

88 East Center Street  
Moab, UT 84532  
435.259.8171

STANDARD LEGEND

- PROPERTY LINE
- BUILDING SETBACKS
- EASEMENTS
- PROPERTY ADJOINING
- FENCE
- PROP. CORNER FOUND
- PROP. CORNER SET
- SECTION CORNER MONUMENT

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
33 N McElhane Lane  
Moab, Utah 84532

PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:  
Brandon Daley

DATE:  
12/5/2021

JOB NUMBER:  
018-21

SHEET 1 OF 1

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

COUNTY SURVEYOR DATE

APPROVAL AS TO FORM

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

ATTORNEY

SAN JUAN COUNTY ROAD DEPARTMENT

APPROVED 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.

CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

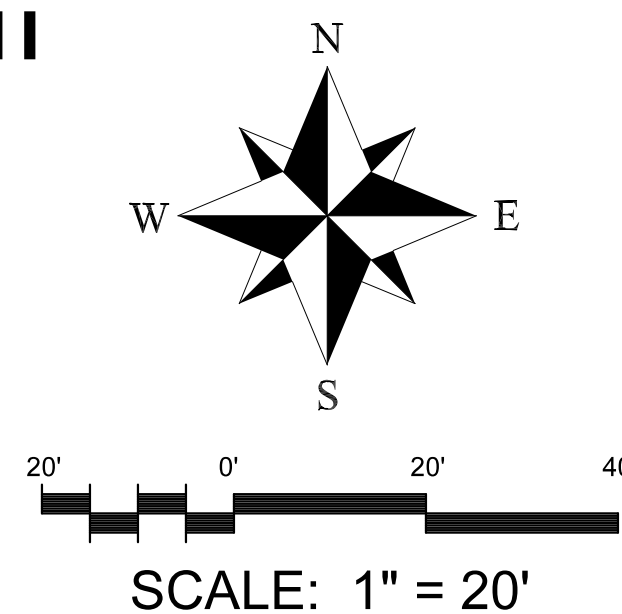
COUNTY RECORDER

STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_

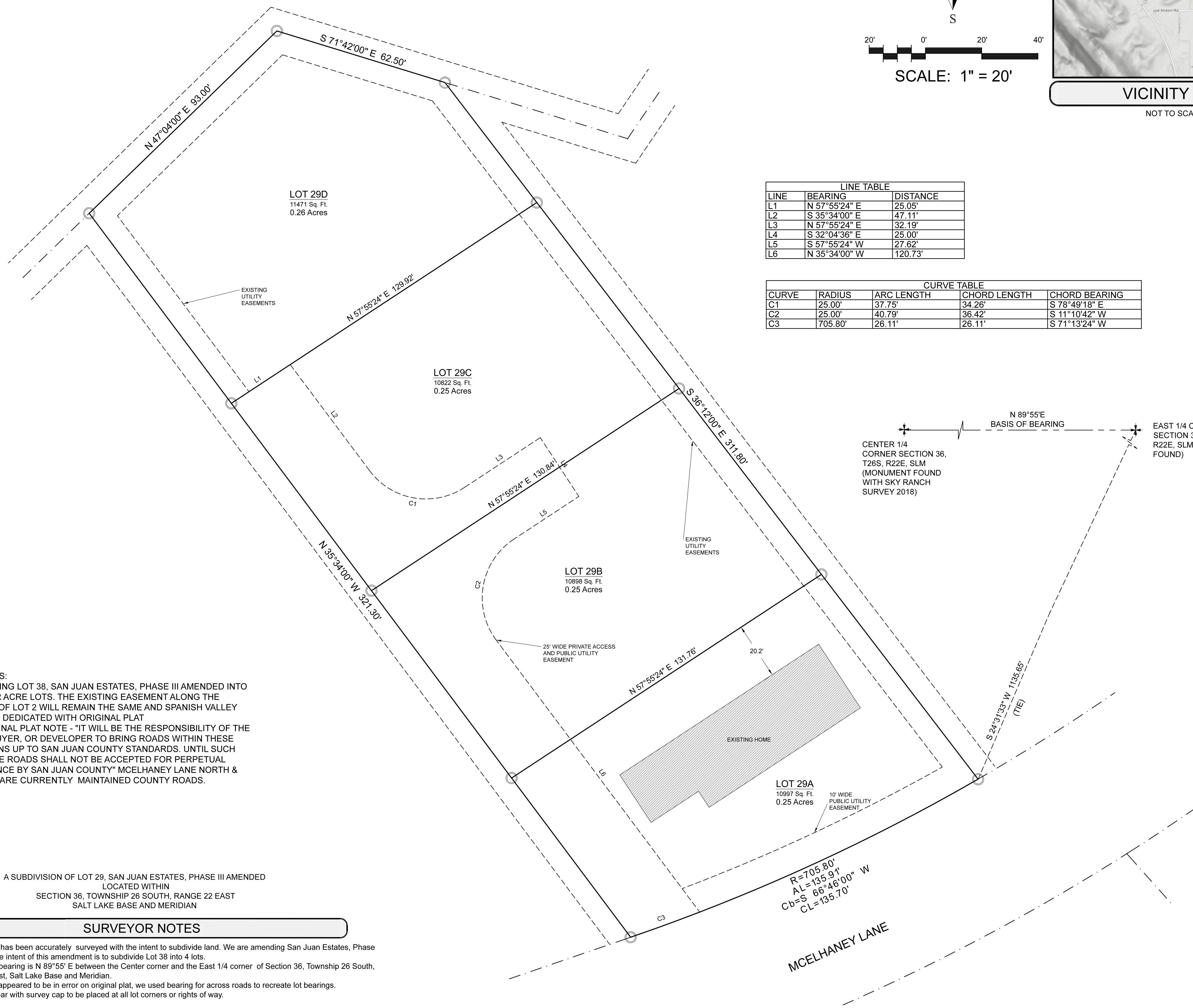
# AMENDMENT II, LOT 29, SAN JUAN ESTATES, PHASE III

FINAL PLAT OF  
A SUBDIVISION OF LOT 29, SAN JUAN ESTATES, PHASE III AMENDED  
LOCATED WITHIN  
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST  
SALT LAKE BASE AND MERIDIAN



VICINITY MAP

NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 57°55'24" E	25.05'
L2	S 35°34'00" E	47.11'
L3	N 57°55'24" E	32.19'
L4	S 32°04'36" E	25.00'
L5	S 57°55'24" W	27.62'
L6	N 35°34'00" W	120.73'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	37.75'	34.26'	S 78°49'18" E
C2	25.00'	40.79'	36.42'	S 11°10'42" W
C3	705.80'	26.11'	26.11'	S 71°13'24" W

- PLAT NOTES:
- DIVIDING LOT 38, SAN JUAN ESTATES, PHASE III AMENDED INTO 4 QUARTER ACRE LOTS. THE EXISTING EASEMENT ALONG THE EXTERIOR OF LOT 2 WILL REMAIN THE SAME AND SPANISH VALLEY DRIVE WAS DEDICATED WITH ORIGINAL PLAT
  - ORIGINAL PLAT NOTE - "IT WILL BE THE RESPONSIBILITY OF THE OWNER, BUYER, OR DEVELOPER TO BRING ROADS WITHIN THESE DEDICATIONS UP TO SAN JUAN COUNTY STANDARDS. UNTIL SUCH TIME THOSE ROADS SHALL NOT BE ACCEPTED FOR PERPETUAL MAINTENANCE BY SAN JUAN COUNTY" MCELHANEY LANE NORTH & MT. MEALE ARE CURRENTLY MAINTAINED COUNTY ROADS.

