

# Final Plat

## San Juan Estates Phase 5 Subdivision

### Amendment No. 3

#### Within Section 36, T26S, R22E, SLB&M

### Narrative

The purpose of this survey was to create 3 lots from Lot 49C of Amendment 3 and Lot 50 of the San Juan Estates Phase 5 Subdivision.

The basis of bearings for this survey is North between the southeast corner of Section 36 and the E $\frac{1}{4}$  corner of said Section 36, Township 26 South, Range 22 East, SLB&M. This is in accordance with the same bearing per the original subdivision survey.

### Note

1. The existing easements on the line of the "old" Lot 49C and Lot 50 shall be abandoned and new utility easements shall be established as shown hereon.

### Descriptions

**Record**  
Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 49C, San Juan Estates, Phase 5 Subdivision, Amendment No. 2

Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 50, San Juan Estates, Phase 5 Subdivision

**As Surveyed (new lots per this amendment)**  
Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 49C-1, San Juan Estates, Phase 5 Subdivision, Amendment No. 3

Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 50A, San Juan Estates, Phase 5 Subdivision, Amendment No. 3

Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 50B, San Juan Estates, Phase 5 Subdivision, Amendment No. 3

Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 50C, San Juan Estates, Phase 5 Subdivision, Amendment No. 3

Curve Table

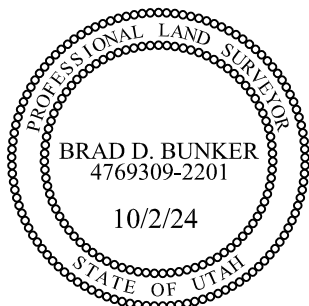
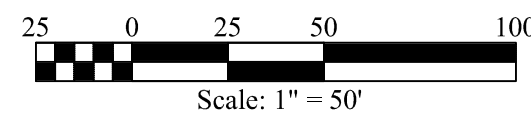
Curve #	Length(ft)	Radius(ft)	Delta	Chord Direction	Chord Length(ft)
C1	11.14	10.00	63.82°	N36°23'56"E	10.57
C2	71.58	50.00	82.03°	N27°17'33"E	65.63
C3	117.82	87.50	77.15°	N24°51'14"E	109.12
C4	59.97	175.00	19.63°	N40°51'16"W	59.67
C5	74.03	175.00	24.24°	N18°55'09"W	73.48
C6	22.19	175.00	7.27°	N3°10'02"W	22.18

Line Table

Line #	Length (ft)	Direction
L1	11.13	N68°18'26"E
L2	7.30	N13°43'20"W
L3	69.80	N63°25'49"E
L4	9.69	N50°23'00"W
L5	25.00	N50°23'00"W

