

Prevedel Boundary Line Adjustment & Lot Amendment Survey

Located in Lot 2, Amendment 1 South Ballard Subdivision

and in Section 35, T. 2 S., R. 1 W., U.S.B. & M.

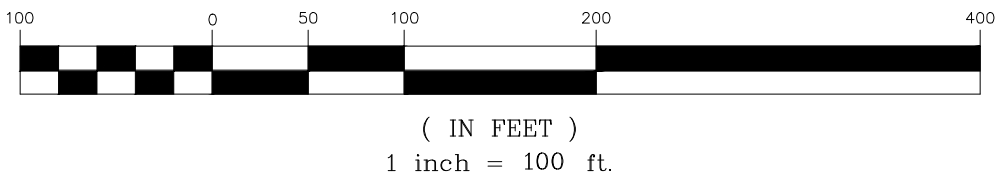
Ballard City, Uintah County, Utah

2021

LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- ROAD RIGHT OF WAY LINE
- SUBDIVISION LOT LINE
- DEED LINE
- EXISTING FENCE
- SET REBAR WITH PLASTIC CAP, STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED

GRAPHIC SCALE



NARRATIVE / NOTES

- THE PURPOSE OF THIS SURVEY WAS TO DO A BOUNDARY LINE ADJUSTMENT SURVEY BETWEEN THE PARCEL 17:053:0102, ALSO KNOWN AS LOT 2 OF AMENDMENT #1 OF SOUTH BALLARD SUBDIVISION AND PARCEL 17:053:0018 AND TO STAKE CERTAIN CORNERS AS SHOWN HEREON.
- BASIS OF BEARING USED WAS N01°00'38"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 35, T.2 S., R.1 W., U.S.B. & M.
- THE SUBDIVISION LOT LINES WERE TAKEN FROM THE PLAT OF THE AMENDMENT #1 OF SOUTH BALLARD SUBDIVISION ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 2001004352. SUBDIVISION PLAT WAS SURVEYED BY PEATROSS LAND SURVEYING IN THE SUMMER OF 2001. THE FOUND REBAR AND CAPS WERE SET AS PART OF THE SUBDIVISION.
- THE SUBDIVISION LOT LINES WERE TAKEN FROM THE PLAT OF THE JORDAN P. ROBISON SUBDIVISION AMENDED ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 2014004114. SUBDIVISION PLAT WAS SURVEYED BY BROMAC LAND SURVEYING AND ENGINEERING IN THE SPRING OF 2014. .

PARCEL 17:053:0018 DEED DESCRIPTION

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 95005908, BOOK 605 PAGE 365.

A TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, UTAH COUNTY, UTAH BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 25 OF THE AMENDED PLAT OF THE SOUTH BALLARD SUBDIVISION LOCATED IN THE ABOVE SAID SECTION; THENCE NORTH A DISTANCE OF 683.00 FEET; THENCE NORTH 89°27'19" EAST A DISTANCE OF 568.73 FEET; THENCE SOUTH A DISTANCE OF 683.00 FEET TO THE NORTHEAST CORNER OF LOT 21; THENCE SOUTH 89°27'19" WEST A DISTANCE OF 568.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXCEPTING THEREFROM ALL OIL, GAS, AND MINERAL RIGHTS.

PARCEL 17:053:0102 DEED DESCRIPTION

AS FOUND ON A DEED OF TRUST IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 2020001087, BOOK 1640 PAGE 489 - 495.

LOT 2 OF AMENDMENT #1 OF THE SOUTH BALLARD SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

PARCEL 17:053:0102 SURVEYED DESCRIPTION

LOT 2 OF AMENDMENT #1 OF THE SOUTH BALLARD SUBDIVISION, LOCATED IN SECTION 35, T. 2 S., R. 1 W., U.S.B. & M.

