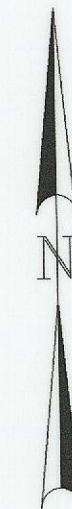


Located in Section 27, T. 2 S., R. 1 W., U.S.B. & M.
Ballard City, Uintah County, Utah
2021



CLC

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

(IN FEET)
1 inch = 100 ft.

1. THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 1A AND THE OVERALL BOUNDARY OF THE KETTLE MINOR SUBDIVISION. ADDING A PORTION OF TAX PARCEL 17-051-00021 PREVIOUSLY DIVIDED OFF ON A PREVIOUS BOUNDARY LINE ADJUSTMENT SURVEY. THE MINOR SUBDIVISION WAS ENLARGED TO THE NORTH TO CREATE A COMMON BOUNDARY BETWEEN LOT 1A AND PARCEL 17-051-00027. THE BOUNDARY OF PARCEL 17-051-00027 WAS ADJUSTED ON AND BOUND TO THE BOUNDARY OF THE ADJUSTMENT SURVEY TO ANGLE FROM THE SOUTHWEST CORNER OF PARCEL 17-051-00027 TO GO BETWEEN EXISTING BUILDINGS. THE CORNERS OF THE HEREON DESCRIBED ADJUSTED MINOR SUBDIVISION WERE STAKED AS PART OF PREVIOUS BOUNDARY LINE ADJUSTMENT SURVEY.

2. BASIS OF BEARING USED WAS S01°16'17"E FROM THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 27, T. 2 S., R. 1 W., U.S.B. & M.

3. THE PREVIOUS SURVEYED BOUNDARY LINE AS SHOWN HEREON, WAS RE-ESTABLISHED USING INFORMATION FROM A MINOR SUBDIVISION PLAT PERFORMED BY JERRY D. ALLRED, ON FILE AT THE UTAH COUNTY SURVEYOR'S OFFICE, RECORDED AS FILE NO. 3432.

4. A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT IS EXTENDED TO THE NORTH ACROSS LOT #1A IS CREATED AS SHOWN HEREON. PREVIOUS PORTIONS OF THE EASEMENT WERE DEDICATED WITH THE ORIGINAL PLAT.

5. A 33.00 FOOT WIDE ROADWAY AND 7.50 FOOT PUBLIC UTILITY EASEMENT IS DEDICATED TO BALLARD CITY ALONG 1600 EAST STREET AS SHOWN HEREON ACROSS THE NEW PORTION OF LOT #1A. PREVIOUS PORTIONS OF THE ROADWAY WERE DEDICATED WITH THE ORIGINAL PLAT.

ADJUSTMENT SURVEY TO BE ADDED TO 22

BEGINNING AT A POINT LOCATED S01°16'17"E ALONG THE EAST LINE OF SECTION 27, T.2 S., R.1 W., U.S.B. & M., 1973.57 FEET FROM THE NORTHEAST CORNER OF SECTION 27; THENCE S01°16'17"E ALONG THE EAST LINE OF SAID SECTION 27, 94.11 FEET; THENCE S89°56'18"W 190.01 FEET; THENCE S89°56'18"W 98.34 FEET; THENCE N00°49'41"W 101.61 FEET; THENCE S88°33'55"E 287.81 FEET TO THE EAST LINE OF SAID SECTION 27 AND THE POINT OF BEGINNING.

CONTAINING 0.647 ACRE.

ADJUSTMENT SURVEY

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 27, T. 2 S., R. 1 W., U.S.B. & M., AND RUNNING THENCE WEST 16 CHAINS, MORE OR LESS, TO THE WEST LINE OF UTAH COUNTY; THENCE SOUTH 108.43 FEET ALONG THE WEST LINE OF UTAH COUNTY; THENCE SOUTH 62°48'26" EAST 52.07 FEET; THENCE SOUTH 26°56'44" EAST 233.61 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE SAID SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER, 903.43 FEET TO THE EAST SECTION LINE; THENCE NORTH 20 CHAINS, MORE OR LESS, ALONG THE EAST SECTION LINE TO THE POINT OF BEGINNING.

