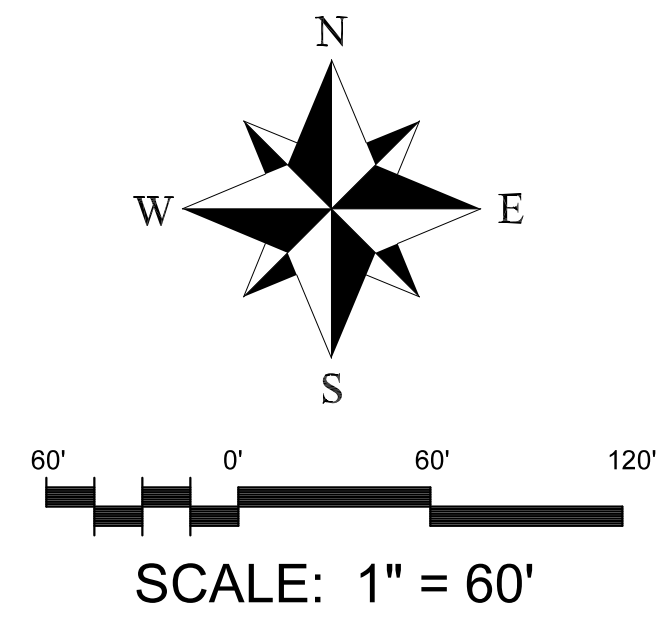


VICINITY MAP

NOT TO SCALE



SCALE: 1" = 60'

FINAL PLAT OF SKY RANCH ESTATES, PHASE II AMENDING AND VACATING LOTS 1-20, SUENO STREET, AND EASEMENTS OF THE SUENO GRANDE SUBDIVISION

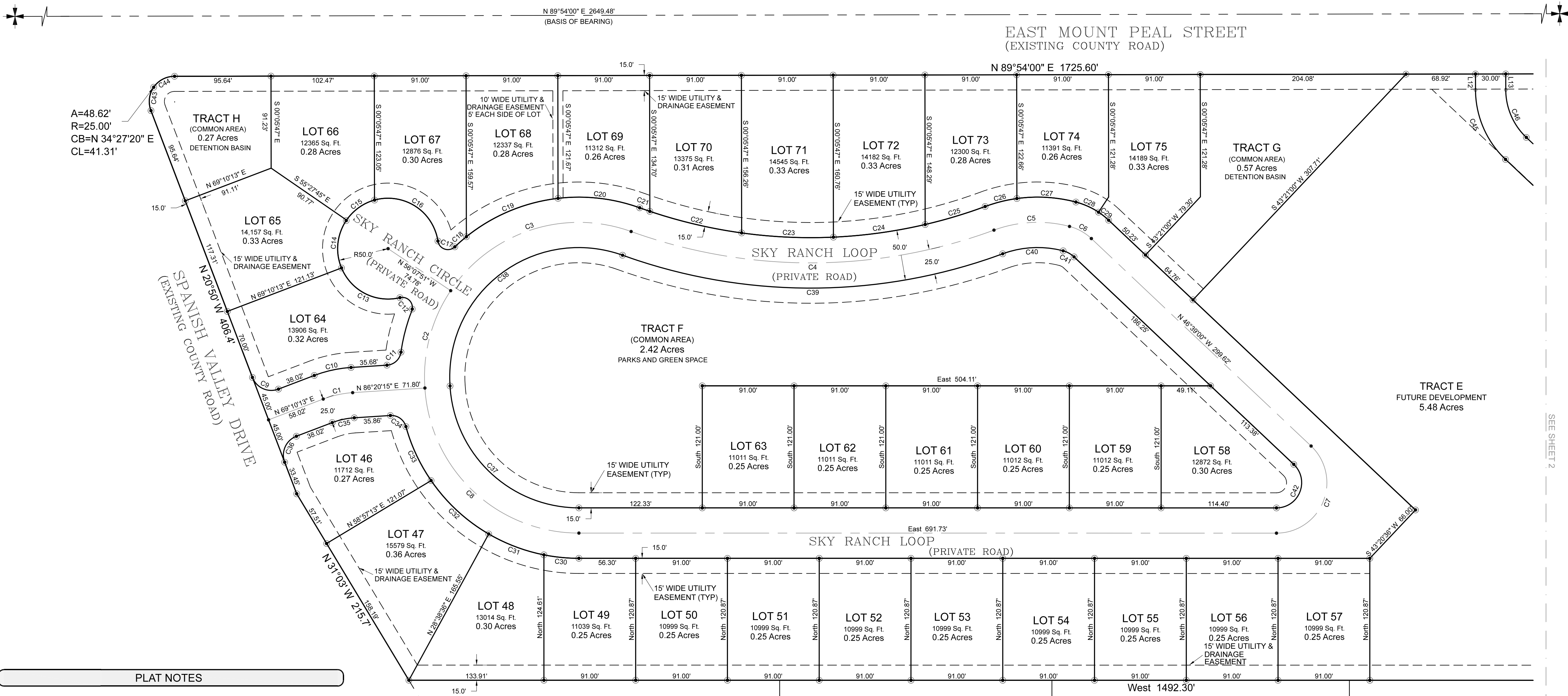
A SUBDIVISION OF LAND WITHIN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST SALT LAKE BASE AND MERIDIAN

