

SUBDIVISION AMENDMENT FOR THE LANDMARK HOTEL MINOR SUBDIVISION
LOCATED IN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN
UINTAH COUNTY, UTAH

EXTERIOR BOUNDARY OF AMENDED SUBDIVISION:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN AND RUNNING THENCE S88°42'28"W ALONG THE SOUTH LINE OF SECTION 14, 615.00 FEET; THENCE N01°15'35"W 300.27 FEET; THENCE N81°58'59"E 619.40 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE S01°14'41"E ALONG SAID EAST LINE 372.80 FEET TO THE POINT OF BEGINNING. CONTAINS 4.75 ACRES, MORE OR LESS.

THIS AMENDMENT INCLUDES THE FOLLOWING UTILITY AND ACCESS EASEMENTS

A 33.00 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER WHICH IS NORTH 01°14'41" WEST 230.68 FEET AND SOUTH 88°45'19" WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL MERIDIAN AND RUNNING THENCE SOUTH 01°14'41" EAST 33.00 FEET; THENCE SOUTH 88°45'19" WEST 117.95 FEET; THENCE SOUTH 01°14'41" EAST 138.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF UTAH HIGHWAY 40; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 88°43'18" WEST 33.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 01°14'41" WEST 195.48 FEET; THENCE SOUTH 88°45'19" WEST 22.88 FEET; THENCE NORTH 08°00'41" WEST 33.23 FEET; THENCE NORTH 88°45'19" EAST 59.80 FEET; THENCE SOUTH 01°14'41" EAST 57.04 FEET; THENCE NORTH 88°45'19" EAST 117.95 FEET; TO THE WEST RIGHT-OF-WAY LINE OF 2500 EAST STREET AND THE POINT OF BEGINNING.
A 16.00 FOOT SEWER EASEMENT THE CENTERLINE OF WHICH BEING DESCRIBED AS BEGINNING AT A POINT ON THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN NORTH 01°14'41" WEST 263.04 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 66°07'16" WEST 52.65 FEET; THENCE SOUTH 69°51'50" WEST 18.84 FEET; THENCE SOUTH 69°41'46" WEST 163.62 FEET.
ALSO A 16.00 FOOT STORM DRAIN EASEMENT THE CENTERLINE OF WHICH BEING DESCRIBED AS: BEGINNING AT A POINT IN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN WHICH IS NORTH 01°14'41" WEST 372.88 FEET AND SOUTH 81°58'59" WEST 219.31 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 08°00'41" EAST 76.25 FEET; THENCE NORTH 88°45'19" EAST 50.60 FEET; THENCE SOUTH 09°14'58" EAST 3.26 FEET; THENCE SOUTH 09°30'52" EAST 79.66 FEET; THENCE SOUTH 01°15'56" EAST 66.75 FEET; THENCE SOUTH 89°05'22" WEST 70.78 FEET.

OWNER'S CERTIFICATION

I THE UNDERSIGNED DO HEREBY CERTIFY THAT I, STEPHEN A. HENDERSON, AM THE MANAGER OF HENDERSON HOTELS, LLC, OWNER OF THESE PARCELS, AND THAT I HAVE THE AUTHORITY TO CAUSE THIS PROPERTY TO BE AMENDED AS SHOWN HEREIN. I DO HEREBY CERTIFY THAT I HAVE CAUSED THE PROPERTY TO BE ADJUSTED AS SHOWN HEREIN. I DO HEREBY DEDICATE TO THE PUBLIC THOSE PORTIONS OF US HIGHWAY 40 AND 2500 EAST STREET, AS SHOWN HEREIN TO THE PERPETUAL USE OF THE PUBLIC.

HENDERSON HOTELS, LLC.
STEPHEN A. HENDERSON (MANAGER/MEMBER)

NOTARY:
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 202____,
STEPHEN A. HENDERSON

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

BALLARD WATER AND SEWER APPROVAL
THE BALLARD CITY WATER AND SEWER BOARD HEREBY CERTIFIES THAT THE FOREGOING AMENDED SUBDIVISION PLAT, WAS APPROVED BY SAID BOARD.

THIS _____DAY OF _____ 202____ .

MARK REIDHEAD
BALLARD CITY WATER AND SEWER

ATTEST: _____
KAELYN MEYERS
CITY RECORDER

BALLARD CITY ENGINEER
THE BALLARD CITY ENGINEER HEREBY CERTIFIES THAT THE FOREGOING AMENDED SUBDIVISION PLAT, WAS APPROVED.

THIS _____DAY OF _____ 202____ .

ERIC MAJOR
BALLARD CITY ENGINEER

SURVEYORS STATEMENT:
I CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE 161259 IN ACCORDANCE TO TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. IN ACCORDANCE TO SECTION 17-23-17 OF STATE CODE I HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REFERENCED ON THE PLAT.

ARNELDON T. DAVIS
UTAH PLS 161259

PLANNING COMMISSION CERTIFICATE OF APPROVAL

THE BALLARD CITY PLANNING COMMISSION HEREBY CERTIFIES THAT THE FOREGOING AMENDED SUBDIVISION PLAT, WAS APPROVED BY SAID COMMISSION.

THIS _____DAY OF _____ 202____ .

SHAWN WILKENS
CHAIRMAN, BALLARD CITY PLANNING COMMISSION

MAYOR AND CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IN BALLARD CITY WAS DULY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL

THIS _____DAY OF _____ 202____ .

