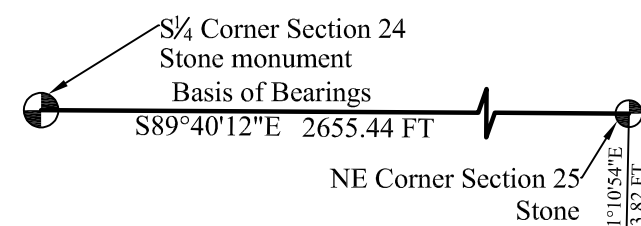




**Final Plat**  
**The Ranches at Elk Meadows**  
 Amendment No. 2  
 Within Section 25, T32S, R23E, SLB&M  
 San Juan County, Utah



**Narrative**

The purpose of this survey was to amend "The Ranches at Elk Meadows" Subdivision. Lot 66 and Lot 67 are the affected areas of this amendment.

The basis of bearings for this survey is S89°40'12"E between the S/4 corner and southeast corner of Section 24, Township 32 South, Range 23 East, SLB&M. This is in accordance with the bearing for the same line per the original subdivision.

**Legend**

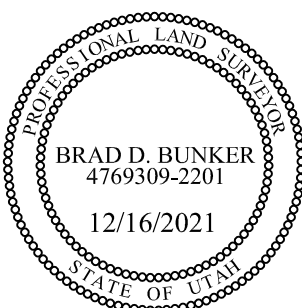
- Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found Rebar/Cap (LS 164659)
- ◆ Set 3/8" rebar and plastic cap (LS4769309) previous survey
- ★ Bearing break (not set)
- X — Fence
- - - Lot perimeter utility easement
- . - . Protracted adjoining tracts
- - - Road centerline
- SJC San Juan County
- ROS Record of Survey
- AC Aluminum cap
- BC Brass cap
- ▭ New roads per this amendment

