

OWNER'S CERTIFICATE

WAYNE DEE BECKSTEAD AND KAREN JEANETTE BECKSTEAD AS HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY HAVE CAUSED PARCEL BOUNDARIES TO BE ADJUSTED AND AMEND LOT 1 OF THE FORMER RANCHES - PHASE 1 A MINOR SUBDIVISION KNOWN NOW AS THE AMENDED RANCHES - PHASE 1 A MINOR SUBDIVISION LOCATED IN BALLARD CITY, UTAH COUNTY, STATE OF UTAH AS DESCRIBED HEREON.

WAYNE DEE BECKSTEAD DATE

KAREN JEANETTE BECKSTEAD 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 OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC

NOTES

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A 4 LOT MINOR SUBDIVISION ALONG 1500 EAST, TO DEDICATE THAT PORTION OF 1500 EAST STREET TO BALLARD CITY, TO CREATE A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT OF THE LOTS AND TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED MINOR SUBDIVISION.
- BASIS OF BEARING USED WAS N88°45'43"E BETWEEN THE SOUTH 1/16 CORNER ON THE WEST LINE AND THE SOUTHWEST 1/16 CORNER OF SECTION 13, T.2 S., R.1 W., U.S.B. & M.
- THE WEST QUARTER CORNER OF SECTION 13, T.2 S., R.1 W., U.S.B. & M., SHOWN HEREON AS NOT FOUND WAS RE-ESTABLISHED USING INFORMATION FROM A EASEMENT SURVEY PLAT PERFORMED BY DANIEL W. PEATROSS, ON FILE AT THE UTAH COUNTY SURVEYOR'S OFFICE, RECORDED AS FILE NO. 3650. THE OTHER BEARING AND DISTANCES LISTED ALONG SECTION BREAKDOWN LINE ARE TO OTHER LOCATED MONUMENTS AS PART OF THIS SURVEY.
- A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT ACROSS LOT #1 THROUGH LOT #4, IS CREATED AS SHOWN HEREON.
- A 37.00 FOOT WIDE ROADWAY AND 7.50 FOOT PUBLIC UTILITY EASEMENT IS DEDICATED TO BALLARD CITY ALONG 2500 EAST STREET AS SHOWN HEREON.
- THE FUTURE ROAD SHOWN ON THE ORIGINAL RANCHES - PHASE 1 SUBDIVISION PLAT HAS NOW BEEN MOVED TO THE SOUTH, IN ORDER TO CLEAR UP THE NEW DEDICATION LINE ACROSS LOT 4 PHASE 1, AND LOT 5 PHASE 2, THE STREET DEDICATION WAS REDESCRIBED AS SHOWN HEREON THIS AMENDED PLAT
- A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT WAS ADDED ACROSS THE NORTH LINE OF LOT 1, AND WAS TAKEN AWAY FORM THE SOUTH LINE OF LOT 4 AS SHOWN HEREON.

PARCEL 17:043:0016 DEED DESCRIPTION

AS FOUND ON A WARRANTY DEED IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 2021001171, BOOK 1696, PAGE 720 - 725.

SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN.

THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER,

INCLUDING ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING, SUBJECT TO RIGHTS OF WAY AND EASEMENTS OF RECORD AND/OR ENFORCEABLE IN LAW AND EQUITY, EXCEPTING AND RESERVING ALL GAS, OIL, AND OTHER MINERALS.

PARCEL 17:043:0016 REMAINDER DESCRIPTION

SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN.

THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER.

LESS THE FOLLOWING:
BEGINNING AT A POINT LOCATED N88°51'42"E ALONG THE QUARTER SECTION LINE OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M., 37.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N88°51'42"E ALONG SAID QUARTER SECTION LINE, 143.48 FEET; THENCE S01°15'39"E 627.24 FEET; THENCE S88°49'38"W 128.50 FEET; THENCE AROUND A 15.00 FOOT RADIUS CURVE TO THE RIGHT, 23.54 FEET (CHORD BEARS N46°13'01"W 21.20 FEET); THENCE N01°15'39"W 612.35 FEET TO THE POINT OF BEGINNING, CONTAINING 2.065 ACRES, MORE OR LESS.

