

Marlene Kettle Boundary Line Adjustment Survey

Located in Section 27, T. 2 S., R. 1 W., U.S.B. & M.

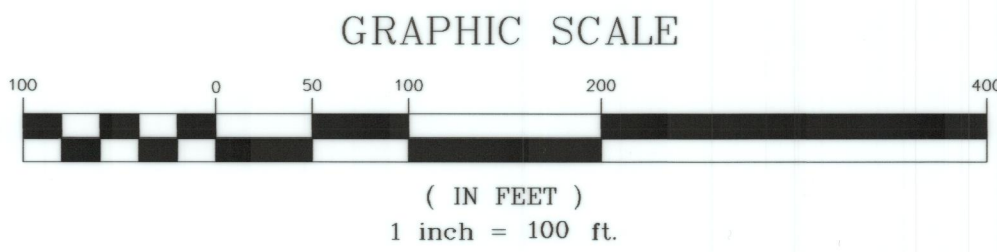
Ballard City, Uintah County, Utah

2021



LEGEND

- 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
STAMPED JONES & DEMILLE ENG.
UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT
AS NOTED
- FOUND SECTION CORNER
AS NOTED
- FOUND QUARTER SECTION
CORNER AS NOTED



NOTES / NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO DO AN BOUNDARY LINE ADJUSTMENT SURVEY BETWEEN PARCEL 17:051:0034 AND THE PARCELS 17:051:0027 AND 17:051:0032. CERTAIN CORNERS OF THE HEREON DESCRIBED KETTLE MINOR SUBDIVISION WERE STAKED AS PART OF THIS SURVEY AS WELL AS CORNER AS SHOWN HEREON.

2. BASIS OF BEARING USED WAS S01°16'17"E BETWEEN 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 AS FILE NO. 3432.

4. THE PREVIOUS SURVEYED BOUNDARY LINE AS SHOWN HEREON, WAS RE-ESTABLISHED USING INFORMATION FROM THE KETTLE MINOR SUBDIVISION PLAT PERFORMED BY JONES AND DEMILLE ENGINEERING ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 2015003212, BOOK 1428 PAGE 874.

DEED DESCRIPTION FOR PARCEL 17:051:0027

AS FOUND IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2017007345, BOOK 1539 PAGES 170 - 171.

SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION, SOUTH 00°04'01" WEST, 1663.6 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00°04'01" WEST 297.84 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE THE FOLLOWING: NORTH 89°38'31" WEST 287.50 FEET; THENCE NORTH 00°03'37" EAST 297.84 FEET; THENCE SOUTH 88°51'04" EAST 285.20 FEET TO POINT OF BEGINNING.

DEED DESCRIPTION FOR PARCEL 17:051:0032

AS FOUND IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2020005272, BOOK 1164 PAGES 882 - 884.

STATE OF UTAH, COUNTY OF UTAH.

LOT 1 OF KETTLE MINOR SUBDIVISION, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 01°16'17" EAST ALONG THE EAST LINE OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, 2066.98 FEET FROM THE NORTHEAST CORNER OF SECTION 27; THENCE SOUTH 01°16'17" EAST ALONG THE EAST LINE OF SAID SECTION 27, 138.75 FEET; THENCE SOUTH 89°56'18" WEST 190.01 FEET; THENCE NORTH 01°16'17" WEST 138.75 FEET TO AN EXISTING FENCE LINE EXTENDED; THENCE NORTH 89°56'18" EAST ALONG SAID FENCE LINE EXTENDED, THE EXISTING FENCE LINE, AND THE FENCE LINE EXTENDED, 190.01 FEET TO THE POINT OF BEGINNING.

DEED DESCRIPTION FOR PARCEL 17:051:0034

AS FOUND IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 2017007345, BOOK 1539 PAGES 170 - 171.

SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION AND RUNNING THENCE WEST 16 CHAINS, MORE OR LESS, TO THE WEST LINE OF UTAH COUNTY; THENCE SOUTH 1088.43 FEET ALONG THE WEST LINE OF UTAH COUNTY; THENCE SOUTH 62°46'26" EAST 52.07 FEET; THENCE SOUTH 26°56'44" EAST 233.81 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.

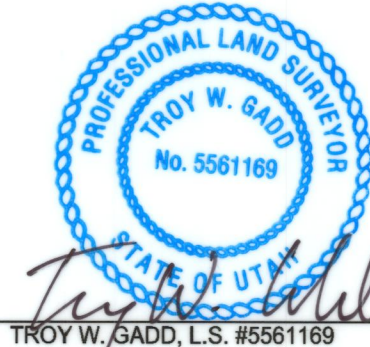
ALSO,

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, 566 FEET; THENCE SOUTHERLY 160 RODS, 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 SAID SECTION 27; THENCE NORTH 01°16'17" WEST 294.62 FEET, MORE OR LESS TO THE SOUTH LINE OF THE KETTLE MINOR SUBDIVISION; THENCE ALONG THE KETTLE MINOR SUBDIVISION THE FOLLOWING COURSES: SOUTH 89°56'18" WEST 190.01 FEET AND 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, 98.34 FEET; THENCE NORTH 00°49'41" WEST 101.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 17:051:0027; THENCE NORTH 00°49'41" WEST 297.84 FEET TO THE NORTHWEST CORNER OF PARCEL 17:051:0026; 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 NORTH 01°16'17" WEST 982.04 FEET; THENCE WESTERLY 490 FEET; THENCE NORTHERLY 158.4 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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 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 AMENDED KETTLE MINOR SUBDIVISION.



PARCEL 17:051:0027 SURVEYED DESCRIPTION

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., 1663.60 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27; THENCE S01°16'17"E ALONG THE EAST LINE OF SAID SECTION 27, 309.97 FEET; THENCE N88°33'55"W 287.81 FEET; THENCE N00°49'41"W 297.84 FEET; THENCE N89°01'11"E 285.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1.998 ACRES.

SURVEYED PARCEL #1 DESCRIPTION

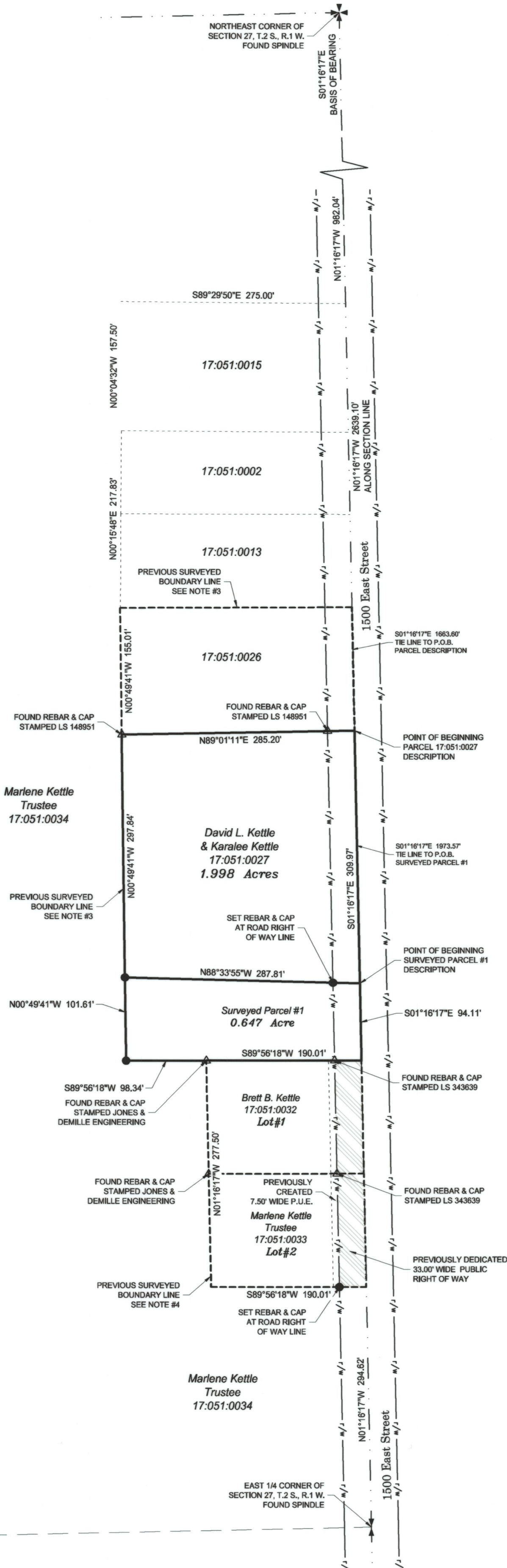
BEGINNING AT A POINT LOCATED S01°16'17"E ALONG THE EAST LINE OF SECTION 27, T. 2 S., R. 1 W., U.S.B. & M., 1973.57 FEET FROM THE NORTHEAST CORNER OF SECTION 27; THENCE S01°16'17"E ALONG THE EAST LINE OF SAID SECTION 27, 94.11 FEET; THENCE S89°56'18"W 190.01 FEET; THENCE S89°56'18"W 98.34 FEET; THENCE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

