

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R.W AC. IN DEED	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
218:C	Duchesne County School District	0.017	742	0.017	12.021	11.971	
218:2C	Duchesne County School District	0.033	1,436	0.033	12.021	11.971	
218:E	Duchesne County School District	0.001	65	0			

SHEET NO. 218-Exhibit		PARTIAL SUMMARY NO. 01P		PROPERTY OWNER: Duchesne County School District	
PROJECT	1500 EAST IMPROVEMENTS IN BALLARD			PROPERTY ADDRESS: 475 S 1400 E, Ballard, UT 84066	
	PHASE II			<b>UTAH DEPARTMENT OF TRANSPORTATION</b> REGION 3 - JONES AND DEMILLE ENGINEERING	
PROJECT NUMBER	F-1550(2)7	PIN	19359		

DGN File: H:\JD\Proj\2301-054\dwg\19359\_1500 East Improvements Phase II\Right of Way\19359\_F-1550(2)7\_218-Exhibit.dgn 16-AUG-2023

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. 19359  
Tax ID No. 17-046-0104  
Parcel No. 1550:218:C  
Project No. F-1550(2)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(2)7, being part of an entire tract of land described in a Warranty Deed on file in the Uintah County Recorder's office as Entry Number 2021001542 within the SE1/4 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 the East Quarter corner of said Section 22 at approximate Engineer Station 30+90.98; and running thence N00°14'58"W along the easterly line of said Section 22 a distance of 22.50 feet, more or less to the southerly line of 500 South Street as shown on the plat for Old Farm Estates, Phase 1 Planned Unit Development on file in the Uintah County Recorder's office at approximate Engineer Station 31+13.48; thence S89°45'56"W along the southerly line of said 500 South Street 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 31+13.49; thence S00°14'58"E 22.50 feet, more or less, to the southerly line of said entire tract at a point 33.00 feet perpendicularly distant westerly from the center line of said project at approximate Engineer Station 30+90.99; thence N89°45'56"E along the southerly line of said entire tract a distance of 33.00 feet, more or less, 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 742 square feet or 0.017 acre, more or less, of which 742 square feet or 0.017 acre, more or less, are now occupied by the existing street. Balance is 0 square feet or 0 acres, more or less.

Rotate all bearings in the above description 01°05'52" counterclockwise to match highway bearings.

**ATTEST:**

The Board of Education of the  
Duchesne County School District

)

) SS.

By

)

President, Board of Education

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

**Prepared by** Jones and DeMille Engineering, CBS 07/12/23  
Summary 01P

SCHOOL DISTRICT RW-02SD (11-01-03)

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. 19359

Tax ID No. 17-046-0104

Parcel No. 1550:218:2C

Project No. F-1550(2)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(2)7, being part of an entire tract of land described in a Warranty Deed on file in the Uintah County Recorder's office as Entry Number 2021001542 within the SE1/4 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 132.00 feet N00°14'58"W along the easterly line of said Section 22 from the East Quarter corner of said Section 22 said point being the most easterly North corner of said entire tract at approximate Engineer Station 32+22.98; and running thence S89°52'54"W along the northerly line of said entire tract a distance of 33.00 feet to a point 33.00 feet perpendicularly distant easterly from the center line of said project at approximate Engineer Station 32+23.06; thence S00°14'58'E 43.57 feet, more or less, to the North line of 500 South Street as shown on the plat for Old Farm Estates, Phase 1 Planned Unit Development on file in the Uintah County Recorder's office at a point 33.00 feet perpendicularly distant easterly from the center line of said project at approximate Engineer Station 31+79.49; thence N89°45'56"E along said 500 South Street a distance of 33.00 feet, more or less, to the easterly line of said entire tract at approximate Engineer Station 31+79.48; thence N00°14'58"W along the easterly line of said entire tract a distance of 43.50 feet, more or less, 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 1,436 square feet or 0.033 acre, more or less, of which 1,436 square feet or 0.033 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°05'52" counterclockwise to match highway bearings.

**IN WITNESS WHEREOF**, 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 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

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

## Temporary Easement

(SCHOOL DISTRICT)

Uintah County

PIN No. 19359

Tax ID No. 17-046-0104

Parcel No. 1550:218:E

Project No. F-1550(2)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 GRANTS AND CONVEYS to the Utah Department of Transportation, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations.

