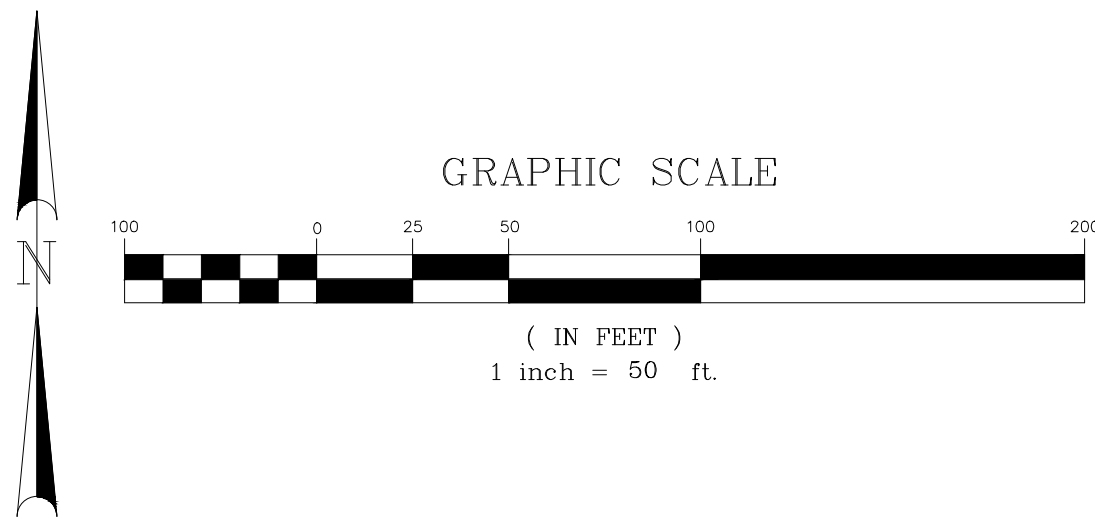


The Ranches Subdivision Phase 2 Final Plat

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



LEGEND	
	SUBDIVISION / ROADWAY BOUNDARY LINE
	2500 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

DEVELOPER / OWNERS INFORMATION

PARCEL OWNER: KATIE ENTERPRISES, LLC
DON RICHARDS AND DEB RICHARDS
540 NORTH MASON CIRCLE
ROOSEVELT, UTAH, 84066
435-722-8677 / 435-822-3301

NARRATIVE / NOTES

- THE PURPOSE OF THIS PLAT WAS TO SHOW THE FINAL PLAT FOR THE RANCHES SUBDIVISION, PHASE 2, LOCATED IN SECTION 13, T. 2 S., R. 1 W., U.S.B. & M. PHASE 2 WILL CONSIST OF 4 LOTS ALONG 2500 EAST.
- BASIS OF BEARING USED WAS N88°45'43"E BETWEEN A FOUND 1" ALUMINUM CAP ON THE SOUTH 1/16 CORNER ON THE WEST LINE AND A FOUND 1" ALUMINUM CAP (LS 148851) ON 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 WAS NOT FOUND. IT 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 RANCHES SUBDIVISION - PHASE 2 BOUNDARY DESCRIPTION