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF AMENDMENT #1 OF THE SOUTH BALLARD SUBDIVISION; THENCE N01°00'38"W ALONG THE EAST LINE OF SAID LOT 2, 104.07 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N01°00'38"W 199.28 FEET; THENCE N88°26'41"E 284.37 FEET; THENCE S01°00'38"E 229.24 FEET TO AN EXISTING FENCE LINE; THENCE S88°26'41"W ALONG SAID FENCE LINE, 266.19 FEET TO AN EXISTING FENCE CORNER; THENCE S01°10'41"E ALONG THE FENCE LINE, 74.11 FEET TO THE INTERSECTION OF SAID FENCE LINE AND THE SOUTH LINE OF SAID LOT 2 EXTENDED EAST; THENCE S88°26'41"W 18.39 FEET TO THE POINT OF BEGINNING. CONTAINING 1.895 ACRES, MORE OR LESS.

PARCEL 17:053:0018 REMAINDER DESCRIPTION

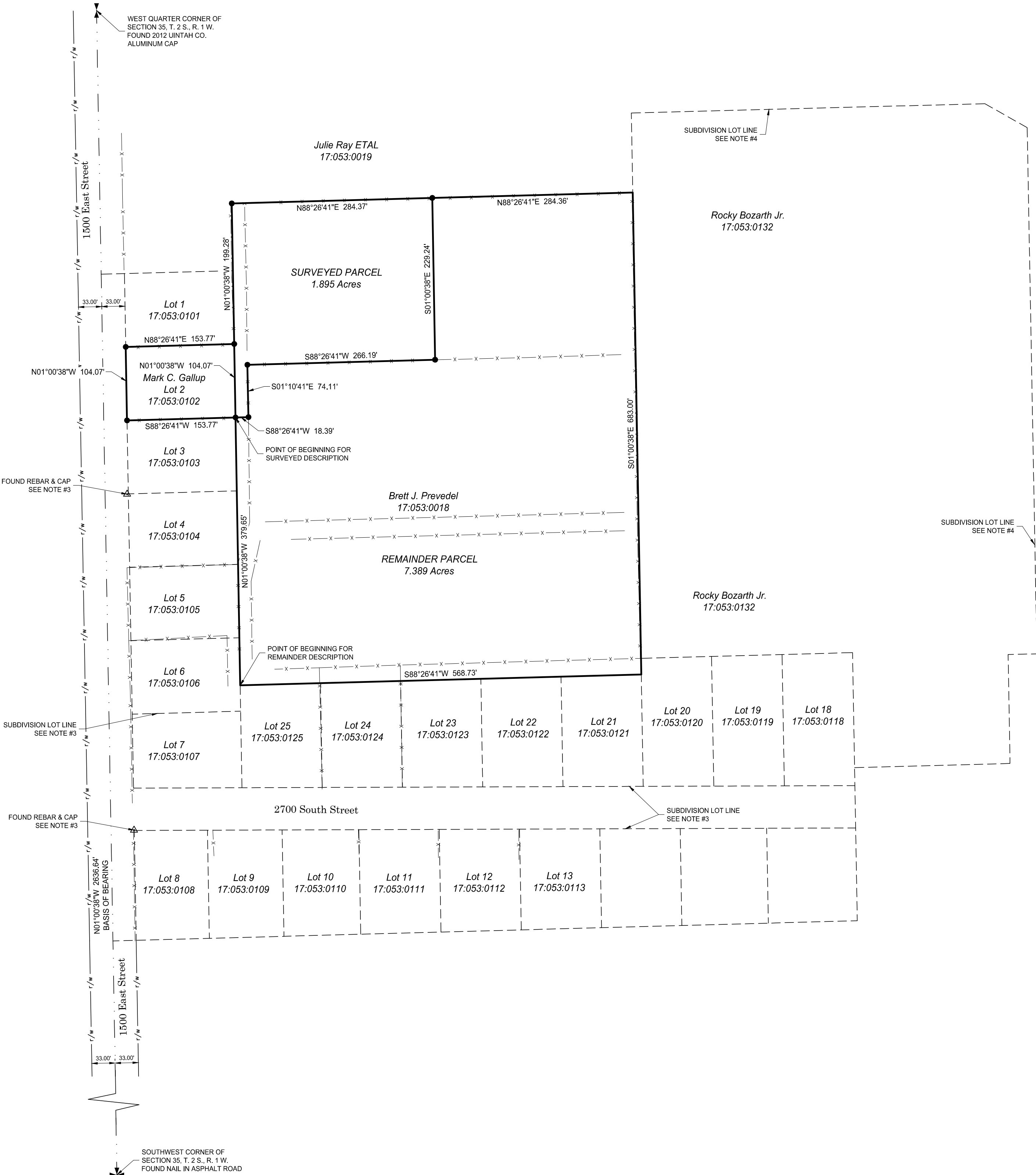
BEGINNING AT THE NORTHWEST CORNER OF LOT 25 OF AMENDMENT #1 OF THE SOUTH BALLARD SUBDIVISION, LOCATED IN SECTION 35, T. 2 S., R. 1 W., U.S.B. & M.; THENCE N01°00'38"W 379.65 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE N88°26'41"E 18.39 FEET TO AN EXISTING FENCE LINE; THENCE N01°10'41"W ALONG THE EXISTING FENCE LINE, 74.11 FEET TO AN EXISTING FENCE CORNER; THENCE N88°26'41"E ALONG THE EXISTING FENCE LINE, 266.19 FEET; THENCE N01°00'38"W 229.24 FEET; THENCE N88°26'41"E 284.36 FEET; THENCE S01°00'38"E 683.00 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID SUBDIVISION; THENCE S88°26'41"W 568.73 FEET TO THE POINT OF BEGINNING. CONTAINING 7.389 ACRES, 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.