Vacated portion of Sueno Grande Subdivision, or formally known as Tract "A", Coronado Park Subdivision

Beginning at a point on the south line of Mount Peale Street, said point being North 89°54'00" E 760.28 feet (RECORD=N 88°42'17" E) and South 00°05'00" West 60.0 feet from the West Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and running thence South 00°05'00 West 601.7 feet; thence West 1492.3 feet; thence North 31°03'00 West 215.7 feet to the easterly right-of-way of Spanish Valley Drive; thence North 20°50'00" West 406.4 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 48.62 feet, (a chord bearing of North 34°27'20" East 41.31 feet) to the south right-of-way of East Mount Peal Street; thence with said right-of-way North 89°54'00" East 1725.60 feet to the point of beginning, having an area of 22.61 Acres.

WEST QUARTER CORNER SECTION 36, T26S, R22E, SLB&M

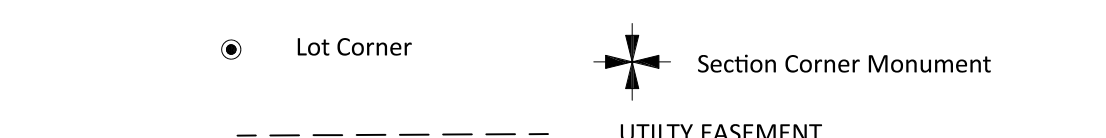
CENTER QUARTER CORNER SECTION 36, T26S, R22E, SLB&M



PLAT NOTES

- 1. ALL EXTERIOR LOT LINES ARE SUBJECT TO A 15.0' WIDE UTILITY EASEMENT.
2. THE OWNERS(S), DEVELOPERS AND/OR THE SUBDIVIDER(S) OF THIS DEVELOPMENT KNOWN AS SKY RANCH PHASE II, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING ITEMS "A" THROUGH 3.B."
3.A. PRIVATE STREET AND UTILITY MAINTENANCE: THE OWNER(S) OF THIS DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS ON INTEREST OF THE HOMEOWNERS ASSOCIATION OR OTHER ENTITY, OTHER THAN SAN JUAN COUNTY ARE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, AIRSTRIPS, TAXIWAYS, PARKING AREAS, EASEMENTS, COMMON SPACES, AND DRAINAGE FACILITIES. IT IS MUTUALLY UNDERSTOOD THAT THE PRIVATE STREETS IN THIS DEVELOPMENT WILL NOT BE MAINTAINED BY THE COUNTY AND THAT THE COUNTY WILL NOT CONSIDER A PETITION TO ACCEPT SAID STREETS AS PUBLIC STREETS, UNLESS SAID STREETS MEET ALL COUNTY ROAD STANDARDS.
3.B. EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL ROADS FOR EMERGENCY VEHICLES.
3.C. CERTAIN COVENANTS AND RESTRICTIONS ON PROPERTY IN THIS DEVELOPMENT ARE ON FILE IN THE OFFICE OF THE SAN JUAN COUNTY RECORDER. IT IS HEREBY ACKNOWLEDGED THAT THE COUNTY HAS NO RESPONSIBILITY FOR THE ENFORCEMENT OF THESE COVENANTS AND RESTRICTIONS AND IS NOT BOUND BY SAID COVENANTS AND RESTRICTIONS, FURTHERMORE ANY OF THE SAID COVENANTS AND RESTRICTIONS THAT WOULD HAVE THE EFFECT OF CREATING A LESS RESTRICTIVE DEVELOPMENT STANDARD THAN THOSE INCLUDED ON THIS PLAN OR IN OTHER COUNTY LAND USE REGULATION IS NULL AND VOID.
4. 15' WIDE UTILITY AND DRAINAGE EASEMENT ALONG NORTH AND WEST BOUNDARY OF SUBDIVISION.

