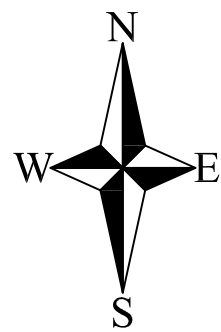
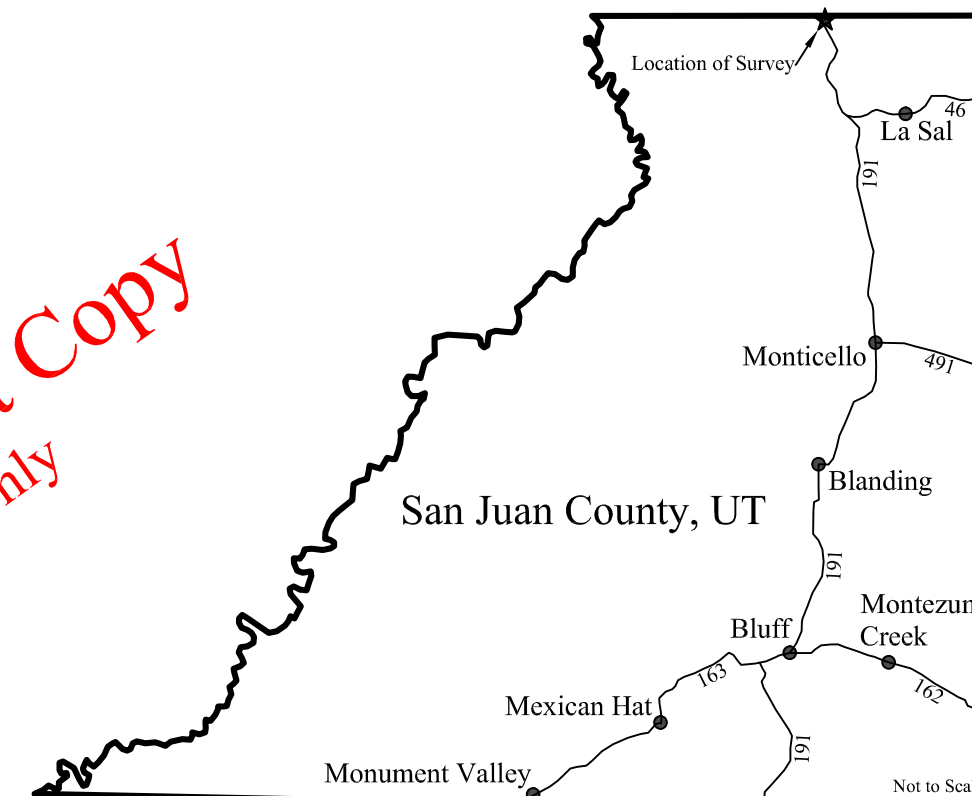


Canyon Shadow Subdivision Amendment No. 1

Easement Establishment Survey Within Unit 7B, Common Area, and Tangren Drive Section 1, Township 27 South, Range 22 East, SLB&M San Juan County, Utah

Vicinity Map



Narrative

The purpose of this survey was to add a utility easement along part of the south line of the Canyon Shadow Subdivision and along part of the north line of the Joylyn Estates Subdivision as shown hereon. This plat was prepared in accordance with Utah Code Sections 10-9a-524 and 17-23-17. It shall be the responsibility of the lot owners and their legal counsel to ensure all applicable subdivision codes and platting requirements are addressed before the recording of this survey plat.

This survey was based on existing set monuments which define in the field the bounds of the Canyon Shadow Subdivision and Joylyn Estates.

