



NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/25/2026

San Juan County would like to inform you of a proposed amendments within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendments.

Subdivision Name: ___Deer Haven Park Subdivision_____

Located in: ___San Juan County, Utah_____

PROPOSED PROPERTIES TO BE AMENDED:

Name: _Timothy Ananiadas_Lot 15B **AND** Herrman-Tomhill Trust_Lot 04_____

A public meeting to present this request will be held as follows:

Date: July 9, 2026

Time: 6:00 p.m.

**Location: San Juan County Commission Chambers
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

Narrative: Timothy Ananiadas requesting approval to vacate the existing subdivision lot boundaries in order to combine the property with an adjoining parcel under the same ownership. The purpose of this request is to eliminate the subdivision lot and incorporate the property into the adjacent parcel, resulting in a reconfigured property boundary and a single, unified tract of land.

Frank Herrman is requesting approval to vacate their lot from the existing subdivision. The action would remove their parcel from the recorded subdivision.

Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

YES, I consent

NO, I do not consent to the proposed amendment.

If you do not consent, please provide any comments or concerns below:

Please see the attached Formal Objection to the
Plat Vacation Requests for Lot 15B and Lot 4

Signature:  (Geraldyn Magwire)

Date: 1 day of July, 2026

Response Deadline: To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

permits@sanjuancountyut.gov
ccoleman@sanjuancountyut.gov

Mail:

San Juan County Planning & Zoning
P.O. Box 9
Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

San Juan County Planning & Zoning Department

Subject: Formal Objection to Plat Vacation Requests for Lot 15B and Lot 4 (Deer Haven Park Subdivision)

To the San Juan County Planning Commission and Board of County Commissioners:

I formally object to the plat vacation requests submitted for **Lot 15B (Ananiadis)** and **Lot 4 (Herrman)** within the Deer Haven Park subdivision in La Sal. The County should deny these vacations until enforceable deed restrictions are recorded with the San Juan County Recorder to preserve infrastructure easements, access rights, and overall neighborhood property values.

To ensure the protection and property values of the Deer Haven Park community, I respectfully ask the County to require the following conditions before any plat vacation is approved:

- **Mandatory Well Easements:** Both properties have deeded shared wells. It is critical to all co-owners of these wells to have recorded well sharing agreements in place and easements to the wells for access and maintenance. The petition for Lot 4 (Herrman) lacks any provision or recorded easement for its shared well, and the current home sits too close to the wellhead, complicating access. If granted a vacation without a recorded easement allowing access to the well by the other well owners, a dangerous precedent would be set allowing landowners to disconnect or deny water to remaining co-owners which would severely affect their property values. In order to safeguard essential water access, avoid potential conflicts and preserve neighborhood property values, I request that the County require a fully executed and recorded well easement, guaranteeing permanent access for all affected shared well owners, prior to approval.
- **Protection of Utility and Right-of-Way Easements:** Any vacation removing public rights-of-way must protect existing neighborhood infrastructure. While the proposal for Lot 15B (Ananiadis) notes that utility easements will remain, I ask that these be officially recorded as separate utility easements explicitly benefiting the remaining subdivision owners. Conversely, the Lot 4 submission lacks any utility easement data. Furthermore, the plat map for Lot 4 incorrectly omits an existing 15-foot non-motorized easement between Lots 3 and 4, and needs to accurately reflect the 6-foot non-motorized easement along the north side of Lot 4.
- **Legal Enforceability of CC&Rs:** Residents purchased land in Deer Haven Park under explicit agreement to abide by the neighborhood's CC&Rs. The County needs to clarify what covenants and restrictions remain legally binding on a parcel once it vacates a subdivision. Allowing individual owners to vacate without clear guidelines strips the neighborhood of its shared plan at the expense of the community, setting a damaging precedent for subdivisions across San Juan County.