LEGEND



SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SKY RANCH ESTATES, PHASE II and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake Date License No. 7540504

BOUNDARY DESCRIPTION

Beginning at the Center Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence South 46°39'00" East 3041.53 feet to the most northerly corner of Lot 3, Sky Ranch Estates Amended; thence with said Lot 3 South 43°21'00" West 258.70 feet; thence North 46°39'00" West 354.28 feet; thence South 43°21'00" West 215.7 feet to the most westerly corner of Lot 6, Sky Ranch Estates Amended; thence North 46°39'00" West 2200.32 feet; thence North 00°05' East 49.00 feet to the southeast corner of Sueno Grande Subdivision; thence with said subdivision West 1492.30 feet; thence North 31°03' West 215.7 feet to the easterly right-of-way of Spanish Valley Drive; thence with said right-of-way North 20°50' West 406.4 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 48.62 feet, (a chord bearing of North 34°27'20" East 41.31 feet) to the south right-of-way of East Mount Peal Street; thence with said right-of-way North 89°54'00" East 1725.60 feet; thence North 00°05' East 59.67 feet to the point of beginning, having an area 53.74 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE SKY RANCH ESTATES, PHASE II 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 MAY A.D., 20\_\_ MOAB DEVELOPMENT TRUST BY BUSINESS RESOLUTIONS, LLC TRUSTEE MICHAEL H. BYNUM MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF COUNTY OF } s.s. ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, MICHAEL H. BYNUM MANAGING MEMBER, MOAB DEVELOPMENT TRUST BY BUSINESS RESOLUTIONS, LLC TRUSTEE WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC NOTARY PUBLIC FULL NAME: COMMISSION NUMBER: MY COMMISSION EXPIRES:

SURVEY NARRATIVE

The property has been accurately surveyed with the intent to subdivide land. The basis of bearing is N 89°54'00 E between the West Quarter corner and the Center Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian. Lots of Sueno Grande Subdivision to be amended, private roads and utility easements to be vacated. Bearings used are from record of Coronado Park and not Sueno Grande. This better matches record of surrounding subdivisions.

5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way. Off-set pins to be placed in the back of the curb where applicable, in lieu of rebar and cap at front corners.



Table with 2 columns: Field (Project, Date, Sheet) and Value (180-20, 2/9/21, 1 of 3)

A SUBDIVISION LOCATED WITHIN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST SALT LAKE BASE AND MERIDIAN

30 South 100 East Moab, UT 84532 435.259.8171

COUNTY SURVEYOR APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE

APPROVAL AS TO FORM APPROVED AS TO FORM THIS \_\_\_ DAY OF \_\_\_, 2021.

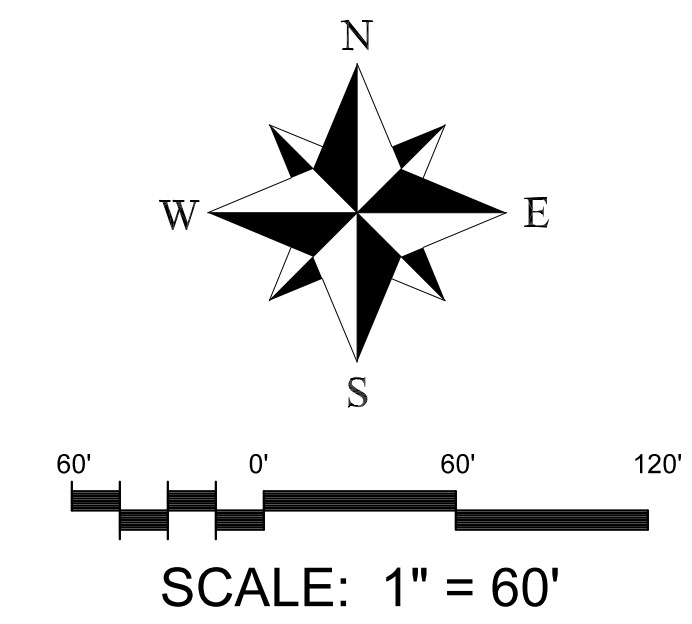
COUNTY BOARD OF HEALTH APPROVED THIS \_\_\_ DAY OF \_\_\_, 2021.