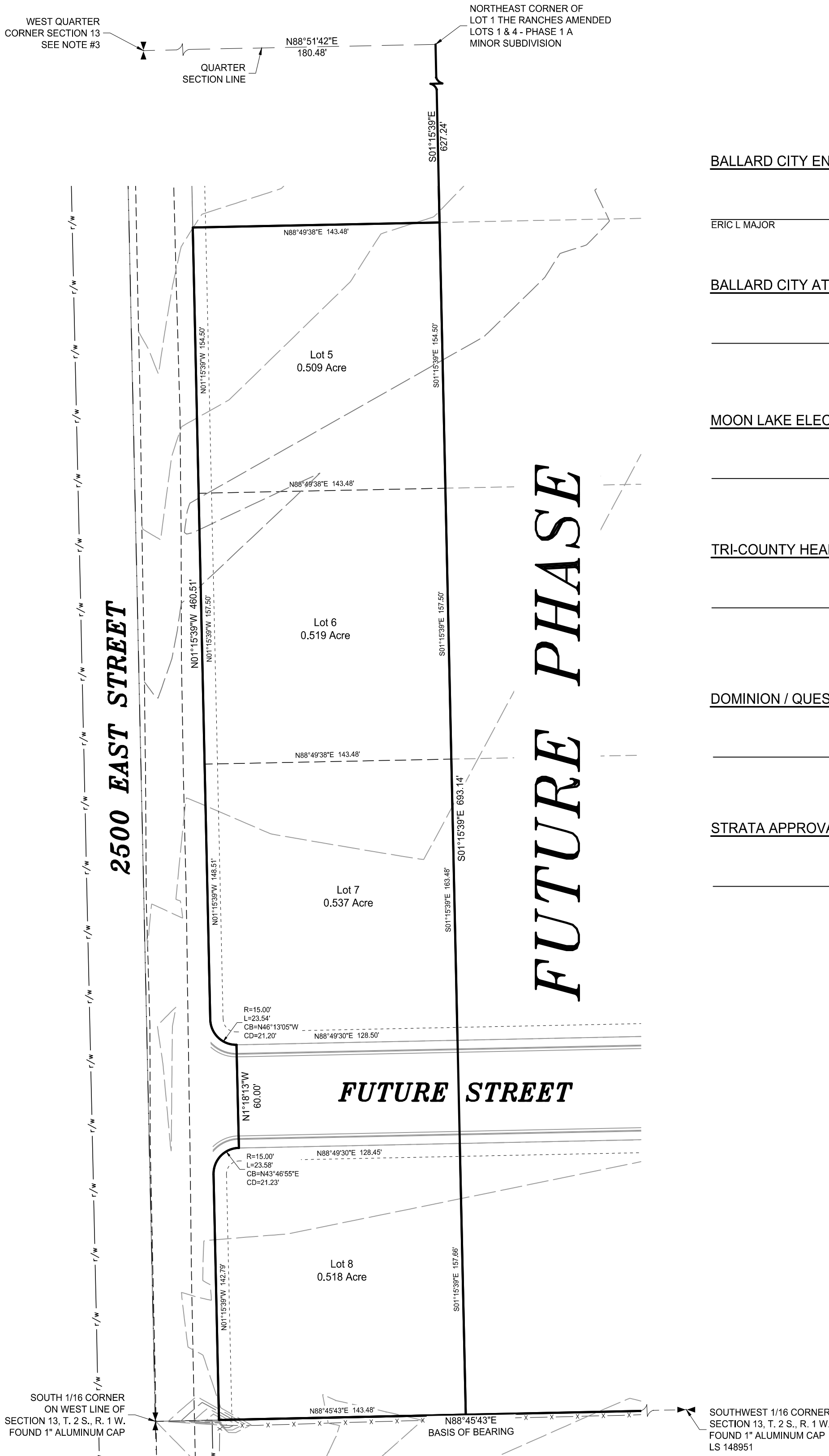
BEGINNING AT A POINT LOCATED N88°51'42"E 180.48 FEET ALONG THE QUARTER SECTION LINE OF SECTION 13, T. 2 S., R. 1 W., U.S.B. & M. TO THE NORTHEAST CORNER OF LOT 1 OF THE RANCHES - PHASE 1, A MINOR SUBDIVISION AND S01°15'39"E ALONG THE EAST LINE OF SAID RANCHES - PHASE 1, A MINOR SUBDIVISION, 627.24 FEET TO THE SOUTHEAST CORNER OF LOT 4a OF SAID AMENDED RANCHES - PHASE 1, A MINOR SUBDIVISION FROM THE WEST QUARTER CORNER OF SAID SECTION 13, THENCE S01°15'39"E 693.14 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE S88°45'43"W ALONG THE SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 143.48 FEET TO THE EAST RIGHT OF WAY LINE OF 2500 EAST STREET, THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE FOLLOWING 5 COURSES: (1) N01°15'39"W, 142.79 FEET; (2) ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, 23.58 FEET (CHORDS BEARS N46°46'59"E, 21.23 FEET); (3) N01°15'39"E, 60.00 FEET; (4) ALONG A 15.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, 23.54 FEET (CHORDS BEARS N46°13'05"W, 21.20 FEET); (5) N01°15'39"E, 460.51 FEET TO THE SOUTHWEST CORNER OF LOT 4a OF THE RANCHES AMENDED LOTS 1 & 4 - PHASE 1 A MINOR SUBDIVISION, THENCE N88°49'30"E ALONG THE SOUTH LINE OF SAID LOT 4a OF THE RANCHES AMENDED LOTS 1 & 4 - PHASE 1 A MINOR SUBDIVISION, 143.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.26 ACRES ± LESS 0.177 ACRES FALLING WITHIN THE AREA DESIGNATED FOR THE FUTURE STREET.

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



BALLARD CITY ENGINEER APPROVAL

ERIC L MAJOR DATE

BALLARD CITY ATTORNEY APPROVAL

DATE

MOON LAKE ELECTRIC APPROVAL

DATE

TRI-COUNTY HEALTH DEPARTMENT APPROVAL

DATE

DOMINION / QUESTAR APPROVAL

DATE

STRATA APPROVAL

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 SUBDIVISION, PHASE 2, 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
MANAGING 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 OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

BALLARD WATER & SEWER IMPROVEMENT DISTRICT APPROVAL

THIS PLAT WAS APPROVED ON THE DAY OF , A.D. 20 .

MARK REIDHEAD
CHAIRMAN

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, THE PROPERTY AS SHOWN HEREON HAS BEEN CLEARED OF ALL BACKED TAXES.

UINTAH COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE UTAH COUNTY RECORDERS OFFICE ON THE DAY OF , A.D. 20 , AT O'CLOCK _M., AND IS DULY RECORDED.

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

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: 2203-046

FILE NAME: h:\jd\proj\2203-046\dwg\phase 2 final plat 2203-046.dwg

SURVEYED BY: T.W.G.

DRAWN BY: JDE TEAM

UPDATED: 8/23/2022 PLOTTED: 8/23/2022

**The Ranches Subdivision
Final Plat for Phase 2**

Ballard City, Uintah County, Utah

Scale: 1" = 50'