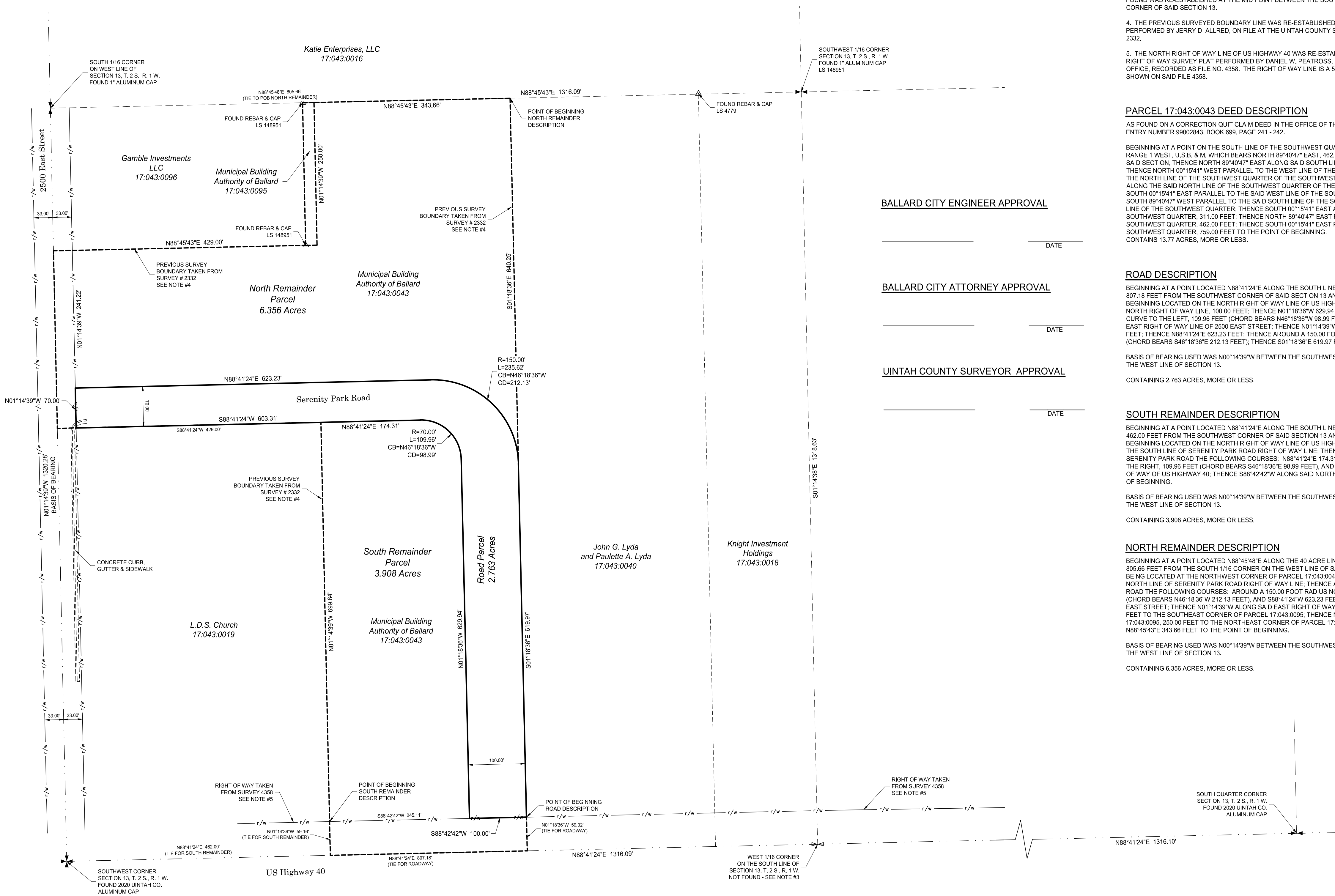
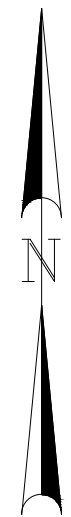
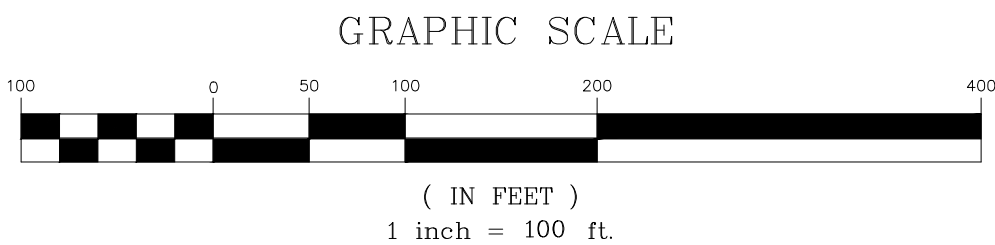


