



Ballard City

Re: Incentive Payment

Project Location: 1500 East Improvements in Ballard

Project No.: F-1550(1)7

PIN No.: 16590

Parcel No.: 117:C

Offer Date: 3-18-23

Dear Duchesne County School District,

The Ballard City has begun acquisition of properties required for the above captioned project. The City would like to begin construction on this project and in order to expedite and avoid construction delays, the City is offering an incentive for quick acquisition of properties required for the project.

As part of the project the City would also like to remove your name from title for those properties that have a legal description to the center of the road. The properties in the road were Dedicated by Statue 72-5-104 (2) (a)Public use constituting dedication. "A highway is dedicatedto the use of the public when it has been continuously used as a public thoroughfare for a period of 10 years."

The City is offering a \$500 incentive to property owners that sign deeds to clear out their title to the middle of the road and /or that sign and fully execute a Right of Way contract within 30 days (or less) from the offer date a \$500.00 incentive payment. If it proves impossible to sign a contract in this time frame, but the owner will grant the City a Right of Occupancy (referred to as a ROO) then half of the incentive amount or (\$250.00) will be paid, if the ROO is signed within 30 days from the offer date.

The incentive is offered in addition to the original offer for those properties where a purchase is necessary. Only one incentive payment per property will be paid. If a signed transaction cannot be completed and executed within these time frames, no incentive payment will be made. Your acquisition agent will explain the details and respond to any questions you may have.

Sincerely,

Judy Larsen

Acquisition Agent

I, Dee E. Miles, property owner of parcel 117:C acknowledge that I am aware of this incentive offer and its limitations. I agree to consider this proposal. I understand that if I fail to act within the time frames specified that no incentive payment will be paid.

Signature

Signature

Date

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WHEN RECORDED, MAIL TO:
Ballard City
2381 East 1000 South
Ballard, Utah 84066

Special Warranty Deed (SCHOOL DISTRICT)

Uintah County

PIN No. 16590
Tax ID No. 17-046-0022
Parcel No. 1550:117:C
Project No. F-1550(1)7

The Board of Education of the Duchesne County School District, a body politic in the County of Duchesne, organized and existing under the laws of the State of Utah, with its principal office at 1010 East 200 North, City of Roosevelt, County of Duchesne, State of Utah, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under them, and against acts of themselves, to BALLARD CITY, Grantee, at 2381 East 1000 South, Ballard, Utah 84066, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Uintah County, State of Utah, to-wit:

A parcel of land in fee for 1500 East Street known as Project No. F-1550(1)7, in the NE1/4 NE1/4 of Section 22, T. 2 S., R. 1 W., Uintah Special Base and Meridian, in Uintah County, State of Utah, the boundaries of said parcel are described as follows:

Beginning at a point 40.52 feet South along the East line of said Section 22 from the Northeast corner of said Section 22, said point being a part of a tract of land described in a Warranty Deed from Uintah County School District to Duchesne County School District filed in the Uintah County Recorder's office as Entry No. 5509 at approximate Engineer Station 56+90.56; thence South along the easterly line of said tract a distance of 921.82 feet to approximate Engineer Station 47+68.74; thence West along the southerly line of said tract a distance of 33.00 feet to a point 33.00 feet perpendicularly distant westerly from the center line of said project at approximate Engineer Station 47+68.74; thence North 921.78 feet to a point 33.00 feet perpendicularly distant westerly from the center line of said project at approximate Engineer Station 56+90.52; thence N89°56'11"E 33.00 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 30419 square feet or 0.698 acre, more or less, of which 30419 square feet or 0.698 acre, more or less, are now occupied by the existing street. Balance is 0 square feet or 0 acres, more or less.

Note:

Rotate all bearings in the above description 01°13'36" counterclockwise to match highway bearings.

IN WITNESS WHEREOF, said Board of Education of the Duchesne County School District has caused this instrument to be executed this ____ day of _____, A.D. 20 ____, by its proper officers thereunto duly authorized.