PLANNING COMMISSION CERTIFICATE APPROVED THIS \_\_\_ DAY OF \_\_\_, 2021. BY SAN JUAN COUNTY PLANNING COMMISSION.

COUNTY COMMISSION APPROVAL PRESENTED TO THE THIS \_\_\_ DAY OF \_\_\_, 2021. SUBDIVISION WAS ACCEPTED AND APPROVED.

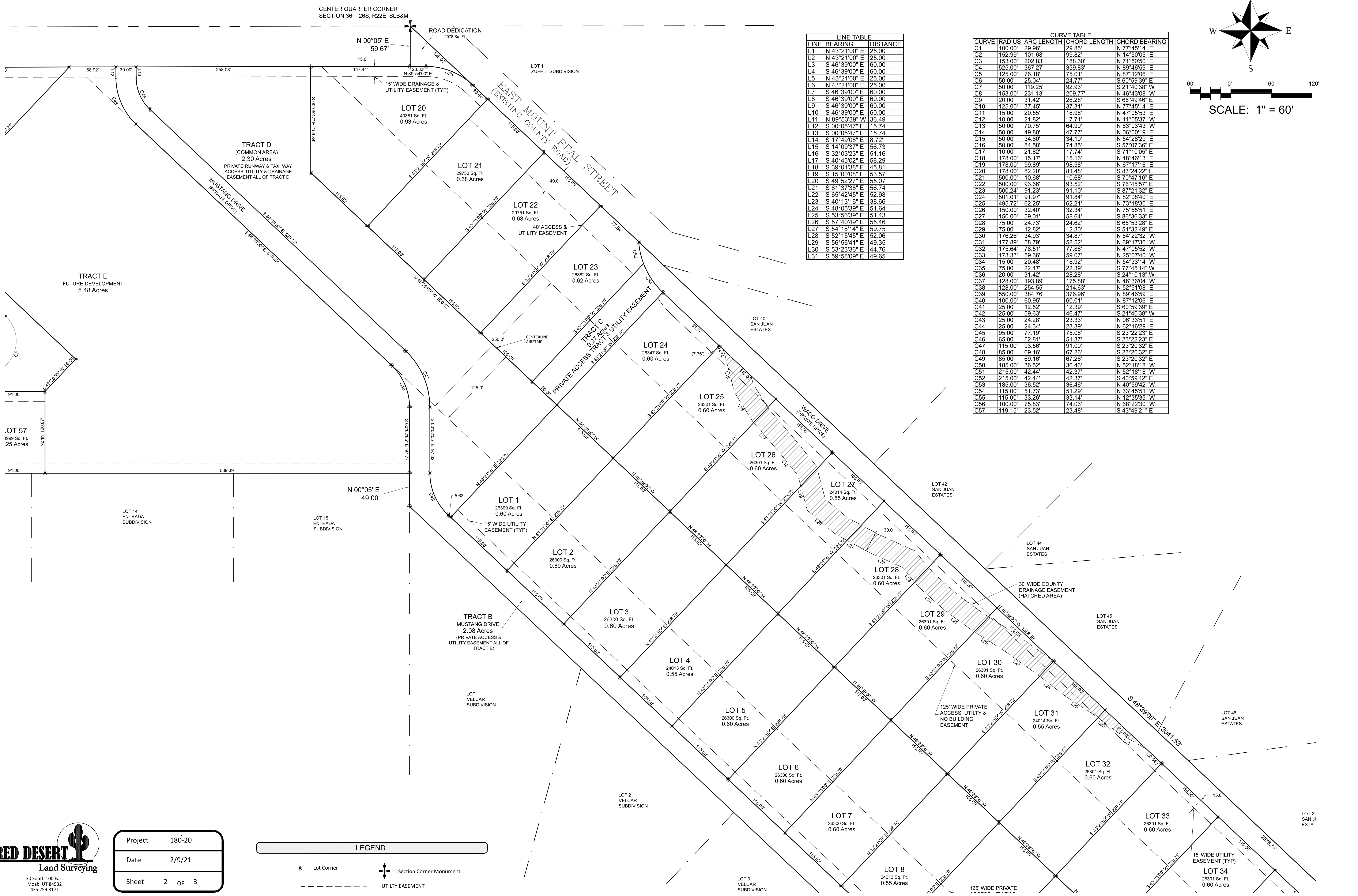
COUNTY RECORDER NO. STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF DATE \_\_\_ BOOK \_\_\_ PAGE \_\_\_ FEE \_\_\_