**Notes**

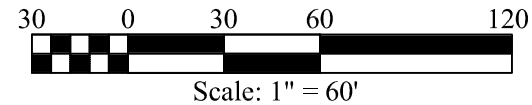
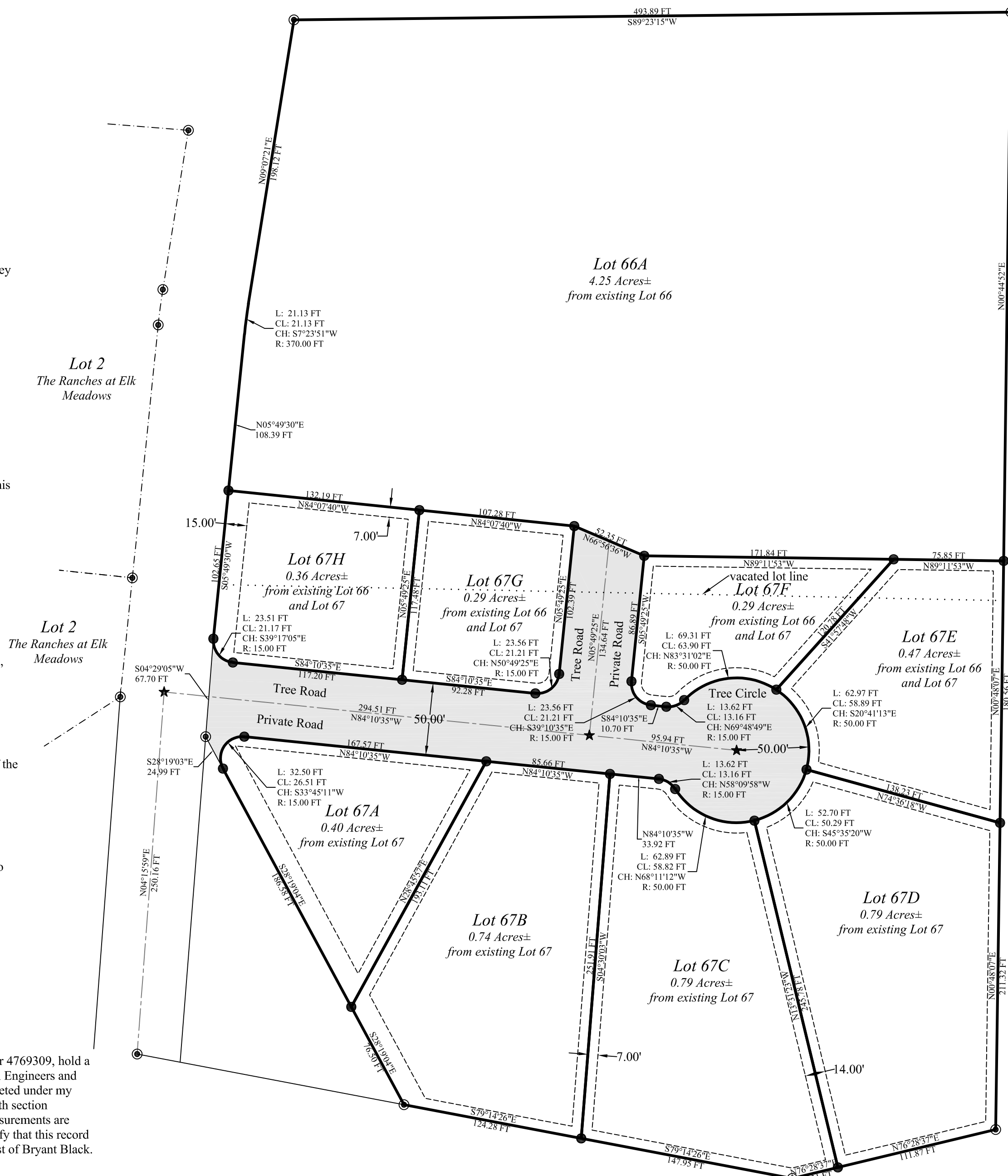
- All lots included within this Amendment No. 2 are currently zoned Agriculture (A-1). This includes Lots 67A - 67H.
- All new roads per this amendment are intended to be private roads until constructed to county standards, at which time they may be made public without approval by adjoining lot owners. Road right-of-way width is specified hereon. New roads per this amendment are intended for ingress, egress, and utilities.
- There is no official flood zone designation for any area within this proposed subdivision.
- The 15 foot wide easement which is specified as part of the original "The Ranches at Elk Meadows" Subdivision shall remain along Lots 66 and 67 which adjoin original roads. All other easements within original Lots 66 and 67 are amended as shown hereon. This amendment also includes a 7.00 foot utility easement inside the perimeter for Lots 67A, 67B, 67C, 67D, 67E, 67F, 67G, 67H as shown hereon.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems. Plans for individual septic systems or one large septic system (under 5,000 gpd) shall be designed according to the rules and regulations of the Department of Environmental Quality, Division of Water Quality (DWQ) R317-4 for Onsite Wastewater Systems. Plans will be approved by the San Juan Public Health Department. Construction of the system(s) will follow approved plans with any deviation being approved by San Juan Public Health and include a final inspection by San Juan Public Health prior to operation.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- If there are restrictive covenants which pertain to this subdivision San Juan County has no responsibility for enforcing said covenants.

**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 Bryant Black.



Brad D. Bunker Utah P.L.S. #4769309  
 Date 12/16/2021



<b>Final Plat</b> <b>The Ranches at Elk Meadows</b> <b>Amendment No. 2</b> Within Section 25, T32S, R23E, SLB&M		County Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____ Page: _____ Fee: _____ Book: _____	County Surveyor Approval in accordance with information and records on file in this office. By: _____ Date: _____ Monticello Development Company, LLC
Health Department Approved this _____ Day of _____, 20____ Health Official _____	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 _____	<b>Owners Dedication</b> Know all men by these presents that (I) we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the "The Ranches at Elk Meadows, Amendment No. 2 Subdivision", and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this _____ Day of _____, 20____.	
<b>Approval as to Form</b> Approved this _____ Day of _____, 20____ Attorney _____		<b>San Juan County Planning Commission</b> Approved by the San Juan County Planning Commission this _____ Day of _____, 20____ Chairman _____	
<b>Acknowledgement</b> 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 _____ Notary Public _____ Residing in _____		<b>Bunker Engineering</b> 965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152 Date: 12/16/2021 Drawn By: B.D. Bunker Scale: 1" = 60' Drawing Name: Survey Reference Number: BE1122 Sheet: 1 of 1	