A temporary easement upon part of an entire tract of land for the purpose of constructing driveway approach(es), and sidewalk, adjusting existing landscape features, transitioning slopes from sidewalk, and to replace or relocate any other miscellaneous items on said property that are disturbed upon the completion of the reconstruction of Project No. F-1550(2)7, in the SE1/4 NE1/4 of Section 22, T. 2 S., R. 1 W., Uintah Special Base and Meridian, in Uintah County, State of Utah. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at a point on the southerly line of the NE1/4 of said Section 22 located 33.00 feet S89°45'56"E along the southerly line of the NE1/4 of said Section 22 from the East Quarter corner of said Section 22 at a point 33.00 feet perpendicularly distant westerly from the center line of said project at approximate Engineer Station 30+90.99; and running thence S89°45'56"W along the southerly line of the NE1/4 of said Section 22 a distance of 5.00 feet to a point 38.00 feet perpendicularly distant westerly from the center line of said project at approximate Engineer Station 30+90.99; thence N00°14'58"W 12.98 feet to a point

38.00 feet perpendicularly distant westerly from the center line of said project at approximate Engineer Station 31+03.97; thence N89°45'02"E 5.00 feet to a point 33.00 feet perpendicularly distant westerly from the center line of said project at approximate Engineer Station 31+03.97; thence S00°14'58"E 12.98 feet, more or less, 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.

Containing 65 square feet or 0.001 acre, more or less.

**Note:**

Rotate all bearings in the above description 01°05'52" counterclockwise to match highway bearings.

**IN WITNESS WHEREOF**, said 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 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 )

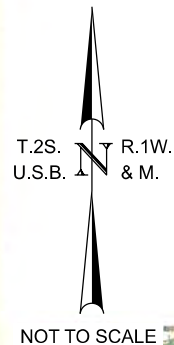
By \_\_\_\_\_  
President, Board of Education

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





THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

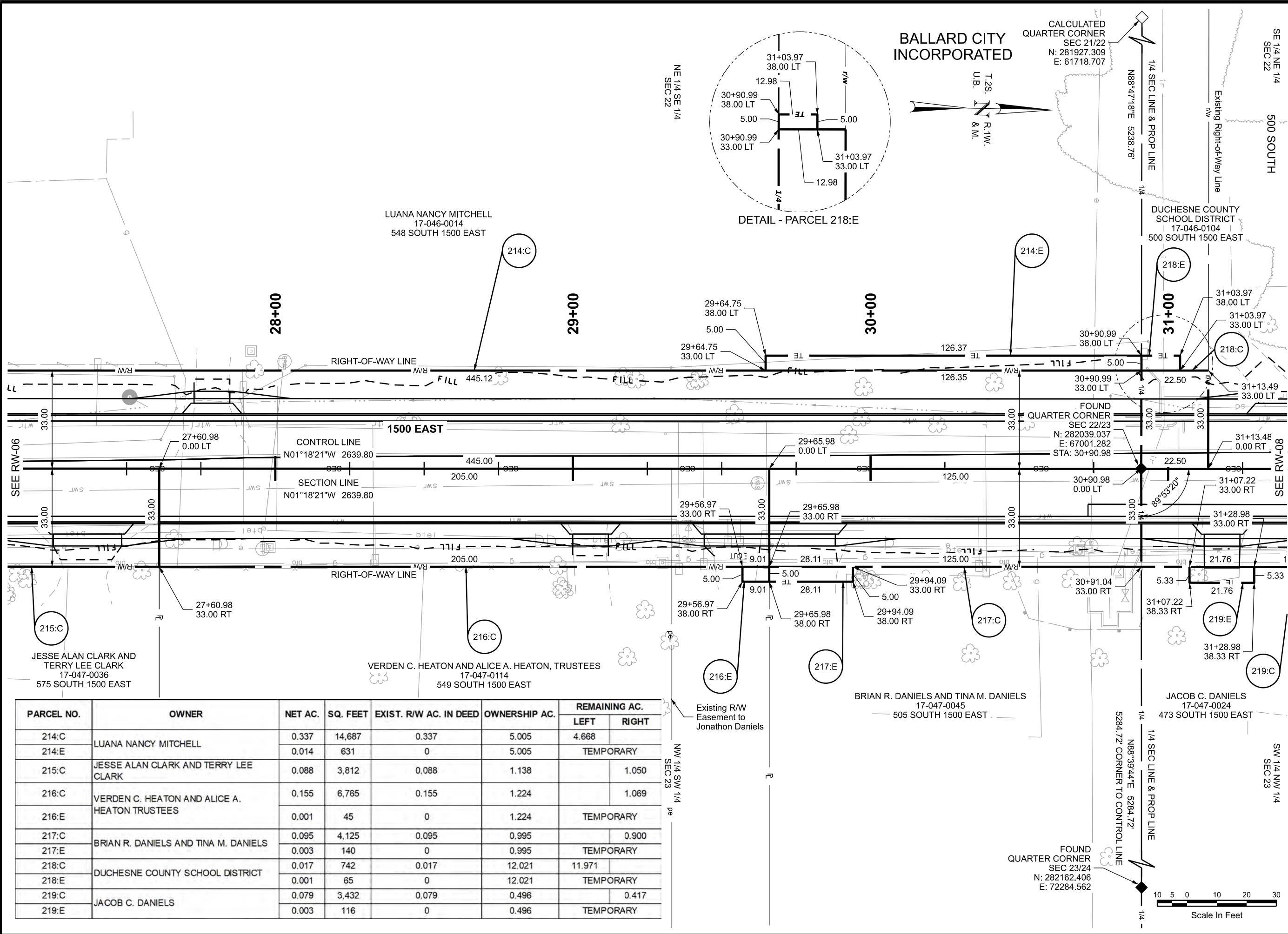
PARCEL NO.		OWNER		NET AC.	SQ. FEET	EXIST. R/W AC. IN DEED	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
218:C		Duchesne County School District		0.017	742	0.017	12.021	11.971	
218:2C		Duchesne County School District		0.033	1,436	0.033	12.021	11.971	
218:E		Duchesne County School District		0.001	65	0			
SHEET NO. 218-Exhibit		PARTIAL SUMMARY NO. 01P		PROPERTY OWNER: Duchesne County School District					
PROJECT	1500 EAST IMPROVEMENTS IN BALLARD			PROPERTY ADDRESS: 475 S 1400 E, Ballard, UT 84066					
	PHASE II			<div>UTAH DEPARTMENT OF TRANSPORTATION</div> <div>REGION 3 - JONES AND DEMILLE ENGINEERING</div>					
PROJECT NUMBER	F-1550(2)7	PIN	19359						

