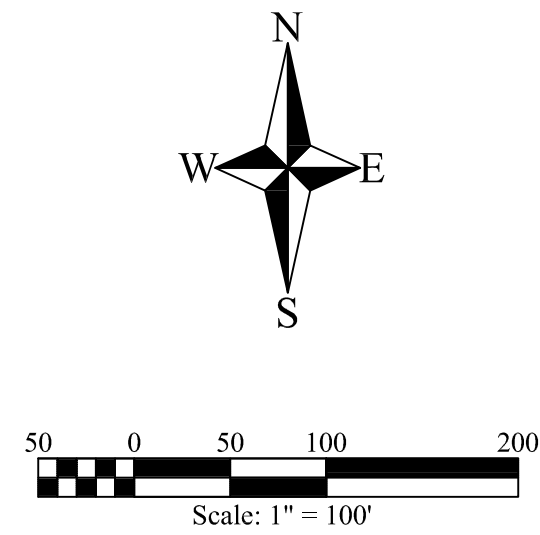


Final Plat

Pine View Subdivision

Within the SE¹/₄ NW¹/₄ of Section 34, Township 33 South, Range 23 East, SLB&M
39.62 Acres±



Subdivision Boundary Description

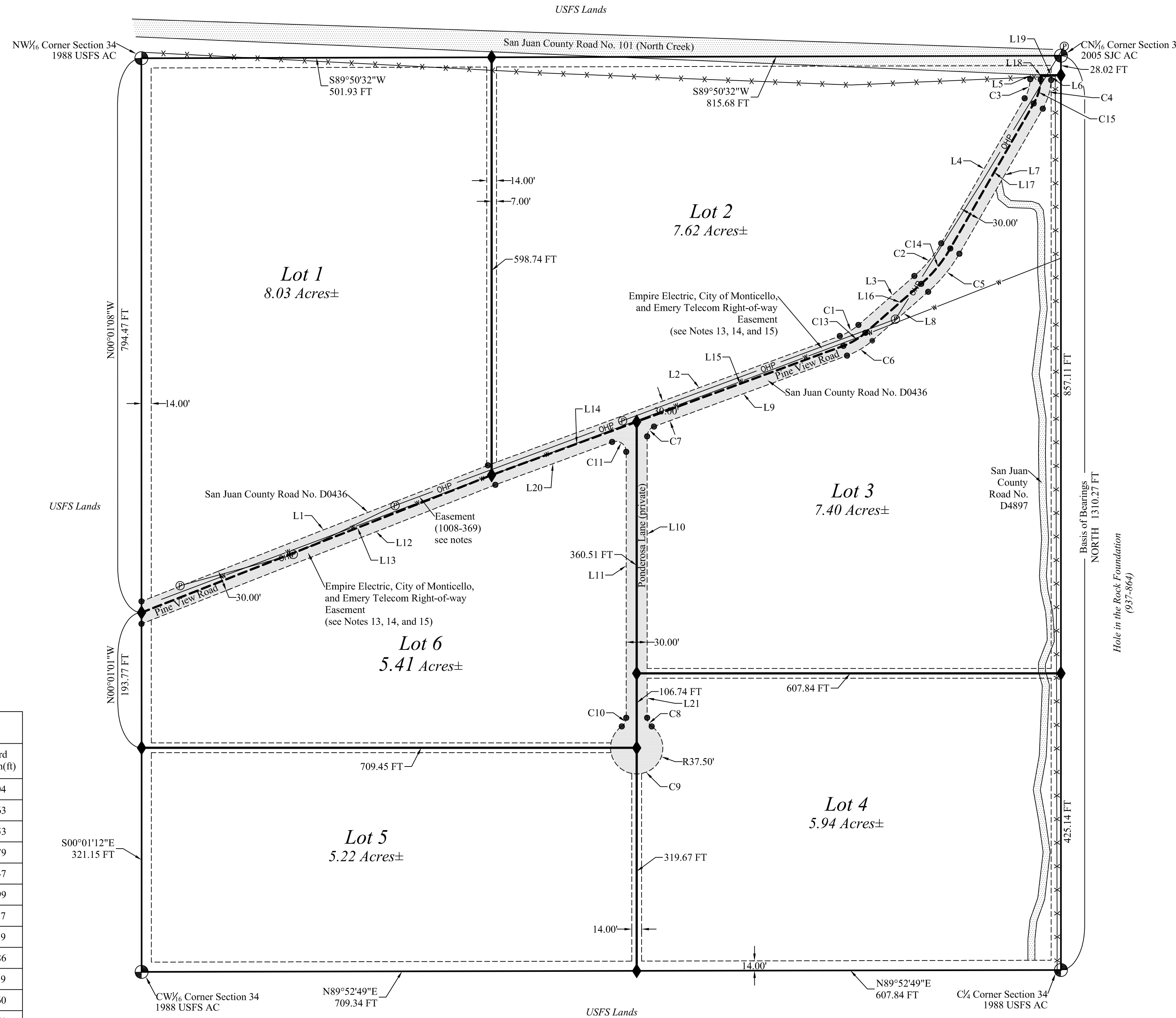
Exterior Bounds
Township 33 South, Range 23 East, SLB&M
Section 34: SE¹/₄ NW¹/₄

Line Table

Line #	Length (ft)	Direction
L1	533.28	N68°33'00"E
L2	537.18	N69°49'32"E
L3	106.49	N48°47'12"E
L4	239.75	N29°55'23"E
L5	6.23	N2°24'57"E
L6	6.23	N2°24'57"E
L7	239.75	N29°55'23"E
L8	106.49	N48°47'12"E
L9	294.65	N69°49'32"E
L10	332.57	S0°00'00"E
L11	381.18	S0°00'00"E
L12	544.72	N68°32'58"E
L13	539.00	S68°32'59"W
L14	221.43	N69°49'32"E
L15	315.59	N69°49'32"E
L16	106.49	N48°47'12"E
L17	239.75	N29°55'23"E
L18	6.23	N2°24'57"E
L19	28.75	N90°00'00"E
L20	178.27	N69°49'32"E
L21	56.66	S0°00'00"E