MOON LAKE ELECTRIC APPROVAL

DATE

DOMINION / QUESTAR APPROVAL

DATE

TRI-COUNTY HEALTH DEPARTMENT APPROVAL

DATE

STRATA APPROVAL

DATE

BALLARD WATER & SEWER IMPROVEMENT DISTRICT APPROVAL

DATE

BALLARD CITY ENGINEER APPROVAL

DATE

BALLARD CITY ATTORNEY APPROVAL

DATE

OWNER'S CERTIFICATE

SILVER STOCK INC, HEREBY CERTIFIES THAT THEY HAVE CAUSED PARCEL BOUNDARIES TO BE ADJUSTED AND AMEND LOT 4 OF THE FORMER RANCHES - PHASE 1 A MINOR SUBDIVISION NOW KNOWN AS THE RANCHES AMENDED - PHASE 1 A MINOR SUBDIVISION LOCATED IN BALLARD CITY, UTAH COUNTY, STATE OF UTAH AS DESCRIBED HEREON.

CLATE MILLER DATE

TITLE

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF

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

MY COMMISSION EXPIRES NOTARY PUBLIC

The Ranches Amended Lot 1 & 4

Phase 1 A Minor Subdivision

Located in Section 13, T. 2 S., R. 1 W., U.S.B. & M.
Ballard City, Uintah County, Utah
2022