ATTEST:

Business Administrator

The Board of Education of the
Duchesne County School District

STATE OF UTAH)
) ss.
COUNTY OF)

By _____
President, Board of Education

On the date first above written personally appeared before me, _____ and _____, who, being by me duly sworn, did say, that they are the President of the Board of Education and the Business Administrator, respectively, of said School District, and that the within and foregoing instrument was signed on behalf of said Board of Education by authority of a resolution of said board, and said _____ and said _____ each duly acknowledged to me that said School District executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

OWNERSHIP RECORD

Title by: CBS

Date: 13 April 2022

County: Uintah

Parcel No.: 117

Type Ownership: Private

Tax ID No.: 17-046-0022

Project No. F-1550(1)7

PIN: 16590

Recorded Owners: Duchesne County School District

Owner Address: PO Box 446, Duchesne, UT 84021

Property Address: 1264 East Highway 40, Ballard, UT 84066

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
86005509	414	568	WD	09/10/1986	09/15/1986

Description:

Township 2 South, Range 1 West, Uintah Special Meridian

Begin at Northeast corner of Section 22; thence South 962.34 feet, thence West 16 chains, thence North 962.34 feet, thence East 16 chains to beginning. Containing 22.22 acres in Uintah County.

Begin 135 feet East of the Northwest corner of the Northeast quarter Northeast quarter, thence South 322 2/3 feet, thence West 135 feet to highway 40, thence South along center line of Northeast Quarter 200 feet, thence East 135 feet, thence South 400 feet, thence East 130 feet ML to Duchesne and Uintah County line, thence North 920 feet, thence West 129 feet to beginning, in Duchesne County.

Grantor: Uintah County School District

Note: Calculated area: The above described tract of land contains 23.329 acres.

Note: Vesting Document transfers ownership from Uintah County School District to Duchesne County School District.

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
2015009707	1455	938-939	SWD	10/28/2015	11/30/2015

Description:

A parcel of land, being part of an entire tract, the purpose of said parcel being for the construction of a traffic signal and appurtenant parts thereof, said parcel being located in the Northeast quarter of the Northeast quarter of Section 22, Township 2 South, Range 1 West, Uintah Special Meridian, the boundary lines of said parcel are described as follows: Beginning at the Northeast corner of said Section 22 and running thence South 40.52 feet along the East line of said Section 22 to a point located on the South existing Right of Way line of the Utah Department of Transportation project S-0040(151)115, said point being located at engineers station 1007+28.72, 50.00 feet right of the control line of said project; Thence South 89°56'15" West 33.00 feet along said existing South Right of Way line to the West Right of Way line of 1500 East Street; Thence South 32.00 feet along the West Right

of Way line of 1500 East Street; Thence along the new Highway Right of Way line of said project South $89^{\circ}56'15''$ West 19.00 feet parallel to the control line of said project; Thence along the new Highway Right of Way line of said project North 32.00 feet parallel to the West Right of Way line of 1500 East Street to said existing South Right of Way line of said project; Thence South $89^{\circ}56'15''$ West 1004.00 feet along said existing South Right of Way line of said project to a point on the West boundary line of Uintah County, said point being located at engineers station 996+72.79, 50.00 feet right of the control line of said project; Thence North 42.42 feet along said West boundary of Uintah County to the North line of said Section 22; Thence South $89^{\circ}57'34''$ East 1056.00 feet along said North Section line to the Point of Beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains a total of 1.019 acres, of which 1.005 acres is now occupied by existing Right of Way for U.S. Highway 40. The balance being 0.014 acres, or 608 square feet more or less.

The Basis of Bearings is along the East line of the Northeast quarter of said Section 22, that bearing being South $00^{\circ}00'00''$ West.

(Note: Rotate all bearings in the above description $01^{\circ}13'34''$ counter-clockwise to obtain project bearings.)

Grantor: THE BOARD OF EDUCATION OF THE DUCHESNE COUNTY SCHOOL DISTRICT.

Note: Calculated area: The above described tract of land contains 1.019 acres.

