

Topaz Ranch Subdivision
 Located in Section 23, T.2 S., R. 1 W., U.S.B. & M.
 Ballard City, Uintah County, Utah
 2025

FOR UTAH
COUNTY
RECORDER'S
OFFICE USE ONLY:

NARRATIVE

1. THIS SURVEY WAS REQUESTED AT THE BEHEST OF BOB SCOTT.
2. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL NO. 170470071 AS DESCRIBED IN BOOK 107, PAGE 883-884 AT ENTRY NO. 2020-006092 OF THE OFFICIAL RECORD OF UTAH COUNTY UTAH INTO THREE PARCELS AS SHOWN HEREON. A FIELD SURVEY WAS PERFORMED AND EXISTING EVIDENCE WAS GATHERED, THE FINDINGS OF WHICH ARE SHOWN HEREON. ANY ADDITIONAL INFORMATION OR EVIDENCE PERTAINING TO THIS SURVEY SHOULD BE BROUGHT BEFORE ME FOR FURTHER CONSIDERATION.
3. BASIS OF BEARINGS USED WAS NORTH 01°18'26" WEST BETWEEN A FOUNDED SPIKE AT THE SOUTHWEST CORNER AND A FOUNDED SPIKE AT THE WEST QUARTER CORNER OF SECTION 26, T4S, R23E, S4E, UTAH COUNTY, UTAH. WEST, U.S.B.M. ALL DEEDS HAVE BEEN ROTATED TO MATCH THE BASIS OF BEARINGS.

NOTES

1. THE FOLLOWING SURVEYS, RECORDED IN THE OFFICIAL RECORD OF UINTAH COUNTY, UTAH, WERE USED FOR CONTROL FOR THIS SURVEY:
 - a. SURVEY FILE NO. 4226
 - b. SURVEY FILE NO. 3268
 - c. SURVEY FILE NO. 940
2. SECTION CORNERS NOT FOUND WERE CALCULATED FROM ABOVE MENTIONED SURVEY NO. 4226.

ENBRIDGE / QUESTAR APPROVAL

ENBRIDGE GAS UTAH - NOTE

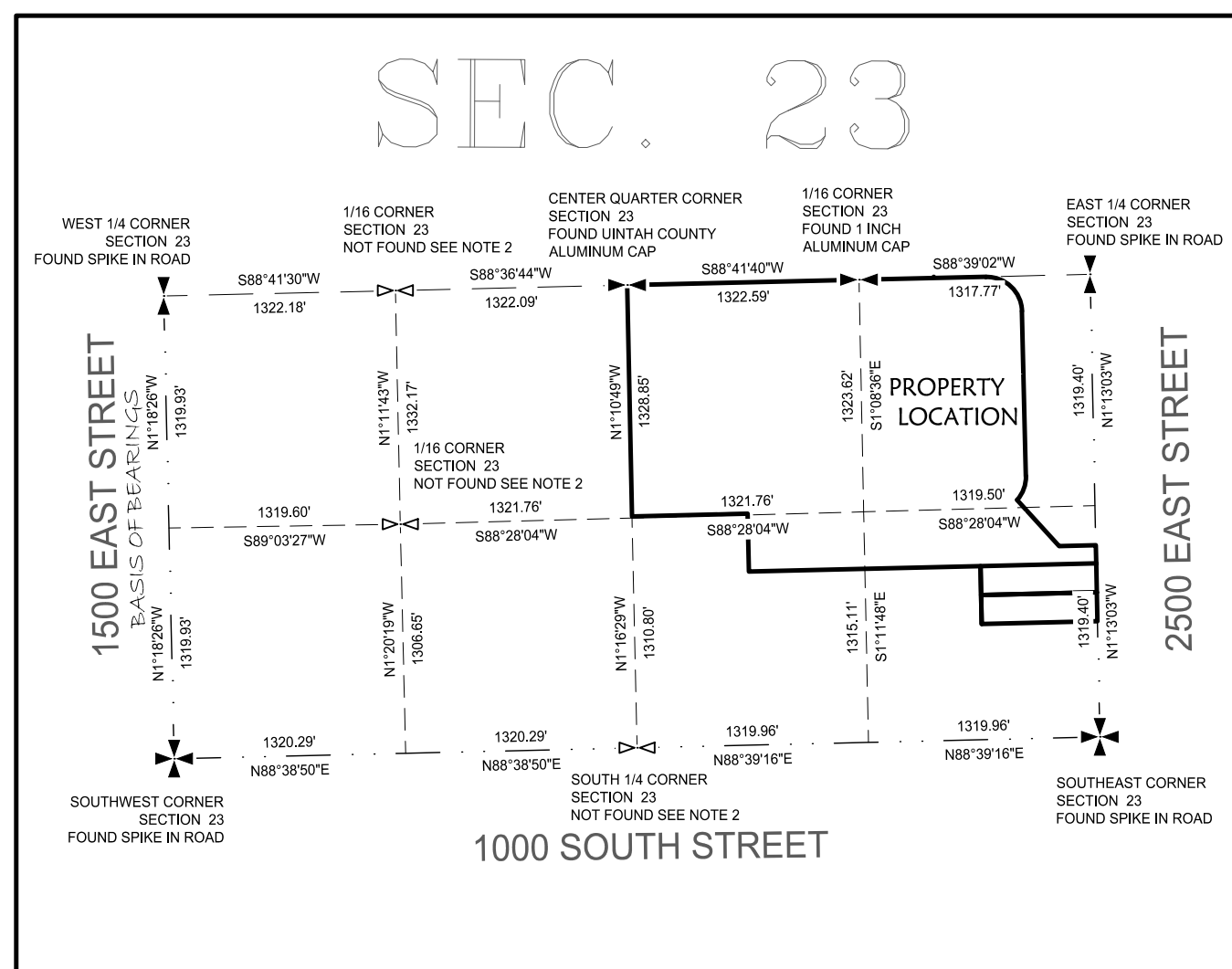
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO THE LOCATION, COURSE AND DIMENSIONS OF THE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS(S). THE PLAT IS NOT INTENDED TO BE A GUARANTEE OF THE LOCATION OF ANY OF THE ITEMS. THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE LOCATION OF ANY OF THE ITEMS OR ANY OTHER OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE LOCATION OF ANY OF THE ITEMS OR ANY OTHER ITEMS IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR MORE INFORMATION, CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8533.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY- _____
TITLE - _____

FOUND REBAR AND CAP ———
STAMPED LS #156790
0.46' SOUTH AND 0.25' WEST
OF CALCULATED CORNER LOCATION



SECTION BREAKDOWN / VICINITY
SECTION 23, T. 2 S., R. 1 W., U.S.B. & M.
SCALE: 1" = 1000'

STRATA APPROVAL

UINTAH COUNTY FIRE DEPARTMENT

BALLARD CITY ATTORNEY APPROVAL

MOON LAKE ELECTRIC APPROVAL

TRI-COUNTY HEALTH DEPARTMENT APPROVAL

BALLARD CITY ENGINEER APPROVAL

SURVEYOR'S CERTIFICATE

I, MARTIN G PIERCE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5561193, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL CORNERS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE TOPAZ RANCH MINOR SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



MARTIN G PIERCE, L.S. #5561193

DATE _____

PREPARED BY:

Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2412-005		FILE NAME: h:\jd\proj\2412-005\dwg\2412-005_survey.dwg	
SURVEYED BY: MD		DRAWN BY: MD	
DATE: 01/01/2005		DATE: 01/01/2005	

Topaz Ranch Subdivision

Uintah County, Utah
Scale: 1" = 150'

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