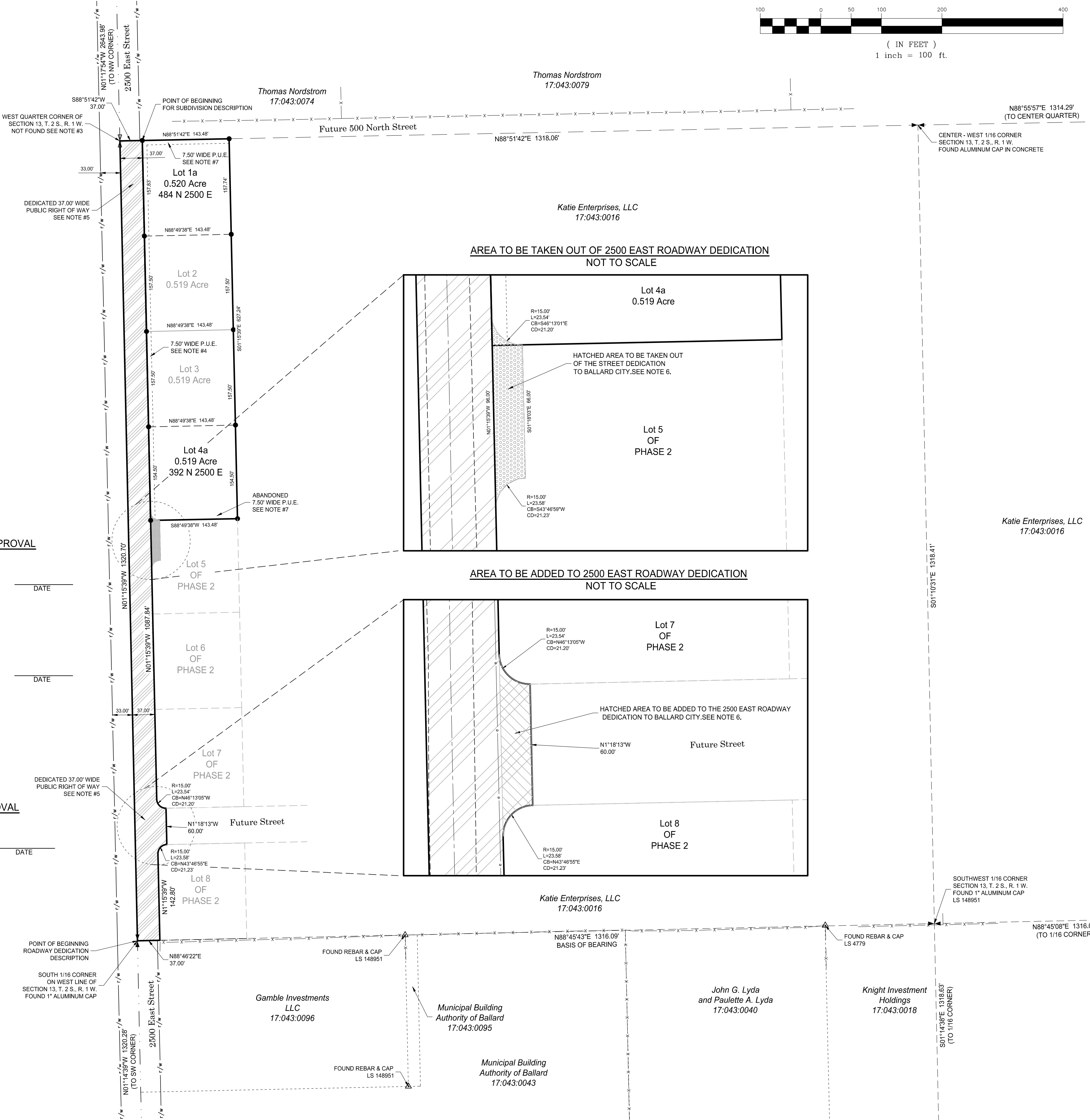
LEGEND

- SUBDIVISION / ROADWAY BOUNDARY LINE
- 1500 EAST RIGHT OF WAY LINE
- SUBDIVISION LOT LINE
- PUBLIC UTILITY EASEMENT (PUE) LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE 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
- NOT FOUND QUARTER SECTION CORNER AS NOTED

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



SURVEYOR'S CERTIFICATE

I, MARTIN G PIERCE, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561193, 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 TO THE BEST OF MY KNOWLEDGE.

MARTIN G PIERCE, L.S. #5561193 DATE

OWNER'S CERTIFICATE

KATIE ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE RANCHES AMENDED - PHASE 1 A MINOR 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.

DON RICHARDS DATE
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF

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

MY COMMISSION EXPIRES NOTARY PUBLIC

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N88°51'42"E ALONG THE QUARTER SECTION LINE OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M., 37.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N88°51'42"E ALONG SAID QUARTER SECTION LINE, 143.48 FEET; THENCE S01°15'39"E 627.24 FEET; THENCE S88°49'38"W 128.50 FEET; THENCE AROUND A 15.00 FOOT RADIUS CURVE TO THE RIGHT, 23.54 FEET (CHORD BEARS N46°13'01"W 21.20 FEET); THENCE N01°15'39"W 612.35 FEET TO THE POINT OF BEGINNING, CONTAINING 2.065 ACRES, MORE OR LESS.

AMENDED 2500 EAST ROADWAY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M.; THENCE N88°46'22"E ALONG THE 40 ACRE LINE, 37.00 FEET; THENCE N01°15'39"W 142.80 FEET; THENCE AROUND A 15.00 FOOT RADIUS CURVE TO THE RIGHT, 23.58 FEET (CHORD BEARS N43°46'55"E 21.23 FEET); THENCE N01°15'39"W 60.00 FEET; THENCE AROUND A 15.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, 23.54 FEET (CHORD BEARS N43°13'05"W 21.20 FEET); THENCE N01°15'39"W 1087.84 FEET TO THE QUARTER SECTION LINE; THENCE S88°51'42"W ALONG SAID QUARTER SECTION LINE, 37.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE S01°15'39"E ALONG THE WEST LINE OF SAID SECTION 13, 1320.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1.145 ACRES, MORE OR LESS.

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.

KAELEYN MEYERS
BALLARD CITY RECORDER

ROBERT ABERCROMBIE
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

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2103-019 FILE NAME: h:\jdp\proj\2203-046\dwg\2103-019 phase 1 amendment plat.dwg

SURVEYED BY: T.W.G. DRAWN BY: M.P. UPDATED: 8/23/2022 PLOTTED: 8/23/2022

The Ranches Amended Lot 1 & 4

A Minor Subdivision

Ballard City, Uintah County, Utah

Scale: 1" = 100'