A SUBDIVISION OF LOT 29, SAN JUAN ESTATES, PHASE III AMENDED  
LOCATED WITHIN  
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST  
SALT LAKE BASE AND MERIDIAN

SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. We are amending San Juan Estates, Phase III, Lot 38. The intent of this amendment is to subdivide Lot 38 into 4 lots. The basis of bearing is N 89°55' E between the Center corner and the East 1/4 corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian. curve tables appeared to be in error on original plat, we used bearing for across roads to recreate lot bearings. 5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way.

## SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION

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 **AMENDMENT II, LOT 29, SAN JUAN ESTATES, PHASE III** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake  
License No. 7540504

DATE

## LEGAL DESCRIPTION

Beginning at the Southeast corner of Lot 29, San Juan Estates, Phase III, Amended said point being South 24°31'33" West 1135.65 feet from the East 1/4 Corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with Said Lot 29 thence with a curve having a radius of 705.80 feet, to the right with an arc length of 135.91 feet, (a chord bearing of South 66°46'00" West 135.70 feet); thence North 35°34'00" West 321.30 feet; thence North 47°04'00" East 93.00 feet; thence South 71°42'00" East 62.50 feet; thence South 36°12'00" East 311.80 feet to the point of beginning, having an area of 1.01 acres.

## OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

AMENDMENT II, LOT 29, SAN JUAN ESTATES, PHASE III  
Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ Day of \_\_\_\_\_ a.d., 20\_\_\_\_

BY: BRANDON DALEY  
ITS: MANAGER, ASHBRAND, LLC,  
A UTAH LIMITED LIABILITY COMPANY

BY: ASHLEY DALEY  
ITS: MANAGER, ASHBRAND, LLC,  
A UTAH LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, 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: \_\_\_\_\_