL BE MADE AVAILABLE ONCE CONDITIONS ARE MET.

DATED THIS _____ DAY OF _____, 20____

STRATA NETWORKS: _____

MOON LAKE ELECTRIC ASSOCIATION INC. APPROVAL

I HAVE EXAMINED THE PROPOSED PLAT AND IN MY OPINION THEY CONFORM WITH MOON LAKE ELECTRIC STANDARDS APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. ELECTRICAL WILL BE MADE AVAILABLE ONCE CONDITIONS ARE MET.

DATED THIS _____ DAY OF _____, 20____

MOON LAKE ELECTRIC ASSOCIATION: _____

TRI-COUNTY HEALTH

I HAVE EXAMINED THE PROPOSED PLAT AND IN MY OPINION IT CONFORMS WITH THE UTAH COUNTY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

DATED THIS _____ DAY OF _____, 20____

TRI-COUNTY HEALTH _____

CITY PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, A.D., 20____ BY THE BALLARD CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRPERSON _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, A.D., 20____ BY THE BALLARD CITY COUNCIL.

KAELEYN MEYERS
BALLARD CITY RECORDER

BALLARD CITY MAYOR

BALLARD WATER & SEWER APPROVAL

I HAVE EXAMINED THE PROPOSED PLAT AND IN MY OPINION THEY CONFORM WITH BALLARD CITY WATER & SEWER STANDARDS APPLICABLE THERETO AND NOW IN FORCE AND EFFECT, SEWER & WATER WILL BE MADE AVAILABLE ONCE CONDITIONS ARE MET.

DATED THIS _____ DAY OF _____, 20____

BALLARD CITY WATER & SEWER: _____

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND OF THE FOREGOING LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN, AND FOUND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, AND HEREBY APPROVE SAID PLAT

DATED THIS _____ DAY OF _____, 20____

CITY ENGINEER _____

UINTAH COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 20____

WENDI LONG
UINTAH COUNTY TREASURER

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemic.com

PROJECT NUMBER: 2601-119 | FILE NAME: h:\2601-119\dwg\2601-119_survey.dwg
SURVEYED BY: MP | DRAWN BY: KJG | UPDATED: 8/27/2026 | PLOTTED: 8/27/2026

**Emmry Ridge
Subdivision**

Ballard City, Uintah County, Utah

Scale: 1" = 60'