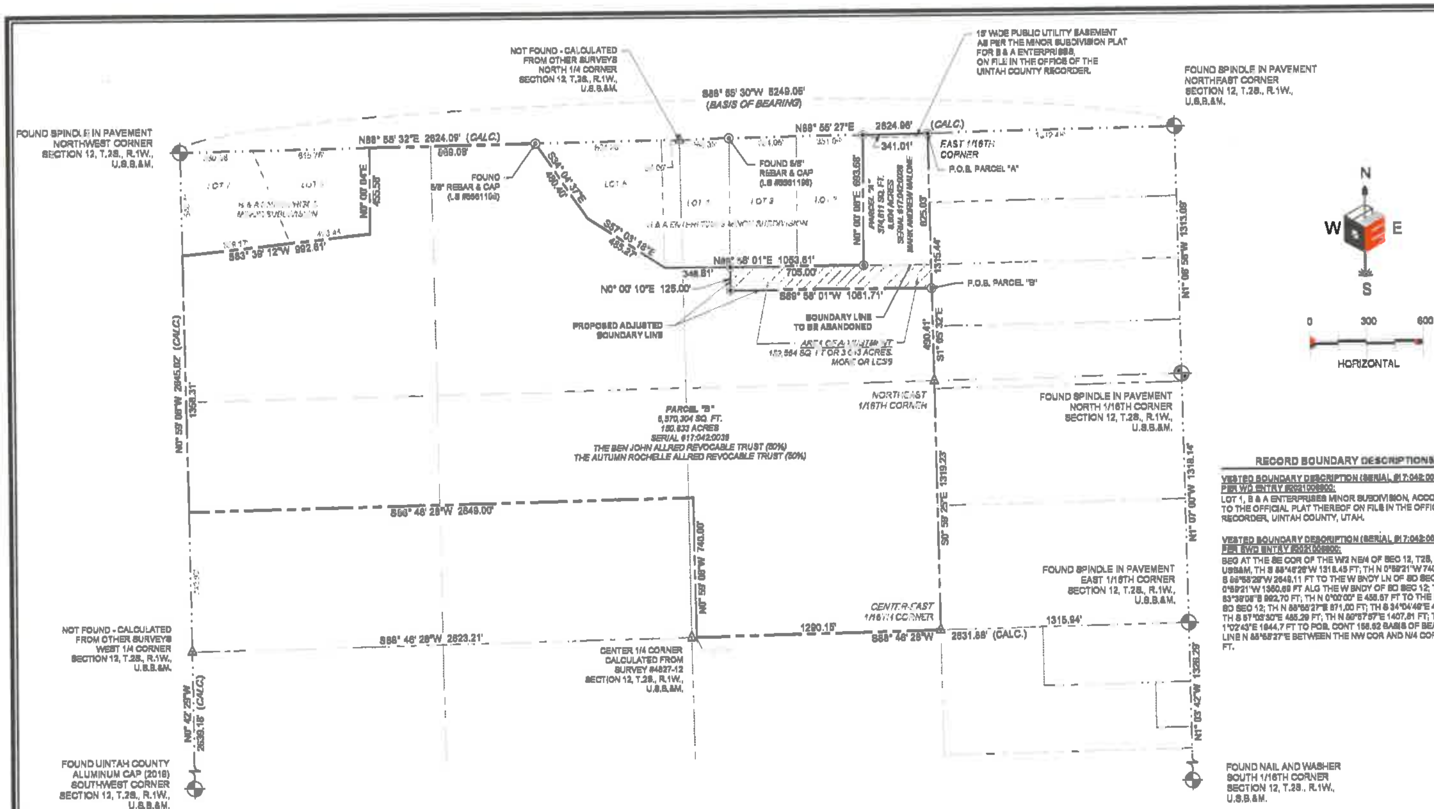
BOUNDARY LINE ADJUSTMENT SURVEY & AMENDMENT TO LOT 1, B & A ENTERPRISES MINOR SUBDIVISION

BALLARD CITY, UINTAH COUNTY

LOCATED IN THE NORTH 1/2 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN



RECORD BOUNDARY DESCRIPTIONS

VESTED BOUNDARY DESCRIPTION (SERIAL #17:042:0028) AS PER WD ENTRY #2021006900:
LOT 1, B & A ENTERPRISES MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UINTAH COUNTY, UTAH.