CENTER QUARTER CORNER  
SECTION 36, T26S, R22E, SLB&M

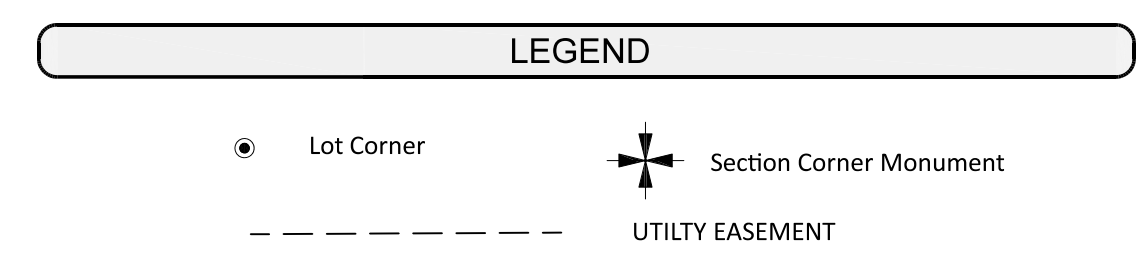


LINE	BEARING	DISTANCE
L1	N 43°21'00" E	25.00'
L2	N 43°21'00" E	25.00'
L3	S 46°39'00" E	60.00'
L4	S 46°39'00" E	60.00'
L5	N 43°21'00" E	25.00'
L6	N 43°21'00" E	25.00'
L7	S 46°39'00" E	60.00'
L8	S 46°39'00" E	60.00'
L9	S 46°39'00" E	60.00'
L10	S 46°39'00" E	60.00'
L11	N 89°53'39" W	36.49'
L12	S 00°05'47" E	15.74'
L13	S 00°05'47" E	15.74'
L14	S 17°49'08" E	8.72'
L15	S 14°09'37" E	56.73'
L16	S 32°03'23" E	51.16'
L17	S 40°45'02" E	58.29'
L18	S 39°01'38" E	45.81'
L19	S 35°00'08" E	53.57'
L20	S 48°52'27" E	55.07'
L21	S 61°37'38" E	56.74'
L22	S 65°42'45" E	52.98'
L23	S 40°13'16" E	38.66'
L24	S 48°05'39" E	51.64'
L25	S 53°56'39" E	51.43'
L26	S 57°40'49" E	55.46'
L27	S 54°18'14" E	59.75'
L28	S 52°15'45" E	52.06'
L29	S 56°56'41" E	49.35'
L30	S 53°23'36" E	44.76'
L31	S 59°58'09" E	49.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	29.96'	29.85'	N 77°45'14" E
C2	152.99'	101.68'	99.82'	N 14°50'05" E
C3	153.00'	202.83'	188.30'	N 11°50'50" E
C4	525.00'	367.27'	359.83'	N 89°46'59" E
C5	125.00'	76.18'	75.01'	N 87°12'06" E
C6	50.00'	25.04'	24.77'	S 60°59'39" E
C7	50.00'	119.25'	92.93'	S 21°40'38" W
C8	153.00'	231.13'	209.77'	N 46°43'08" W
C9	20.00'	31.42'	28.28'	S 65°49'46" E
C10	125.00'	37.45'	37.31'	N 77°45'14" E
C11	15.00'	20.55'	18.98'	N 47°05'53" E
C12	10.00'	21.82'	17.74'	N 41°05'37" E
C13	50.00'	70.75'	64.99'	N 63°03'43" W
C14	50.00'	49.80'	47.77'	N 06°00'19" E
C15	50.00'	34.80'	34.10'	N 54°28'29" E
C16	50.00'	84.58'	74.85'	S 57°07'36" E
C17	10.00'	21.82'	17.74'	S 71°10'05" E
C18	178.00'	15.17'	15.16'	N 48°46'13" E
C19	178.00'	99.89'	98.58'	N 67°17'16" E
C20	178.00'	82.20'	81.48'	S 83°24'22" E
C21	500.00'	10.68'	10.68'	S 70°47'16" E
C22	500.00'	93.66'	93.52'	S 76°45'57" E
C23	500.24'	91.23'	91.10'	S 87°21'32" E
C24	501.01'	91.97'	91.84'	N 82°08'40" E
C25	495.72'	62.25'	62.21'	N 73°18'30" E
C26	150.00'	32.40'	32.34'	N 75°55'51" E
C27	150.00'	59.01'	58.64'	S 86°36'33" E
C28	75.00'	24.73'	24.62'	S 65°53'28" E
C29	75.00'	12.82'	12.80'	S 51°32'49" E
C30	176.26'	34.93'	34.87'	N 84°22'32" W
C31	177.99'	58.79'	58.52'	N 69°17'36" W
C32	175.64'	78.51'	77.86'	N 47°05'52" W
C33	173.33'	59.36'	59.07'	N 25°07'40" W
C34	15.00'	20.48'	18.92'	N 54°33'14" W
C35	75.00'	22.47'	22.39'	S 77°45'14" W
C36	20.00'	31.42'	28.28'	S 24°10'13" W
C37	128.00'	193.89'	175.88'	N 46°36'04" W
C38	128.00'	254.55'	214.63'	N 52°51'08" E
C39	550.00'	384.76'	376.96'	N 89°46'59" E
C40	100.00'	60.95'	60.01'	N 87°12'06" E
C41	25.00'	12.52'	12.39'	S 60°59'39" E
C42	25.00'	59.63'	46.47'	S 21°40'38" W
C43	25.00'	24.28'	23.33'	N 06°33'51" E
C44	25.00'	24.34'	23.39'	N 62°16'29" E
C45	95.00'	77.19'	75.08'	S 23°22'23" E
C46	65.00'	52.81'	51.37'	S 23°22'23" E
C47	115.00'	93.56'	91.00'	S 23°20'32" E
C48	85.00'	69.16'	67.26'	S 23°20'32" E
C49	85.00'	69.16'	67.26'	S 23°20'32" E
C50	185.00'	36.52'	36.46'	N 52°18'18" W
C51	215.00'	42.44'	42.37'	N 52°18'18" W
C52	215.00'	42.44'	42.37'	S 40°59'42" E
C53	185.00'	36.52'	36.46'	N 40°59'42" E
C54	115.00'	51.73'	51.29'	N 33°45'51" W
C55	115.00'	33.26'	33.14'	N 12°35'35" W
C56	100.00'	75.83'	74.03'	N 68°22'30" W
C57	119.15'	23.52'	23.48'	S 43°49'21" E