ALSO
BEGINNING AT A POINT ALONG THE NORTH LINE OF SAID SECTION AND WHICH POINT IS WESTERLY 490
FEET FROM THE NORTHEAST CORNER OF SAID SECTION, THENCE WESTERLY ALONG SAID NORTH LINE
560 FEET, THENCE NORTH 01°16'17" EAST 169.00 FEET, MORE OR LESS TO THE QUARTER SECTION LINE; THENCE
EASTERLY ALONG THE QUARTER SECTION LINE, 64 RODS, MORE OR LESS TO THE EAST LINE OF THE
SECTION 20; THENCE NORTH 01°16'17" WEST 294.62 FEET, MORE OR LESS TO THE SOUTH LINE OF THE
SECTION 20; THENCE ALONG THE SOUTH LINE OF THE SECTION 20, NORTH 01°16'17" WEST 277.50 FEET TO AN EXISTING
FENCE LINE EXTENDED WEST; THENCE SOUTH 89°56'18" WEST ALONG SAID FENCE LINE EXTENDED, 100.84
FEET, THENCE NORTH 00°49'41" WEST 101.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 17/0510027;
THENCE NORTH 00°49'41" WEST 101.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 17/0510027;
THENCE SOUTH 00°49'41" WEST 155.01 FEET TO THE NORTHWEST CORNER OF PARCEL 17/0510026;
THENCE NORTH 00°15'48" EAST 217.83 FEET, THENCE NORTH 00°04'32" WEST 157.50 FEET, THENCE
SOUTH 89°29'50" EAST 275.00 FEET TO EAST LINE OF SAID SECTION 27; THENCE
SOUTHWESTERLY ALONG THE WESTERLY 490 FEET, THENCE NORTHERLY 158.4 FEET, MORE OR LESS TO THE
BOUNDARY OF SAID SECTION 27.

REMOVED SUBDIVISION DOCUMENT #

BEGINNING AT A POINT LOCATED S01°16'17"E ALONG THE EAST LINE OF SECTION 27, T.2 S., R.1 W., U.S.B. & M.
2344.48 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27; THENCE S89°56'18"W 190.01 FEET; THENCE
N01°16'17"W 277.50 FEET TO AN EXISTING FENCE LINE EXTENDED WEST; THENCE S89°56'18"W ALONG SAID
FENCE LINE EXTENDED, 98.34 FEET; THENCE N00°49'41"W 101.61 FEET; THENCE S88°33'55"E 287.81 FEET TO THE
EAST LINE OF SAID SECTION 27; THENCE S01°16'17"E ALONG SAID EAST LINE, 371.61 FEET TO THE POINT OF
BEGINNING.

CONTAINING 1,857 ACRES.

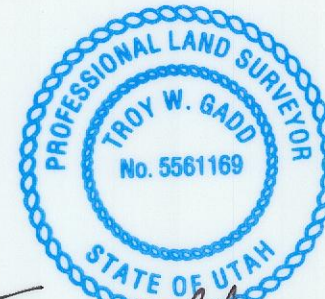
LOT #1A OF AMENDED MINOR SUBDIVISION, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S01°16'17"E ALONG THE EAST LINE OF SECTION 27, T.2 S., R.1 W., U.S.B. & M., 1973.57 FEET FROM THE NORTHEAST CORNER OF SECTION 27; THENCE S01°16'17"E ALONG THE EAST LINE OF SAID SECTION 27, 232.86 FEET; THENCE S89°56'18"W 190.01 FEET; THENCE N01°16'17"W 138.75 FEET TO A FENCE LINE EXTENDED WEST; THENCE S89°56'18"W ALONG SAID FENCE LINE EXTENDED, 98.34 FEET; THENCE N00°49'41"W 101.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 14.051.022; THENCE S88°33'55"E 287.81 FEET TO THE EAST LINE OF SAID SECTION 27 AND THE POINT OF BEGINNING.

CONTAINING 1.252 ACRES.

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5581169, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE AMENDED KETTLE MINOR SUBDIVISION.