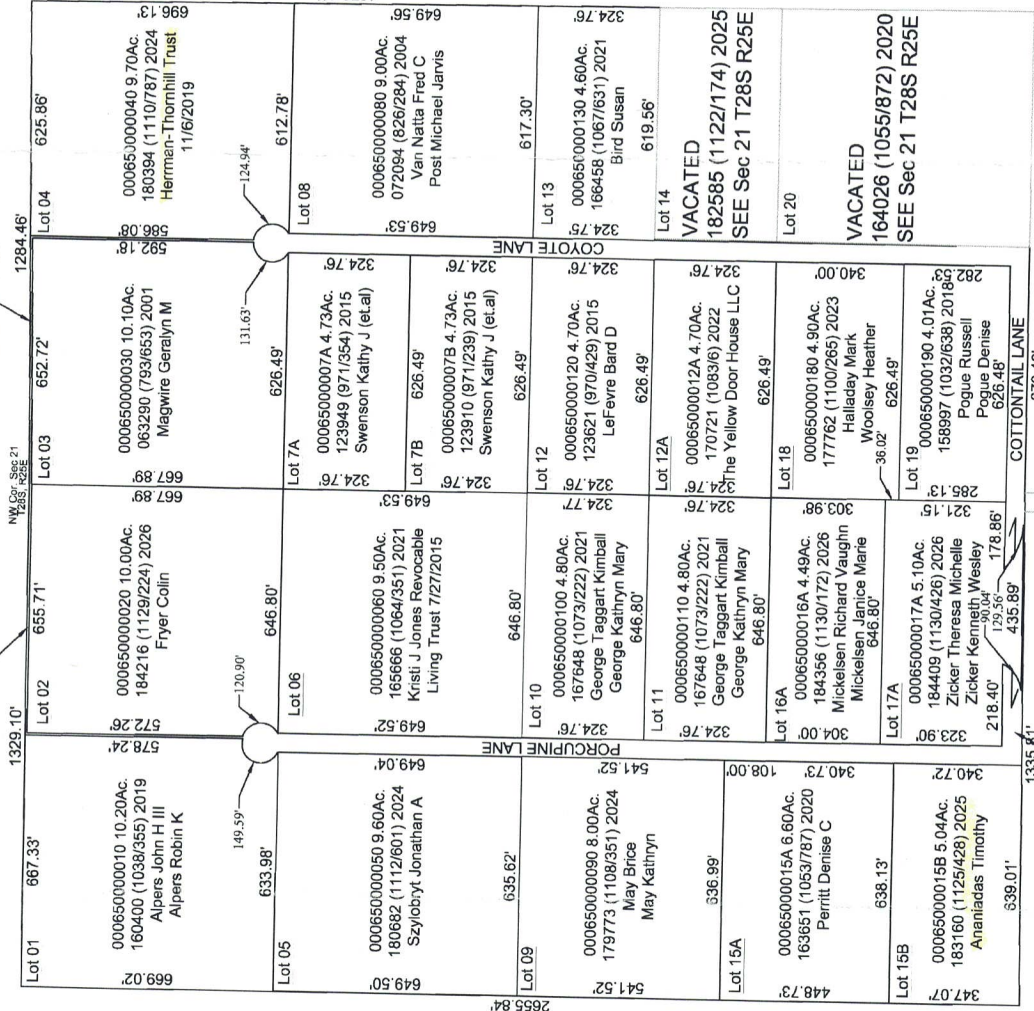
I urge the Planning Commission to protect the community's shared infrastructure, property rights and property values by withholding approval until these critical protections are legally recorded.