VESTED BOUNDARY DESCRIPTION (SERIAL #17:042:0036) AS PER SWD ENTRY #2021006900:
BEG AT THE SE COR OF THE W2 NE/4 OF SEC 12, T2S, R1W, USB&M, TH S 89°46'28"W 1318.45 FT; TH N 0°59'21"W 740.00 FT; TH S 89°58'28"W 2648.11 FT TO THE W BNDY LN OF SD SEC 12; TH N 0°59'21"W 1360.89 FT ALG THE W BNDY OF SD SEC 12; TH N 83°38'08"E 992.70 FT; TH N 0°00'00" E 455.57 FT TO THE N LN OF SD SEC 12; TH N 89°55'27"E 871.00 FT; TH S 34°04'46"E 480.42 FT; TH S 57°03'30"E 485.29 FT; TH N 89°57'57"E 1407.81 FT; TH S 1°02'43"E 1944.7 FT TO POB. CONT 156.52 BASIS OF BEARING LINE N 89°55'27"E BETWEEN THE NW COR AND N/4 COR 2624.19 FT.

SURVEYOR'S CERTIFICATE

I, JARED L. WATSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 5047065 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

______________ DAY OF ______________ 20____

JARED L. WATSON PLS 5047065

PROFESSIONAL LAND SURVEYOR JARED L. WATSON No. 5047065 STATE OF UTAH

ADJUSTED PARCELS BOUNDARY DESCRIPTIONS

PARCEL "A" ADJUSTED BOUNDARY DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, SAID POINT BEING LOCATED SOUTH 89°55'27" WEST A DISTANCE OF 1312.48 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 1°05'32" EAST 825.03 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 89°58'01" WEST 1061.71 FEET; THENCE NORTH 0°00'10" EAST A DISTANCE OF 125.00 FEET TO THE SOUTH LINE OF THE B & A MINOR SUBDIVISION AS SHOWN ON THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE UINTAH COUNTY RECORDER; THENCE NORTH 89°58'01" EAST 705.00 FEET ALONG SAID SOUTH LINE OF THE SAID B & A MINOR SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 OF THE SAID B & A MINOR SUBDIVISION; THENCE NORTH 0°00'08" EAST 693.68 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTH LINE OF SAID SECTION 12; THENCE NORTH 89°55'27" EAST 341.01 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO THE POINT OF BEGINNING.

CONTAINING 374,811 SQ. FT., OR 8.604 ACRES, MORE OR LESS.

PARCEL "B" ADJUSTED BOUNDARY DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, SAID POINT BEING LOCATED SOUTH 89°55'27" WEST A DISTANCE OF 1312.48 FEET AND SOUTH 1°05'32" WEST A DISTANCE OF 825.03 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 1°05'32" EAST 490.41 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12 TO THE NORTHEAST 1/16TH CORNER OF SAID SECTION 12; THENCE SOUTH 0°59'25" EAST 1319.23 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12 TO THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'28" WEST 1290.15 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 0°59'08" WEST 740.00 FEET; THENCE SOUTH 89°46'28" WEST 2649.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12; THENCE NORTH 0°59'08" WEST 1358.31 FEET ALONG THE WEST LINE OF SAID SECTION 12 TO THE SOUTH LINE OF THE B & A ENTERPRISES MINOR SUBDIVISION PLAT ON FILE IN THE OFFICE OF THE UINTAH COUNTY RECORDER; THENCE NORTH 83°39'12" EAST 992.61 FEET ALONG THE SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 6 OF THE SAID B & A ENTERPRISES MINOR SUBIDIVISION PLAT; THENCE NORTH 0°00'04" EAST 455.58 FEET ALONG THE EAST LINE OF SAID LOT 6 TO A POINT ON THE NORTH LINE OF SAID SECTION 12; THENCE NORTH 89°55'32" EAST 869.09 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO THE NORTHWEST CORNER OF LOT 5 OF THE SAID B & A ENTERPRISES MINOR SUBDIVISION PLAT; THENCE SOUTH 34°04'37" EAST 480.40 FEET ALONG THE SAID B & A ENTERPRISES MINOR SUBDIVISION; THENCE SOUTH 57°03'18" EAST 485.27 FEET ALONG THE SAID B & A ENTERPRISES MINOR SUBDIVISION; THENCE NORTH 89°58'01" EAST 348.81 FEET ALONG THE SAID B & A ENTERPRISES MINOR SUBDIVISION; THENCE SOUTH 0°00'10" WEST 125.00 FEET; THENCE NORTH 89°58'01" EAST 1061.71 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 6,570,304 SQ. FT., OR 150.833 ACRES, MORE OR LESS.

OWNERS CERTIFICATE

BE IT KNOWN TO ALL MEN THAT THE UNDERSIGNED OWNERS OF THE DESCRIBED PARCELS OF LAND HAVE REVIEWED AND APPROVED THIS PLAT.