Curve Table

Curve #	Length(ft)	Radius(ft)	Delta	Chord Direction	Chord Length(ft)
C1	31.21	85.00	21.04°	N59°18'22"E	31.04
C2	60.91	185.00	18.86°	N39°21'18"E	60.63
C3	28.81	60.00	27.51°	N16°10'10"E	28.53
C4	43.21	90.00	27.51°	N16°10'10"E	42.79
C5	70.79	215.00	18.86°	N39°21'18"E	70.47
C6	42.23	115.00	21.04°	N59°18'22"E	41.99
C7	18.28	15.00	69.83°	S34°54'46"W	17.17
C8	14.44	15.00	55.15°	S27°34'30"E	13.89
C9	190.00	37.50	290.30°	N90°00'00"E	42.86
C10	14.44	15.00	55.15°	N27°34'30"E	13.89
C11	28.84	15.00	110.17°	N55°05'14"W	24.60
C13	36.72	100.00	21.04°	N59°18'22"E	36.51
C14	65.85	200.00	18.86°	N39°21'18"E	65.55
C15	36.01	75.00	27.51°	N16°10'10"E	35.66



Narrative

The purpose of this survey was to create the Pine View Subdivision from the Torres Tract as described in a warranty deed and recorded in the San Juan County Recorder's Office in book 1069 page 263 as shown hereon.

The basis of bearings for this survey is North between the C¹/₄ corner and Center-North ¹/₄ (CN¹/₄) corner of Section 34, Township 33 South, Range 23 East, SLB&M.

Notes

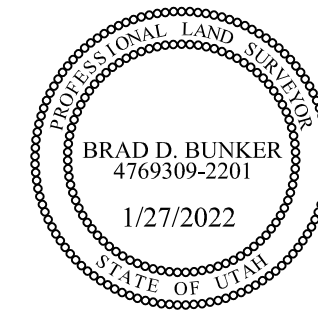
- This property is zoned A-1 "Agricultural Use"
- Ponderosa Lane is intended to be a private road. Pine View Road is only named per this subdivision plat. It is shown on the San Juan County road inventory as Road No. D0436. This survey does not purport to ascertain the extent of any rights for any entity as they pertain to access along the San Juan County "D" roads. San Juan County claims "D" roads as part of the county road inventory as public roads from disturbance to disturbance. The 30.00 foot wide easement width along Ponderosa Lane and Pine View Road is intended for ingress, egress and utilities.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
- There is no official flood zone designation for any area within this proposed subdivision.
- There shall be a 14 ft wide utility easement along various lot lines as shown hereon. These shall not be used for ingress and egress except to install and maintain utilities.
- 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.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- This subdivision consists of primarily ponderosa pine, gambrel oak, and sage brush.
- If there are restrictive covenants which pertain to this subdivision, San Juan County has no responsibility for enforcing said covenants.
- Total acreage within this subdivision is 39.62 acres more or less. This includes all roadway areas and easements.
- Calls without a bearing are cardinal.
- Lot ownership runs to the centerline of Ponderosa Lane and Pine View Road. The 30.00 ft roadway easement and cul-de-sac shall remain clear and unobstructed for the passage of vehicular traffic.
- As recorded in book 601 page 70 in the SJC Recorder's Office, there exists a 20.00 foot wide easement in favor of the City of Monticello for a water line. This instrument specifies that the easement width is 20.00 feet in width is located where the existing water line is placed. This instrument was recorded April 19 1979.
- As recorded in book 154 page 315 in the SJC Recorder's Office, there exists an easement in favor of Empire Electric Association, Inc for a power line. This "Right-of-way" Easement specifies it is to follow the water line and is to not exceed 20.00 feet. The water line easement mentioned in Note 13 was recorded in 1979. This power line easement was recorded in 1957, so it is assumed there existed some form of water line easement prior to the creation of this power line easement. For the purposes of this survey the existing power line is shown hereon. The water line is underground and is not specifically locatable in all locations.
- As recorded in book 1008 page 369 in the SJC Recorder's Office, there exists a 20.00 foot wide easement in favor of Emery Telecommunications and Video for a communications line. The description follows the existing utility poles more or less and is not shown hereon for clarity purposes.

Legend

- Found section monument as labeled
- Bearing break (not set)
- Set 1/2" rebar and plastic cap (LS 4769309)
- Power Pole
- Fence
- Easement
- Overhead power line
- Water line
- USFS United States Forest Service
- SIC San Juan County
- AC Aluminum Cap

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 Gary Torres.



Brad D. Bunker Utah P.L.S. #4769309
Date: 1/27/2022

County Surveyor

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

Date _____ County Surveyor _____

Pine View Subdivision

Within the SE¹/₄ NW¹/₄ of Section 34, Township 33 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: _____

Approval as to Form

Approved this _____ Day of _____, 20____

Attorney

Health Department

Approved this _____ Day of _____, 20____

Health Official

Owners Dedication

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the _____ 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____
By: _____ Gary Torres Owner

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

Form Approval

Approved this _____ Day of _____, 20____

Health Official

Acknowledgement

I, _____, personally appeared before me on this _____ Day of _____, 20____, 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____

Notary Public

San Juan County Planning Commission

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

Chairman

Bunker Engineering

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

Date: 1/27/2022 Drawn By: B.D. Bunker Scale: 1" = 100'

Drawing Name: Survey Reference Number: BE1161

Sheet: 1 of 1