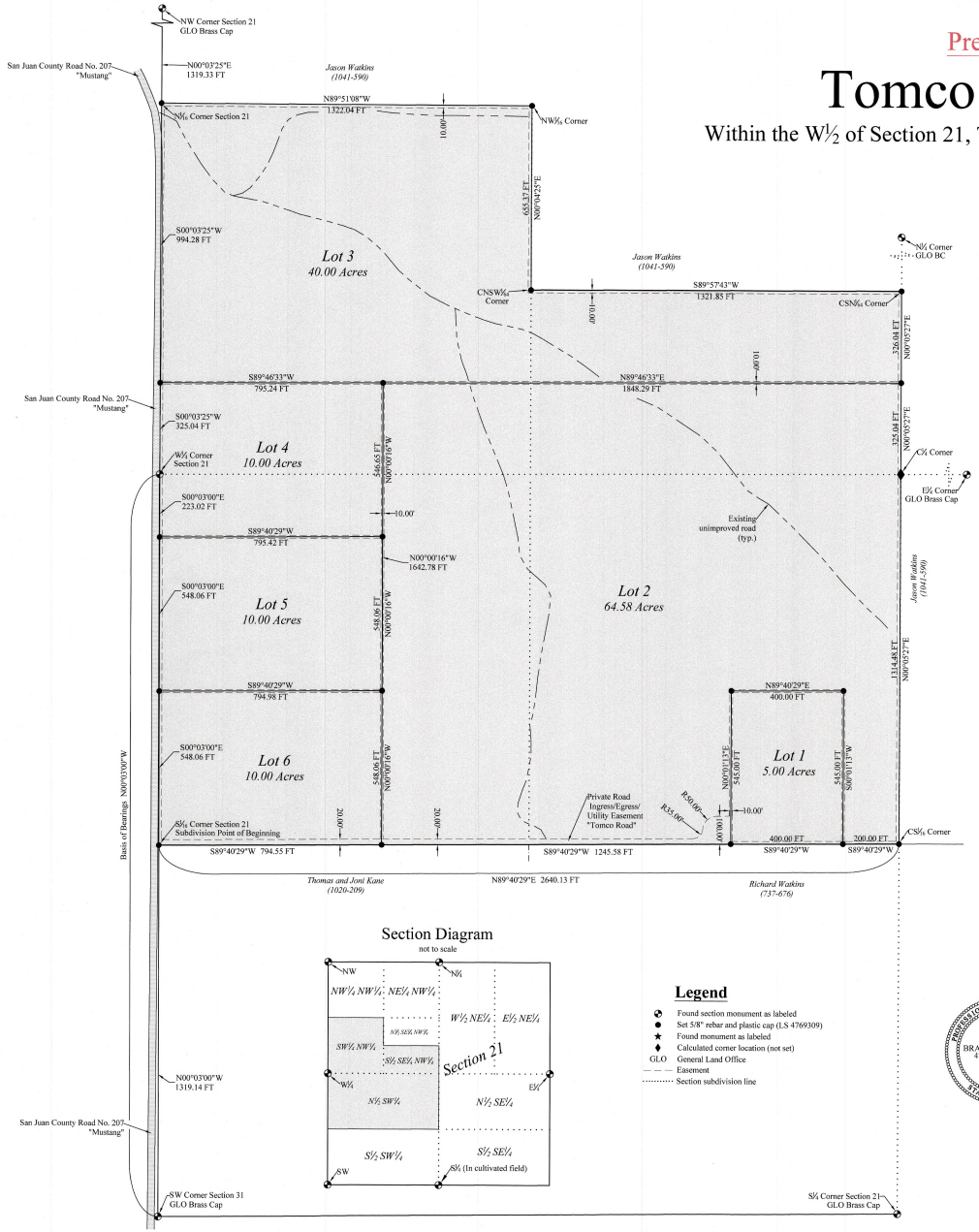
Preliminary Plat

Tomco Subdivision

Within the W½ of Section 21, Township 36 South, Range 23 East, SLB&M

139.58 Acres±



Section Diagram

not to scale

Legend

- Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found monument as labeled
- Calculated corner location (not set)
- GLO General Land Office
- Easement
- Section subdivision line

Narrative

The purpose of this survey was to create the Tomco Subdivision as shown hereon from the tract of land described in a warranty deed and recorded in book 1086 page 533.
The basis of bearings for this survey is N00°03'00"W between the southwest corner and W¼ corner of Section 21, Township 36 South, Range 23 East, SLB&M. This is in accordance with the bearing for the same line per the GLO survey.