DGN File: H:\JDP\Proj\2301-054\dwg\19359\_F-1550(2)7\_218\_Exhibit.dgn

16-AUG-2023



12-JUL-2023 BDN File: h:\JD\Proj\2301-004.dwg, 19359, F:\5000217, RW-07.dgn



PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W AC. IN DEED	OWNERSHIP AC.	REMAINING AC.	
						LEFT	RIGHT
214:C	LUANA NANCY MITCHELL	0.337	14,687	0.337	5.005	4.668	
214:E		0.014	631	0	5.005	TEMPORARY	
215:C	JESSE ALAN CLARK AND TERRY LEE CLARK	0.088	3,812	0.088	1.138		1.050
216:C	VERDEN C. HEATON AND ALICE A. HEATON TRUSTEES	0.155	6,765	0.155	1.224		1.069
216:E		0.001	45	0	1.224	TEMPORARY	
217:C	BRIAN R. DANIELS AND TINA M. DANIELS	0.095	4,125	0.095	0.995		0.900
217:E		0.003	140	0	0.995	TEMPORARY	
218:C	DUCHESNE COUNTY SCHOOL DISTRICT	0.017	742	0.017	12.021	11.971	
218:E		0.001	65	0	12.021	TEMPORARY	
219:C	JACOB C. DANIELS	0.079	3,432	0.079	0.496		0.417
219:E		0.003	116	0	0.496	TEMPORARY	

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION

REGION 3 - JONES AND DEMILLE ENGINEERING

APPROVED

DATE 7/12/2023

DRAWN BY BMC

CHECKED BY QC

PROFESSIONAL LAND SURVEYOR

1500 EAST IMPROVEMENTS IN BALLARD

PHASE II

PROJECT NUMBER F-1550(2)/

PROJECT PIN 19359

RIGHT-OF-WAY PLAN

UNTAAH

COUNTY

TEMP 01P

SHEET NO. RW-07



12-JUL-2023 BDN File: h:\JD\Projects\2301-004\dwg\19359\_1500 East Improvements Phase II\Right of Way\19359\_F-1500(2)7\_RW-07.dgn