TROY W. GADD, L.S. #5561169 DATE



OWNER'S CERTIFICATE

MARK CAMERON GALLUP, BRETT J. PREVEDEL AND SUZANNE M. PREVEDEL, AS HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, HEREBY CERTIFY THAT THEY HAVE CAUSED PARCEL BOUNDARIES TO BE ADJUSTED AND AMEND LOT 2 OF THE SOUTH BALLARD SUBDIVISION - AMENDMENT #1 AS SHOWN AND DESCRIBED HEREON..

BRETT J. PREVEDEL DATE SUZANNE M. PREVEDEL DATE

MARK CAMERON GALLUP DATE

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF

ON THE ____ DAY OF _____, A.D. 20 ____, PERSONALLY APPEARED BEFORE ME, MARK CAMERON GALLUP, THE SIGNER OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF

ON THE ____ DAY OF _____, A.D. 20 ____, PERSONALLY APPEARED BEFORE ME, BRETT J. PREVEDEL AND SUZANNE M. PREVEDEL, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON. THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC

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.

KAELYN MEYERS ROBERT ABERCROMBIE
BALLARD CITY RECORDER BALLARD CITY MAYOR

UINTAH COUNTY TREASURER APPROVAL

I CERTIFY THAT AT THE TIME OF MY SIGNING THIS PLAT, THE PROPERTY'S AS SHOWN HEREON HAVE BEEN CLEARED OF ALL BACKED TAXES.

UINTAH COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH } S.S.
COUNTY OF UTAH

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE UTAH COUNTY RECORDER'S OFFICE ON THE ____ DAY OF _____, A.D. 20 ____, AT ____ O'CLOCK __ M., AND IS DULY RECORDED.

FILING NO. COUNTY RECORDER

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemic.com

PROJECT NUMBER: 2104-035 FILE NAME: h:\jdp\proj\2104-035(dwg)\2104-035 survey.dwg
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 4/27/2021 PLOTTED: 4/27/2021

Prevedel Boundary Line Adjustment & Lot Amendment Survey

Ballard City, Uintah County, Utah
Scale: 1" = 100'