Subdivision Boundary Description

A tract of land within the W½ of Section 21, Township 36 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;
Beginning at the S¼ corner of said Section 21 located N00°03'00"W 1319.14 feet from the southwest corner of said Section 21; thence N89°40'29"E 2640.13 feet to the CS¼ corner, thence N00°05'27"E 1965.57 feet to the CSN ¼ corner, thence S89°57'43"W 1321.85 feet to the CNSW¼ corner, thence N00°04'25"E 655.37 feet to the NW¼ corner, thence N89°51'08"W 1322.04 feet to the N¼ corner, thence S00°03'25"W 1319.32 feet to the W¼ Corner, thence S00°03'00"E 1319.14 feet to the point of beginning, containing 139.58 feet more or less.

Notes

1. This property is zoned A-1 "Agricultural Use"
2. Tomco Road is intended to be a private ingress/egress and utility easement.
3. All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
4. There is no official flood zone designation for any area within this proposed subdivision.
5. There shall be a 10 ft wide utility easement along lot lines as shown hereon. These shall not be used for ingress and egress except to install and maintain utilities.
6. Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All lots shall comply with R317-4 administrative rules for onsite wastewater systems. All lots must demonstrate acceptable soils within each lot boundary.
7. Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
8. This subdivision consists primarily of grasses, sage brush, pinion and juniper trees.
9. If there are restrictive covenants which pertain to this subdivision, San Juan County has no responsibility for enforcing said covenants.
10. Total acreage within this subdivision is 139.58 acres more or less. This includes all roadway areas and easements.

Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Ben Tomco.

PROFESSIONAL LAND SURVEYOR
BRAD D. BUNKER
4769309-2201
1/11/24
STATE OF UTAH

1/11/24
Brad D. Bunker Utah P.L.S. #4769309 Date

100 0 100 200 400
Scale: 1" = 200'

Preliminary Plat
Tomco Subdivision
Within the W½ of Section 21, Township 36 South, Range 23 East, SLB&M

County Recorder

State of Utah, County of San Juan, Recorded at the request of
Filed : Date:
Time: Book: Page: Fee:
County Recorder

Owners Dedication

Know all men by these presents that we (I), the undersigned owner(s) of the above described tract of land, hereafter to be known as the Tomco Subdivision, cause the lots and streets shown hereon to be created. In witness whereof I have hereunto set my hand this ____ Day of _____, 20__

By: Benjamin David Tomco Owner

By: Cara Hunt Tomco Owner

Acknowledgement

State of Utah, County of San Juan, on the ____ Day of _____, 20__ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

My commission expires _____ Residing in _____
County Notary Public

Acknowledgement

State of Utah, County of San Juan, on the ____ Day of _____, 20__ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

My commission expires _____ Residing in _____
County Notary Public

County Surveyor

Approval in accordance with information and records on file in this office.

Date County Surveyor

San Juan County Planning Commission

Approved by the San Juan County Planning Commission this ____ Day of _____, 20__

Chairman

Brad Bunker of Bunker Engineering, LLC prepared this plat. He is also the San Juan County Surveyor. The review and approval of this plat by the San Juan County Surveyor was made in accordance with the same statutes and ordinances as any and all plats submitted to San Juan County by any private entity. No preference of any kind was given to this plat. No payment, reimbursement, or other form of compensation has been received by the county surveyor's office or by the San Juan County Surveyor for any review or involvement with respect to the approval of this plat regarding SJC Surveyor's Office approval.

Brad Bunker Date Attest

San Juan County Commission

The subdivision hereon was presented to the San Juan County Commission this ____ day of _____, 20__, and was accepted and approved

Commissioner Attest

Health Department

Approved this ____ Day of _____, 20__.

Health Official

Approval as to Form

Approved this ____ Day of _____, 20__.

Attorney

Bunker Engineering, LLC
965 South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: 1/11/24 | Drawn By: B.D. Bunker | Scale: 1" = 200' | Sheet: 1 of 1
Drawing Name: Survey Reference Number: BE1348