ROBERT ABERCROMBIE
MAYOR, BALLARD CITY

ATTEST: _____
KAELYN MEYERS
CITY RECORDER

UINTAH COUNTY TREASURER'S APPROVAL

I HEREBY CERTIFY THAT AT THE TIME OF SIGNING THE PLATED PROPERTY IS CLEAR OF ALL BACK TAXES

THIS _____DAY OF _____ 202____ BY THE COUNTY TREASURER.

COUNTY TREASURER

UINTAH COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT WE DO HEREBY APPROVE THIS PLAT:

THIS _____DAY OF _____ 202____ BY THE COUNTY FIRE MARSHALL — JEREMY RAYMOND

JEREMY RAYMOND

DOMINION ENERGY UTAH:
QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAYS AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S).
DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABOGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY _____

TITLE—_____

MOON ELECTRIC ASSOCIATION:

I HEREBY CERTIFY THAT WE DO HEREBY APPROVE THIS PLAT

THIS _____DAY OF _____ 202____ BY MOON LAKE ELECTRIC ASSOCIATION.

BY—_____

PRINTED NAME _____

STRATA NETWORKS

I HEREBY CERTIFY THAT WE DO HEREBY APPROVE THIS PLAT

THIS _____DAY OF _____ 202____ BY STRATA NETWORKS.

BY —_____

PRINTED NAME —_____

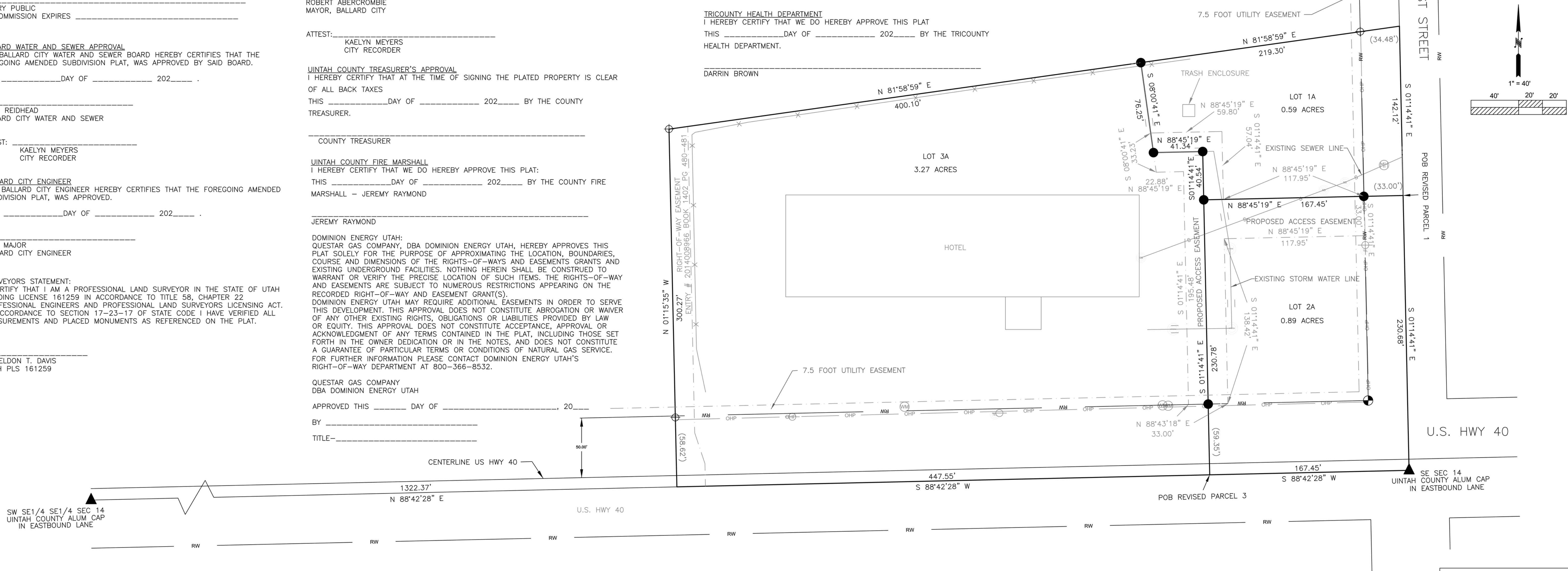
TRICOUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT WE DO HEREBY APPROVE THIS PLAT

THIS _____DAY OF _____ 202____ BY THE TRICOUNTY HEALTH DEPARTMENT.

DARRIN BROWN

- LEGEND
- ▲ SECTION CORNERS USED
 - ⊕ PROPERTY CORNERS FOUND 5/8 REBAR W/ PLASTIC CAP
 - PROPERTY CORNERS SET 5/8 REBAR W/ PLASTIC CAP
 - ⊙ US 40 ROW MARKER
 - WM WATER METER
 - SO SEWER CLEAN OUT
 - SD STORM DRAIN GRATE
 - SM SEWER MANHOLE
 - PB PHONE BOX
 - UP UTILITY POLE
 - X— FENCE LINE
 - · — · — RIGHT-OF-WAY
 - — — CENTERLINE STORM DRAIN EASEMENT
 - S — CENTERLINE SEWER EASEMENT
 - RW — ROAD RIGHT-OF-WAY
 - OHP — OVERHEAD POWER



ROCKY MOUNTAIN SURVEYORS INC.
951 WEST 1730 SOUTH
VERNAL, UTAH 84078
435-789-6152

CLIENT: STEVEN HENDERSON
FIELD DATE: 6/9/2023
CREW: ED, MD
DRAWN: ED