LANDOWNERS SIGNATURES	PRINT NAME	DATE ACKNOWLEDGED TO NOTARY	NOTARY'S INITIALS
BY: ______ MARK ANDREW MALONE			
BY: ______ BEN JOHN ALLRED, *TRUSTEE OF THE BEN JOHN ALLRED REVOCABLE TRUST*			
BY: ______ AUTUMN ROCHELLE ALLRED, *TRUSTEE OF THE AUTUMN ROCHELLE ALLRED REVOCABLE TRUST*			

ACKNOWLEDGEMENT

County of ____________)
State of Utah)
ON THE ______ DAY OF ____________, 2022, PERSONALLY APPEARED BEFORE ME, MARK ANDREW MALONE, BEN JOHN ALLRED, AND AUTUMN ROCHELLE ALLRED, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

____
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN ______________, UTAH

MY COMMISSION EXPIRES ______________

LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND CAP
- = FOUND CORNER AS DESCRIBED
- = CALCULATED POINT
- = SECTION LINE
- = QUARTER SECTION LINE
- = SIXTEENTH SECTION LINE
- = BOUNDARY LINE
- = ADJOINING PROPERTY LINES

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE PROPERTY LINE BETWEEN THE MALONE AND ALLRED PROPERTIES SHOWN HEREON. THE MALONE PROPERTY (SERIAL #17:042:0028) WAS PREVIOUSLY CREATED AS LOT 1 OF THE MINOR SUBDIVISION FOR B & A ENTERPRISES, ON FILE IN THE OFFICE OF THE UINTAH COUNTY RECORDER. THE ALLRED PROPERTY (SERIAL #17:042:0036 WAS PREVIOUSLY DESCRIBED AS THE REMAINDER LOT AS PART OF B & A ENTERPRISES MINOR SUBDIVISION. THE EXTERIOR BOUNDARY LINES AS DESCRIBED IN PREVIOUS LEGAL DESCRIPTIONS WERE ADJUSTED TO MATCH THE ALIQUOT PART LINES AS DEFINED BY THE ORIGINAL GLO PLATS USING THE 3 MILE METHOD SECTION BREAKDOWN. THE EXTERIOR AND INTERIOR SECTION CORNERS THAT WERE USED TO DETERMINE THE BOUNDARY LINES HAVE BEEN SHOWN HEREON AS EITHER FOUND OR CALCULATED USING OTHER SURVEYS ON FILE IN THE OFFICE OF THE UINTAH COUNTY RECORDER. THIS SURVEY WAS PERFORMED USING G.P.S. EQUIPMENT UTILIZING THE VIRTUAL REFERENCE STATION NETWORK OPERATED BY THE UTAH A.G.R.C.

UINTAH COUNTY SURVEYOR.
FILED WITH THE UINTAH COUNTY SURVEYORS OFFICE.
____
SURVEY MAP NUMBER

UINTAH COUNTY RECORDER APPROVAL:
I HEREBY CERTIFY THAT THIS PLAT WAS FILED PROPERLY IN THE COUNTY RECORDERS OFFICE.
THIS ____ DAY OF ______________ 20____
ENTRY # ______________
BY: ______________ COUNTY RECORDER

BALLARD CITY PLANNING DEPARTMENT APPROVAL:
THE BALLARD CITY PLANNING DIRECTOR HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS ____ DAY OF ______________ 20____
BY: ______________ PLANNING DIRECTOR

BALLARD CITY ENGINEER APPROVAL:
THE BALLARD CITY ENGINEER HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS ____ DAY OF ______________ 20____
BY: ______________ BALLARD CITY ENGINEER

BALLARD CITY ATTORNEY APPROVAL:
THE BALLARD CITY ATTORNEY HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS ____ DAY OF ______________ 20____
BY: ______________ BALLARD CITY ATTORNEY

BALLARD CITY MAYOR APPROVAL:
THE BALLARD CITY MAYOR HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS ____ DAY OF ______________ 20____
BY: ______________ BALLARD CITY MAYOR

PROJECT NAME
BOUNDARY LINE ADJUSTMENT & MINOR SUBDIVISION AMENDMENT

PROJECT LOCATION
BALLARD CITY, UINTAH COUNTY, UTAH

OUTLAW ENGINEERING INC.
P.O. BOX 1800
ROOSEVELT, UTAH 84066
(435) 232-4321

DRAWN: JLW	DATE 7-25-2022		
DESIGNER: JLW			
REVIEWED: JLW	SHEET NO. 1		
SCALE: VARIES			
*ON 24X36 SHEET HALF SCALE FOR 11X17			