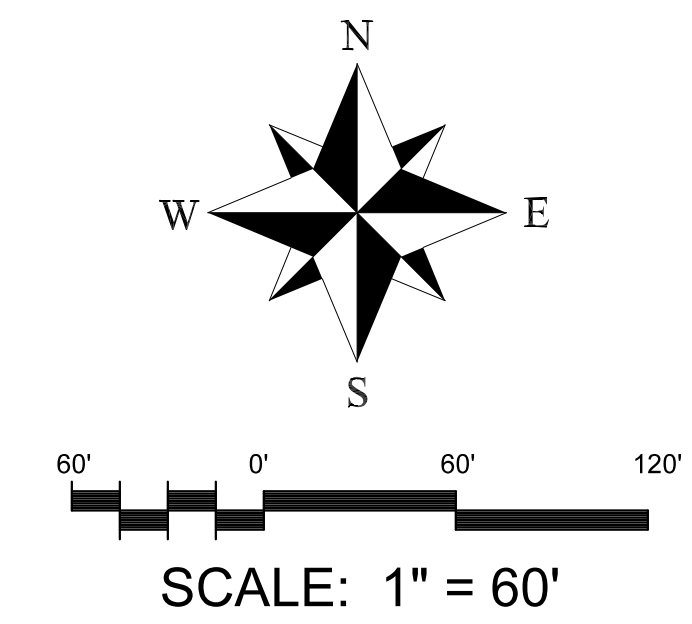
Project	180-20
Date	2/9/21
Sheet	2 OF 3



**RED DESERT**  
Land Surveying

30 South 100 East  
Moab, UT 84532  
435.259.8171

SEE SHEET 3



LEGEND	
	Lot Corner
	Section Corner Monument
	UTILITY EASEMENT

Project	180-20
Date	2/9/21
Sheet	3 OF 3



SOUTH QUARTER CORNER  
SECTION 36, T26S, R22E, SLB&M

SOUTHEAST CORNER  
SECTION 36, T26S, R22E, SLB&M

N 89° 59' 00" W 588.40' (TIE)