Ballard City Serenity Park Road Dedication Survey

Located in Section 13, T. 2 S., R. 1 W., U.S.B. & M.
Ballard City, Uintah County, Utah
2021

LEGEND

- SURVEYED ROAD BOUNDARY LINE
- PREVIOUS SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- DEED LINE
- EXISTING ROAD RIGHT OF WAY LINE
- 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
- NOT FOUND QUARTER
SECTION CORNER AS NOTED



NOTES / NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A ROAD ACROSS THE PARCEL OF 17.043.0043, DEDICATE THE ROADWAY FOR PUBLIC USE AND TO STAKE CERTAIN CORNERS AS SHOWN HEREON.
- BASIS OF BEARING USED WAS N00°14'39\"W BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/16 CORNER ON THE WEST LINE OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M.
- THE WEST 1/16 CORNER ON THE SOUTH LINE OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M., SHOWN HEREON AS NOT FOUND WAS RE-ESTABLISHED AT THE MID POINT BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 13.
- THE PREVIOUS SURVEYED BOUNDARY LINE WAS RE-ESTABLISHED USING INFORMATION FROM A SURVEY PLAT PERFORMED BY JERRY D. ALLRED, ON FILE AT THE UTAH COUNTY SURVEYOR'S OFFICE, RECORDED AS FILE NO. 2332.
- THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40 WAS RE-ESTABLISHED USING INFORMATION FROM A UDOT RIGHT OF WAY SURVEY PLAT PERFORMED BY DANIEL W. PEATROSS, ON FILE AT THE UTAH COUNTY SURVEYOR'S OFFICE, RECORDED AS FILE NO. 4358, THE RIGHT OF WAY LINE IS A 50.00 FOOT OFFSET OF THE CONTROL LINE SHOWN ON SAID FILE 4358.

PARCEL 17.043.0043 DEED DESCRIPTION

AS FOUND ON A CORRECTION QUIT CLAIM DEED IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 99002843, BOOK 699, PAGE 241 - 242.

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, U.S.B. & M. WHICH BEARS NORTH 89°40'47\" EAST, 462.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°40'47\" EAST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER, 345.25 FEET; THENCE NORTH 00°15'41\" WEST PARALLEL TO THE WEST LINE OF THE SAID SOUTHWEST QUARTER, 1317.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°47'57\" WEST ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 345.25 FEET; THENCE SOUTH 00°15'41\" EAST PARALLEL TO THE SAID WEST LINE OF THE SOUTHWEST QUARTER, 248.08 FEET; THENCE SOUTH 89°40'47\" WEST PARALLEL TO THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER, 462.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°15'41\" EAST ALONG THE SAID WEST LINE OF THE SOUTHWEST QUARTER, 311.00 FEET; THENCE NORTH 89°40'47\" EAST PARALLEL TO THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER, 462.00 FEET; THENCE SOUTH 00°15'41\" EAST PARALLEL TO THE SAID WEST LINE OF THE SOUTHWEST QUARTER, 750.00 FEET TO THE POINT OF BEGINNING. CONTAINS 13.77 ACRES, MORE OR LESS.

ROAD DESCRIPTION

BEGINNING AT A POINT LOCATED N88°41'24\"E ALONG THE SOUTH LINE OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M., 807.18 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13 AND N01°14'39\"W 59.02 FEET, SAID POINT ALSO BEGINNING LOCATED ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40; THENCE S88°42'42\"W ALONG SAID NORTH RIGHT OF WAY LINE, 100.00 FEET; THENCE N01°18'36\"W 629.94 FEET; THENCE AROUND A 70.00 FOOT RADIUS CURVE TO THE LEFT, 109.96 FEET (CHORD BEARS N46°18'36\"E 98.99 FEET); THENCE S88°41'24\"W 603.31 FEET TO THE EAST RIGHT OF WAY LINE OF 2500 EAST STREET; THENCE N01°14'39\"W ALONG SAID EAST RIGHT OF WAY LINE, 70.00 FEET; THENCE N88°41'24\"E 623.23 FEET; THENCE AROUND A 150.00 FOOT RADIUS CURVE TO THE RIGHT, 235.62 FEET (CHORD BEARS S46°18'36\"E 212.13 FEET); THENCE S01°18'36\"E 619.97 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING USED WAS N00°14'39\"W BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/16 CORNER ON THE WEST LINE OF SECTION 13.