Note: Document transfers ownership from THE BOARD OF EDUCATION OF THE DUCHESNE COUNTY SCHOOL DISTRICT to the UTAH DEPARTMENT OF TRANSPORTATION.

Note: This deed shows the ownership of the existing Highway 40 Right of Way.

Recorded at Request of Duchesne Co. School Dist September 12, 1986
at 3:00 PM. Fee Paid \$ — Maryanne W. Brundish Recorder
by Duchesne Co Dep. Book A-154 Page 237 Ref.: 568
Mail tax notice to — Address PO Box 446, Duchesne
84621-0446

WARRANTY DEED

Uintah County School District grantor
of Vernal, Utah, County of Uintah, State of Utah, hereby
CONVEY and WARRANT to Duchesne County School District

of grantee
for the sum of
Ten and No/100 and all other good and valuable consideration
the following described tract of land in Duchesne and Uintah County,
State of Utah:

Township 2 South, Range 1 West, Uintah Special Meridian
Begin at Northeast corner of section 22; thence South 962.34 feet,
thence West 16 chains, thence North 962.34 feet, thence East 16
chains to beginning. Containing 22.22 acres in Uintah County.

Begin 135 feet East of the Northwest corner of the Northeast quarter
Northeast quarter, thence South 322 2/3 feet, thence West 135 feet to
highway 40, thence South along center line of Northeast quarter 200
feet, thence East 135 feet, thence South 400 feet, thence East 130 feet
ML to Duchesne and Uintah County line, thence North 920 feet, thence
West 129 feet to beginning, in Duchesne, County

Entry No. 5509-86 Recorded at request of Duchesne Co. School Dist Fee Paid 5.00
Date Sept 15, 1986 at 3:36 M. Lola Anderson Uintah County Recorder
By Maryanne W. Brundish Deputy Book 414 Page 568

WITNESS, the hand of said grantor, this 10th day of
Sept., A. D. 19 86

Signed in the Presence of
Richard Tally } Larry B. Taylor

STATE OF UTAH,

County of Uintah } ss.

On the 10 day of September, A. D. 19 86
personally appeared before me

the signer of the within instrument, who duly acknowledged to me that he executed the
same.

Donna Anderson

Notary Public.

My commission expires 11/1/89 Residing in Vernal, Utah

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Entry 2015009707
Book 1455 Pages 938-939 \$0.00
30-NOV-15 02:03
BRENDA McDONALD
RECORDER, UTAH COUNTY, UTAH
DEPARTMENT OF TRANSPORTATION
P O BOX 148420 SALT LAKE CITY, UT 8
Rec By: DEBRA ROOKS , DEPUTY

Special Warranty Deed

UINTAH COUNTY

Entry 2015009707
Book 1455 Page 938

Affecting Tax. ID. No. 17-046-0001 NENE
PIN No. 13853
Project No. S-0040(151)115
Parcel No. 0040:305

THE BOARD OF EDUCATION OF THE DUCHESNE COUNTY SCHOOL DISTRICT, a body politic in the County of Duchesne, organized and existing under the laws of the State of Utah, with its principal office at 50 East 100 South, City of Duchesne, County of Duchesne, State of Utah, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under them, and against acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84114, Grantee, for the sum of Ten (\$10) Dollars, and other good and valuable considerations, the following described parcel of land in Uintah County, State of Utah, to-wit:

A parcel of land, being part of an entire tract, the purpose of said parcel being for the construction of a traffic signal and appurtenant parts thereof, said parcel being located in the Northeast quarter of the Northeast quarter of Section 22, Township 2 South, Range 1 West, Uintah Special Meridian, the boundary lines of said parcel are described as follows: Beginning at the Northeast corner of said Section 22 and running thence South 40.52 feet along the East line of said Section 22 to a point located on the South existing Right of Way line of the Utah Department of Transportation project S-0040(151)115, said point being located at engineers station 1007+28.72, 50.00 feet right of the control line of said project; Thence South 89°56'15" West 33.00 feet along said existing South Right of Way line to the West Right of Way line of 1500 East Street; Thence South 32.00 feet along the West Right of Way line of 1500 East Street; Thence along the new Highway Right of Way line of said project South 89°56'15" West 19.00 feet parallel to the control line of said project; Thence along the new Highway Right of Way line of said project North 32.00 feet parallel to the West Right of Way line of 1500 East Street to said existing South Right of Way line of said project; Thence South 89°56'15" West 1004.00 feet along said existing South Right of Way line of said project to a point on the West boundary line of Uintah County, said point