Troy Wadd
TROY W. GADD, L.S. #5561169
DATE 8/16/21

DATE _____

DATE

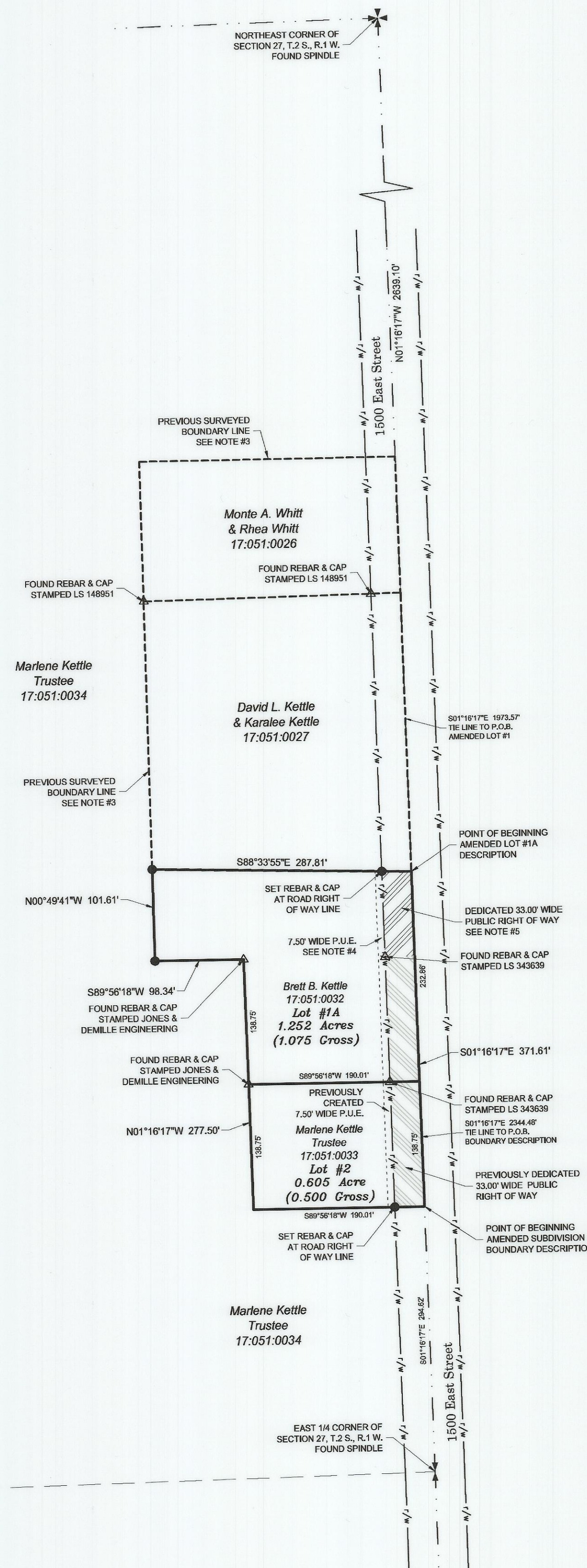
DATE _____

TRICOUNTY HEALTH DEPARTMENT

BALLARD WATER & SEWER IMPROVEMENT DISTRICT

BALLARD OFF ENGINEERING AND ARCHT.

DATE _____



MARLENE KETTLE, AS TRUSTEE OF THE ELVIN AND MARLENE KETTLE TRUST, DATED FEBRUARY 17, 2003, AS AMENDED, BRETT B. KETTLE AND DENILLE KETTLE, HUSBAND AND WIFE AS JOINT TENANTS, AND DAVID LYNN KETTLE AND KARALEE KETTLE, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE AMENDED KETTLE SUBDIVISION LOCATED IN BALLARD CITY, UTAH COUNTY, STATE OF UTAH AS DESCRIBED HEREON AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS AND ROADS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MARLENE KETTLE
TRUSTEE

BRETT B. KETTLE _____ DATE _____ DENIELLE KETTLE _____ DATE _____

STATE OF UTAH }
COUNTY OF } S.S.

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

MY COMMISSION EXPIRES

NOTARY PUBLIC

STATE OF UTAH }
COUNTY OF } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ OF THE FOREGOING _____

JANIES CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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

SHAWN WILKINS
PLANNING COMMISSION CHAIRPERSON

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

KAEALYN MEYERS BALLARD CITY RECORDER	ROBERT ABERCROMBIE BALLARD CITY MAYOR
---	--

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 _____

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

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: 2103-008	FILE NAME: h:\d\proj\2103-008\dwg\2103-008 survey.dwg
SURVEYED BY: T.W.G.	DRAWN BY: T.W.G. UPDATED: 8/16/2021 PLOTTED: 8/16/2021

Amended Kettle Minor Subdivision

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