CONTAINING 2.763 ACRES, MORE OR LESS.

SOUTH REMAINDER DESCRIPTION

BEGINNING AT A POINT LOCATED N88°41'24\"E ALONG THE SOUTH LINE OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M., 462.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13 AND N01°14'39\"W 59.02 FEET, SAID POINT ALSO BEGINNING LOCATED ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40; THENCE N01°14'39\"W 699.84 FEET TO THE SOUTH LINE OF SERENITY PARK ROAD RIGHT OF WAY LINE; THENCE ALONG THE SOUTH AND WEST LINE OF SAID SERENITY PARK ROAD THE FOLLOWING COURSES: N88°41'24\"E 174.31 FEET, AROUND A 70.00 FOOT RADIUS CURVE TO THE RIGHT, 109.96 FEET (CHORD BEARS S46°18'36\"E 98.99 FEET), AND S01°18'36\"E 629.94 FEET TO THE NORTH RIGHT OF WAY OF US HIGHWAY 40; THENCE S88°42'42\"W ALONG SAID NORTH RIGHT OF WAY LINE, 245.11 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING USED WAS N00°14'39\"W BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/16 CORNER ON THE WEST LINE OF SECTION 13.

CONTAINING 3.908 ACRES, MORE OR LESS.

NORTH REMAINDER DESCRIPTION

BEGINNING AT A POINT LOCATED N88°49'48\"E ALONG THE 40 ACRE LINE OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M., 805.66 FEET FROM THE SOUTH 1/16 CORNER ON THE WEST LINE OF SAID SECTION 13, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE NORTHWEST CORNER OF PARCEL 17.043.0040; THENCE S01°18'36\"E 640.25 FEET TO THE NORTH LINE OF SERENITY PARK ROAD RIGHT OF WAY LINE; THENCE ALONG THE NORTH LINE OF SAID SERENITY PARK ROAD THE FOLLOWING COURSES: AROUND A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 235.62 FEET (CHORD BEARS N46°18'36\"W 212.13 FEET), AND S88°41'24\"W 623.23 FEET TO THE EAST RIGHT OF WAY LINE OF 2500 EAST STREET; THENCE N01°14'39\"W ALONG SAID EAST RIGHT OF WAY LINE, 241.22 FEET; THENCE N88°49'43\"E 429.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 17.043.0095; THENCE N01°14'39\"W ALONG EAST LINE OF PARCEL 17.043.0095, 250.00 FEET TO THE NORTHEAST CORNER OF PARCEL 17.043.0095 AND TO SAID 40 ACRE LINE; THENCE N88°45'43\"E 343.66 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING USED WAS N00°14'39\"W BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/16 CORNER ON THE WEST LINE OF SECTION 13.

CONTAINING 6.356 ACRES, MORE OR LESS.

BALLARD CITY ENGINEER APPROVAL

DATE

BALLARD CITY ATTORNEY APPROVAL

DATE

UINTAH COUNTY SURVEYOR APPROVAL

DATE

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

MUNICIPAL BUILDING AUTHORITY OF BALLARD TOWN, HEREBY CERTIFY THAT THEY HAVE CAUSED PARCEL 17.043.0043 TO BE SURVEYED AND CREATE A ROADWAY PARCEL AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC THE SERENITY PARK ROAD AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MEMBER DATE

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF _____
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING OWNERS CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE 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 AS SHOWN HEREON HAS 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.jonesanddemille.com

PROJECT NUMBER: 1910-062 FILE NAME: h:\jdp\proj\1910-062\dwg\1910-062 survey row.dwg
SURVEYED BY: M.P. DRAWN BY: T.W.G. UPDATED: 5/10/2021 PLOTTED: 5/18/2021

Ballard City
Serenity Park Road Dedication

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