Section 20 & 21, T28S, R25E, SLB&M DEER HAVEN PARK SUBDIVISION WITH AMENDMENTS

Code: 0065

00065000000.0.34Ac.
062848 (7917786) 2001
Eskelsen Teague

Non-Motorized Trail



DEER HAVEN PARK DRIVE

00065000000A 6.35Ac.
067286 (8087785) 2002
San Juan County

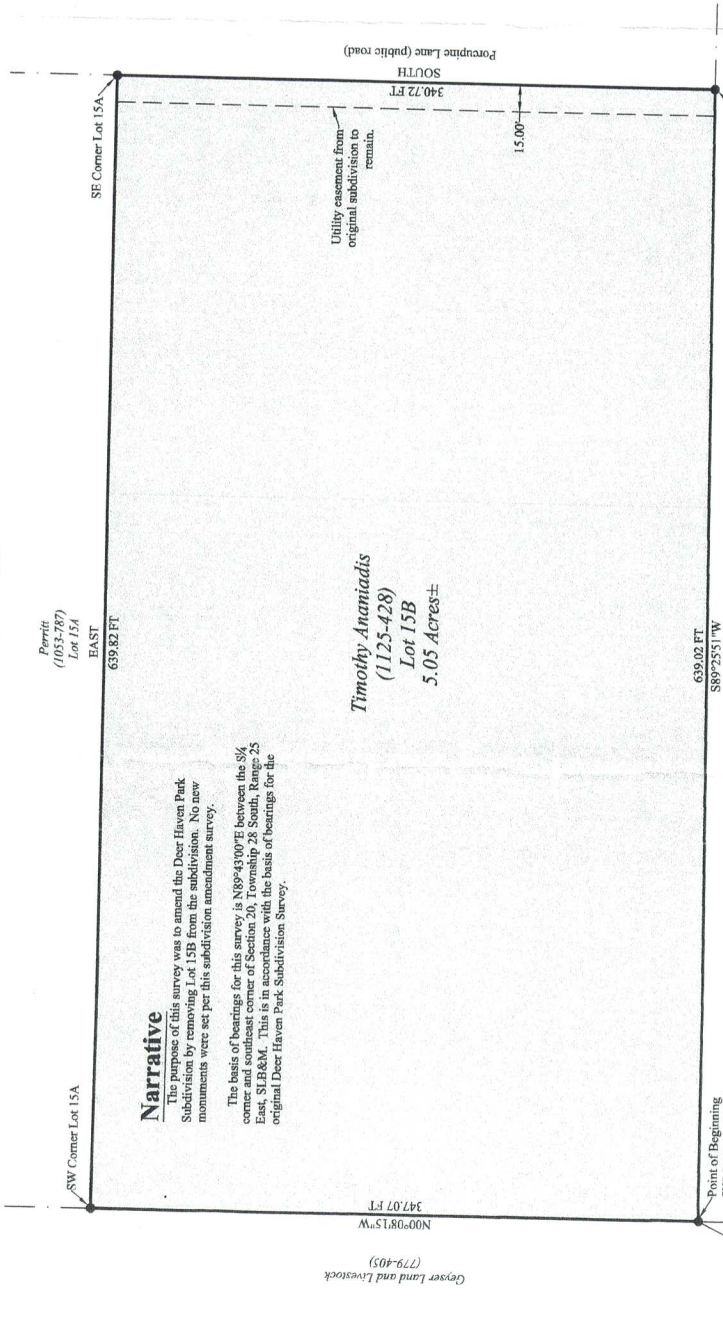
36	37	32	33	34	35	36	37
1	6	5	4	3	2	1	6



Final Plat

Deer Haven Park Subdivision Amendment 9

(Affects Lot 15B, Vacates Lot 15B from the Deer Haven Park Subdivision)
Within the E $\frac{1}{2}$ of Section 20, T28S, R25E, SLB&M
Old La Sal, UT



Narrative

The purpose of this survey was to amend the Deer Haven Park Subdivision by removing Lot 15B from the subdivision. No new monuments were set per this subdivision amendment survey.

The basis of bearings for this survey is N89°43'00"E between the S/4 corner of southeast corner of Section 20, Township 28 South, Range 25 East, SLB&M. This is in accordance with the basis of bearings for the original Deer Haven Park Subdivision Survey.

Timothy Ananiadis
(1125-428)
Lot 15B
5.05 Acres±

Description

Tract "X"
Ananiadis (1056-199)
639.02 FT
S89°25'1" W

A tract of land within the E $\frac{1}{2}$ of Section 20, Township 28 South, Range 25 East, SLB&M, County of San Juan, State of Utah, is more particularly described as follows:
Beginning at the SE corner of Lot 15B of the Deer Haven Park Subdivision located N26°43'59"E 296.91 feet from the S/4 corner of said Section 20, Township 28 South, Range 25 East, SLB&M; running thence N09°08'15" W 347.07 feet to the southwest corner of Lot 15A of the Deer Haven Park Subdivision, thence East 639.82 feet to the southeast corner of said Lot 15A, thence South 340.72 feet to the southeast corner of said Lot 15B, thence S89°25'1" W 639.02 feet to the point of beginning, containing 5.05 acres more or less.

Legend

- Found section monument as labeled
- Found original subdivision lot corner (LS155675)
- ◆ Calculated lot corner
- Easement
- - - Protracted lots
- Lot to be vacated



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 herein in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted herein. I also certify that this report of survey has been prepared under my direction at the request of Tim Ananiadis.

Brad D. Bunker Utah P.L.S. #4769309 Date 4/21/2025



<p>Approved this _____ Day of _____ 20____</p> <p>San Juan County Health Official</p>	<p>Approved this _____ Day of _____ 20____</p> <p>San Juan County Attorney</p>	<p>Approved in accordance with information and records on file in this office</p> <p>SJC Surveyor _____ Date _____</p>	<p>Date _____</p> <p>Brad Bunker _____</p> <p>San Juan County Planning Administrator</p> <p>The amendment herein was presented to the San Juan County Planning Administrator this _____ day of _____, 20____, and was accepted and approved.</p>
<p>State of Utah, County of San Juan, Recorded at the request of _____</p> <p>County Recorder _____</p> <p>Filed: _____ Date: _____ Time: _____</p> <p>Book: _____ Page: _____ Fee: _____</p>		<p>Approved this _____ Day of _____ 20____</p> <p>Fire Official _____</p> <p>San Juan County Fire Official _____</p>	
<p>Know all men by these presents that I, the undersigned owner of Lot 15B, having caused the same to be vacated hereafter to be separated from the Deer Haven Park Subdivision, and do hereby understand and agree that the 15' wide utility easement along the east of Coyote Lane shall remain as intended per the original subdivision.</p> <p>In witnesses whereof I have hereunto set my hand this _____ Day of _____ 20____</p> <p>By: _____ Timothy Ananiadis Owner</p>		<p>State of _____ County of _____ on the _____ Day of _____ 20____ personally appeared before me _____</p> <p>and _____</p> <p>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.</p> <p>My commission expires _____ County _____ 20____</p> <p>Residing in _____ County _____</p> <p>Notary Public _____</p>	
<p>Deer Haven Park Subdivision Final Plat Amendment 9 Within Section 20, Township 28 South, Range 25 East, SLB&M</p>		<p>San Juan County Planning Administrator</p> <p>Planting Administrator _____</p> <p>Approved by the San Juan County Road Department this _____ Day of _____ 20____</p> <p>San Juan County Road Superintendent _____</p>	
<p>Drawing Name: Survey Reference Number: BE1565 Date: 3/20/2026 Drawn By: B.D. Bunker Scale: 1" = 50'</p> <p>Bunker Engineering, LLC P.O. Box 432, Monticello, UT 84535 (435) 439-9152</p>			