Project No. S-0040(151)115

Parcel No. 0040:305

being located at engineers station 996+72.79, 50.00 feet right of the control line of said project; Thence North 42.42 feet along said West boundary of Uintah County to the North line of said Section 22; Thence South 89°57'34" East 1056.00 feet along said North Section line to the Point of Beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains a total of 1.019 acres, of which 1.005 acres is now occupied by existing Right of Way for U.S. Highway 40. The balance being 0.014 acres, or 608 square feet more or less.

The Basis of Bearings is along the East line of the Northeast quarter of said Section 22, that bearing being South 00°00'00" West.

(Note: Rotate all bearings in the above description 01°13'34" counter-clockwise to obtain project bearings).

IN WITNESS WHEREOF, said Board of Education of the Duchesne County School District has caused this instrument to be executed this 28 day of OCTOBER, A.D. 20 15, by its proper officer's thereunto duly authorized.

ATTEST:

Dee E Miles
Business Administrator

THE BOARD OF EDUCATION OF THE
DUCHESNE COUNTY SCHOOL DISTRICT

STATE OF UTAH)

) ss.

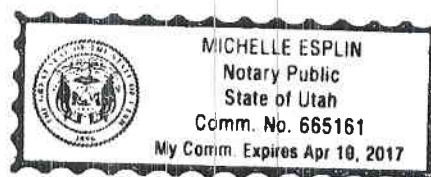
COUNTY OF)

By [Signature]
President, Board of Education

On the date first above written personally appeared before me, DEE E MILES and MARK THACKER, who, being by me duly sworn, did say, that they are the President of the Board of Education and the Business Administrator, respectively, of said School District, and that the within and foregoing instrument was signed on behalf of said Board of Education by authority of a resolution of said board.

WITNESS my hand and official stamp the date in this certificate first above written:

Michelle Esplin
Notary Public

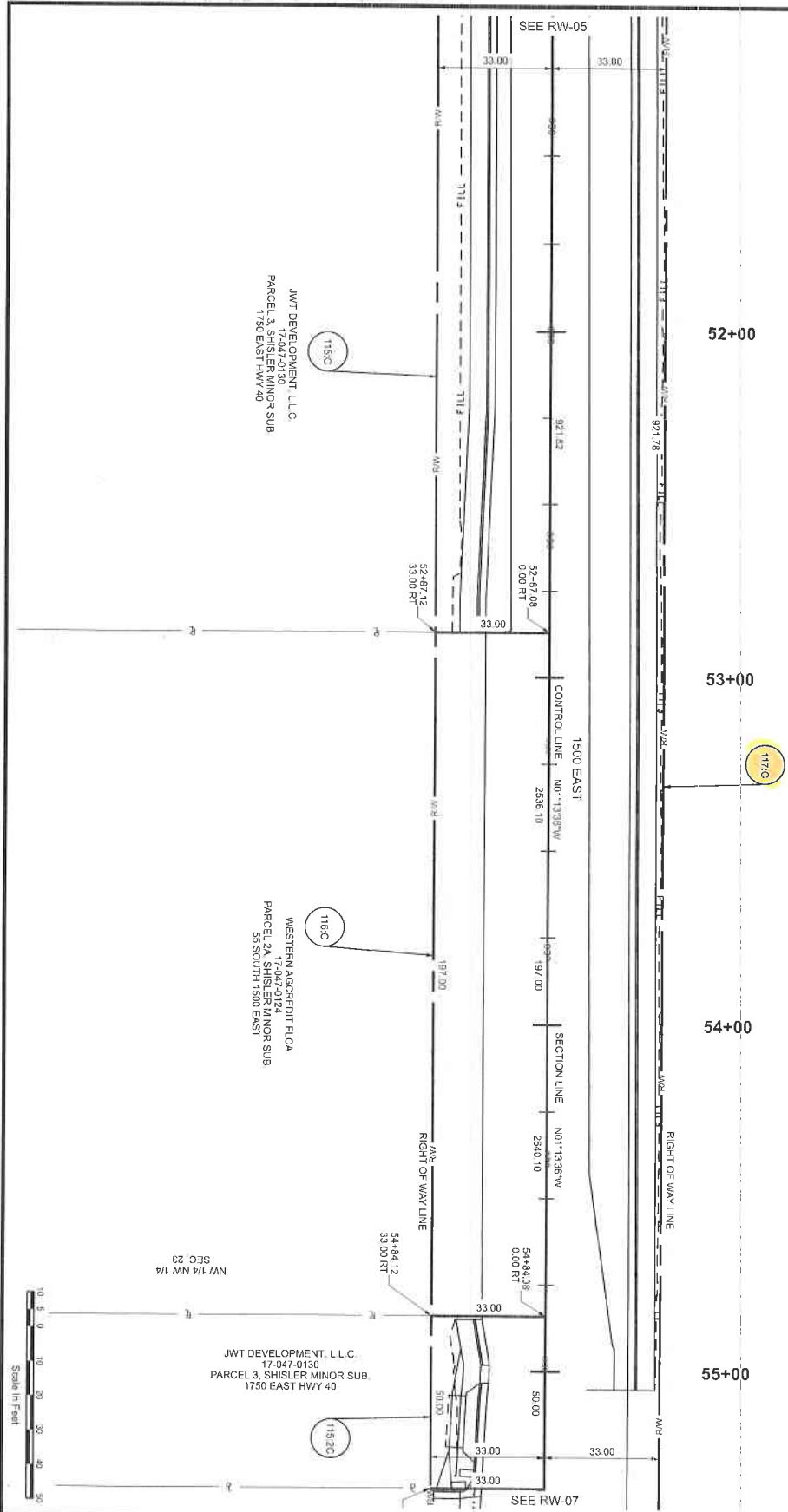


PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. ROW AC.	IN DEED	OWNERSHIP AC.	REMAINING AC.
115C	JWT DEVELOPMENT, L.L.C.	0.55	23,961	0.55		78.155	77.597
1152C	JWT DEVELOPMENT, L.L.C.	0.028	1,650	0.028		78.155	77.597
116C	WESTERN ACREDIT FLCA	0.149	6,501	0.149		0.724	2.575
117C	DUCHESNE COUNTY SCHOOL DISTRICT	0.688	30,419	0.688		23.328	29.731

BALLARD CITY
INCORPORATED



DUCHESNE COUNTY SCHOOL DISTRICT
17246-0022
1284 EAST HWY 40



PROJECT: 1500 EAST IMPROVEMENTS IN BALLARD		UTAH DEPARTMENT OF TRANSPORTATION REGION 3 - JONES AND DEMILLE ENGINEERING		REVISIONS	
PROJECT NUMBER: F-1550(1)7	PN: 18590	APPROVED:	DATE: 8/10/2022	DRAWN BY: EC	OC CHECKED BY: CS
RIGHT-OF-WAY PLAN		10 20 30 40 50 Scale in Feet SHEET NO. RW-06			

500 WEST 200 SOUTH SALT LAKE CITY, UT 84119 TEL: 801/467-3300 FAX: 801/467-3301	PROJECT NO.	1500 EAST IMPROVEMENTS IN BALLARD		UTAH DEPARTMENT OF TRANSPORTATION REVIEW: J. JONES AND GEMILL ENGINEERING	REVISIONS	
	PROJECT NAME	F-1550(3)7			APPROVAL	
	PROJECT NUMBER	15500			DESIGNED BY	BC
	RIGHT-OF-WAY PLAN				DATE	CS
				DATE	CS	