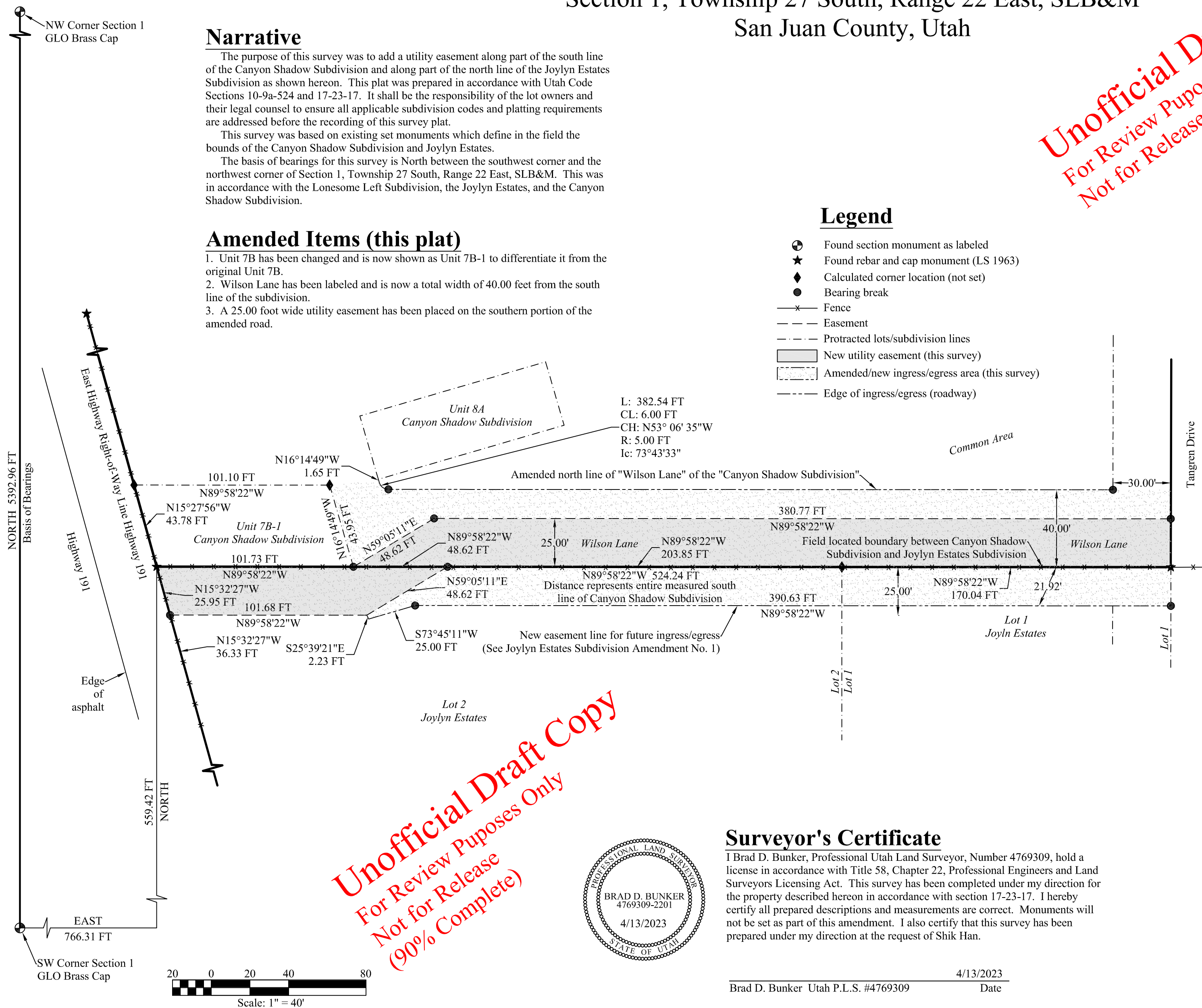
The basis of bearings for this survey is North between the southwest corner and the northwest corner of Section 1, Township 27 South, Range 22 East, SLB&M. This was in accordance with the Lonesome Left Subdivision, the Joylyn Estates, and the Canyon Shadow Subdivision.

Amended Items (this plat)

- Unit 7B has been changed and is now shown as Unit 7B-1 to differentiate it from the original Unit 7B.
- Wilson Lane has been labeled and is now a total width of 40.00 feet from the south line of the subdivision.
- A 25.00 foot wide utility easement has been placed on the southern portion of the amended road.

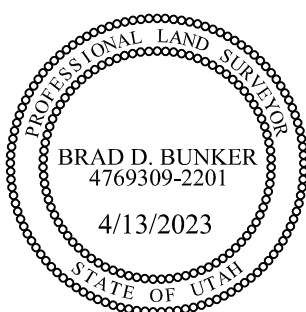
Legend

- Found section monument as labeled
- Found rebar and cap monument (LS 1963)
- Calculated corner location (not set)
- Bearing break
- Fence
- Easement
- Protracted lots/subdivision lines
- New utility easement (this survey)
- Amended/new ingress/egress area (this survey)
- Edge of ingress/egress (roadway)



Unofficial Draft Copy
For Review Purposes Only
Not for Release

Unofficial Draft Copy
For Review Purposes Only
Not for Release
(90% Complete)



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 not be set as part of this amendment. I also certify that this survey has been prepared under my direction at the request of Shik Han.

Brad D. Bunker Utah P.L.S. #4769309 Date 4/13/2023

Utility Easement Establishment

Whereas, the undersigned are the owners of adjoining property in the Canyon Shadow Subdivision in County of San Juan, State of Utah, Lloyd Wilson and Andria Wilson, being the owners of Unit 7B and the common area within the Canyon Shadow Subdivision, which is described in that deed recorded in book 1025 page 480 and the official plat of the Canyon Shadow Subdivision, San Juan County Recorder's Office; and

Whereas, the undersigned, Lloyd Wilson and Andria Wilson are the owners of said areas, the parties desire to establish an easement within these areas as shown hereon.

The undersigned hereby agree for their heirs, successors, and assigns that the changes shown hereon be made.

In witness whereof, the parties hereby set their hands this the ___ day of _____, 2022.

Lloyd Wilson and Andria Wilson
134 Tangren Lane
Moab, UT 84532

Lloyd Wilson
Andria Wilson

Notary Acknowledgement for Lloyd Wilson

State of Utah, County of San Juan, on the ___ Day of _____, 20___ personally appeared before me Lloyd Wilson 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___
Residing in _____ County Notary
Public

Notary Acknowledgement for Andria Wilson

State of Utah, County of San Juan, on the ___ Day of _____, 20___ personally appeared before me Andria Wilson 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___
Residing in _____ County Notary
Public

Bunker Engineering, LLC

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

Date: April 2023 Drawn By: B.D. Bunker Scale: 1" = 40' Sheet: 1 of 1

Drawing Name: Survey Reference Number: BE1297