### Legend

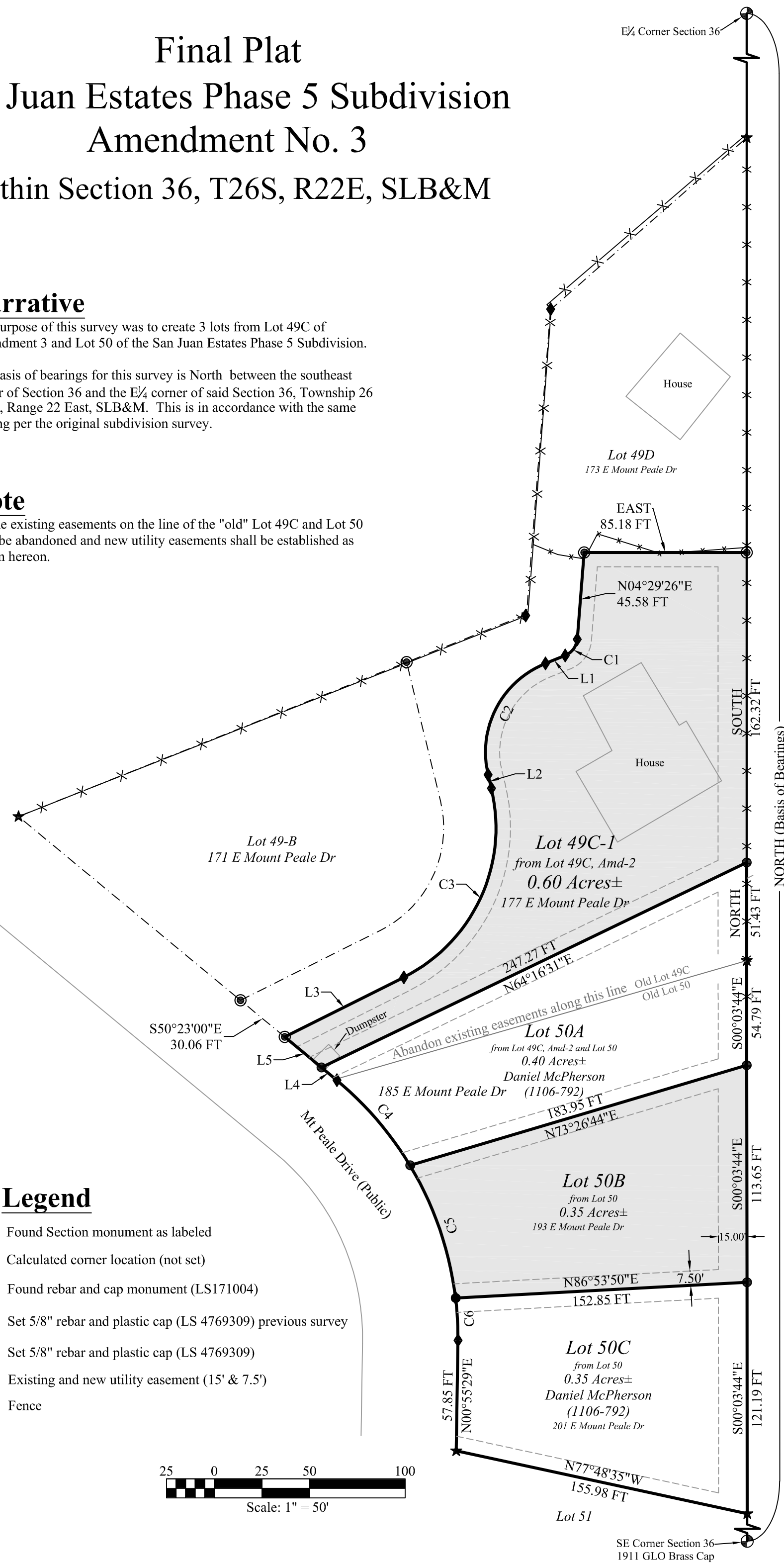
- ⊕ Found Section monument as labeled
- ◆ Calculated corner location (not set)
- ★ Found rebar and cap monument (LS171004)
- ⊙ Set 5/8" rebar and plastic cap (LS 4769309) previous survey
- Set 5/8" rebar and plastic cap (LS 4769309)
- - - Existing and new utility easement (15' & 7.5')
- x— Fence



### 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 Dan McPherson.

Brad D. Bunker Utah P.L.S. #4769309 Date 10/2/24



**SIC Surveyor's Approval**  
"Approval in accordance with information and records on file in this office."  
Day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Surveyor

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 SIC Surveyor's Office approval.

Brad Bunker Date \_\_\_\_\_ Attest \_\_\_\_\_ Date \_\_\_\_\_  
Health Department Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Health Official \_\_\_\_\_  
County Recorder Recorded at the request of \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ Fee: \_\_\_\_\_  
County Recorder \_\_\_\_\_ Page: \_\_\_\_\_

**Final Plat**  
**San Juan Estates Phase 5**  
**Amendment No. 3**

Within Section 36, Township 26 South, Range 22 East, SLB&M

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

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**Form Approval**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_ Residing in \_\_\_\_\_  
Attorney \_\_\_\_\_

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**Health Department**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Health Official \_\_\_\_\_  
County \_\_\_\_\_

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**Owners Dedication**  
Know all men by these presents that I, the undersigned owner of the above described tract of land have caused the same to be subdivided into two lots hereafter to be known as the San Juan Estates Phase 5 Subdivision, Amendment No. 2.  
In witness whereof I have hereunto set my hand this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
By: Daniel George McPherson Owner

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**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 \_\_\_\_\_, 20\_\_\_\_  
County \_\_\_\_\_

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**San Juan County Commission**  
Approved by the San Juan County Planning Commission this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Chairman \_\_\_\_\_  
Commissioner \_\_\_\_\_  
Attest \_\_\_\_\_

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

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**San Juan County Planning Commission**  
Approved by the San Juan County Planning Commission this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Chairman \_\_\_\_\_

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**San Juan County Commission**  
Approved by the San Juan County Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was accepted and approved.  
Commissioner \_\_\_\_\_  
Attest \_\_\_\_\_

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Date: Oct. 2024 Drawn By: B.D. Bunker Scale: 1" = 50'  
Drawing Name: Survey Reference Number: BE 1389 Sheet: 1 of 1