PARCEL 17:051:0034 REMAINDER DESCRIPTION

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 1088.43 FEET ALONG THE WEST LINE OF UTAH COUNTY; THENCE SOUTH 62°46'26" EAST 52.07 FEET; THENCE SOUTH 26°56'44" EAST 233.81 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, 566 FEET; THENCE SOUTHERLY 160 RODS, 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 SAID SECTION 27; THENCE NORTH 01°16'17" WEST 294.62 FEET, MORE OR LESS TO THE SOUTH LINE OF THE KETTLE MINOR SUBDIVISION; THENCE ALONG THE KETTLE MINOR SUBDIVISION THE FOLLOWING COURSES: SOUTH 89°56'18" WEST 190.01 FEET AND 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, 98.34 FEET; THENCE NORTH 00°49'41" WEST 101.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 17:051:0027; THENCE NORTH 00°49'41" WEST 297.84 FEET TO THE NORTHWEST CORNER OF PARCEL 17:051:0026; 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 NORTH 01°16'17" WEST 982.04 FEET; THENCE WESTERLY 490 FEET; THENCE NORTHERLY 158.4 FEET, MORE OR LESS TO THE POINT OF BEGINNING.



OWNER'S CERTIFICATE

MARLENE KETTLE, AS TRUSTEE OF THE ELVIN AND MARLENE KETTLE TRUST, DATED FEBRUARY 17, 2003, AS AMENDED, BRETT B. KETTLE AND DENIELLE 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 THE BOUNDARIES OF THESE PARCELS TO BE ADJUSTED AND CHANGED LOCATED IN BALLARD CITY, UTAH COUNTY, STATE OF UTAH AS DESCRIBED HEREON.

MARLENE KETTLE TRUSTEE DATE

BRETT B. KETTLE DATE DENIELLE KETTLE DATE

DAVID LYNN KETTLE DATE KARALEE KETTLE DATE

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF

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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF

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

CITY PLANNING COMMISSION APPROVAL

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

SHAWN WILKINS
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
BALLARD CITY RECORDER

ROBERT ABERCROMBIE
BALLARD CITY MAYOR

UINTAH COUNTY TREASURER APPROVAL

I CERTIFY THAT AT THE TIME OF MY SIGNING THIS PLAT, THAT PARCEL 17:0033:0018 AS SHOWN HEREON HAS BEEN CLEARED OF ALL BACKED TAXES.

UINTAH COUNTY TREASURER DATE

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:\proj\2103-008\dwg\2103-008 survey bla.dwg
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 8/3/2021 PLOTTED: 8/10/2021

Marlene Kettle
Boundary Line Adjustment

Ballard City, Uintah County, Utah

Scale: 1" = 100'