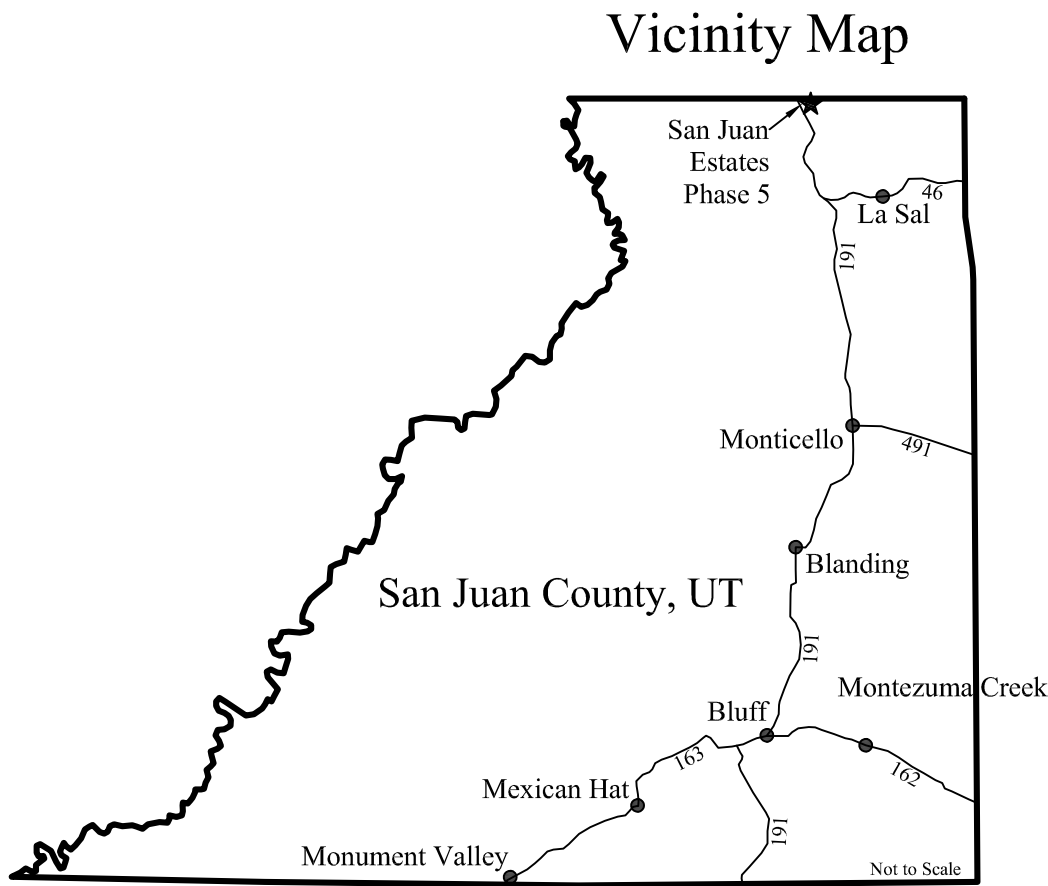


Preliminary Plat
San Juan Estates Phase 5 Subdivision
Amendment No. 2
Within Section 36, T26S, R22E, SLB&M



Narrative

The purpose of this survey was to split Lot 49A into two lots, called Lot 49C and 49D. Lot 49A shall not be used in order to avoid confusion.

There is a discrepancy on the labeling of the bearings and distances on the official San Juan Estates Phase 5 Subdivision Plat. Based on the found monumentation in the field it was determined that the south line was most likely where the error was located. The northwest corner of Lot 49 and the southwest corner of Lot 50 were used in order to re-establish and proportion the southwest corner of Lot 49.

The basis of bearings for this survey is North between the southeast corner of Section 36 and the E $\frac{1}{4}$ corner of said Section 36, Township 26 South, Range 22 East, SLB&M. This is in accordance with the same bearing per the original subdivision survey.

Note

Lot 49C shown hereon shall have ingress/egress along that portion of Lot 49D from Mt. Peale Drive up to the dotted line labeled "Access" shown hereon.

Descriptions

Record

Section 36, Township 26 South, Range 22 East, SLB&M
 Lot 49A, San Juan Estates, Phase 5 Subdivision.

As Surveyed (new lots per this amendment)

Section 36, Township 26 South, Range 22 East, SLB&M
 Lot 49D, San Juan Estates, Phase 5 Subdivision Amendment 1

Section 36, Township 26 South, Range 22 East, SLB&M
 Lot 49C, San Juan Estates, Phase 5 Subdivision Amendment 1

Legend

- ⊕ Found PLSS monument as labeled
- ◆ Calculated corner location (not set)
- ★ Found rebar and cap monument (LS171004)
- ⊙ Set 5/8" rebar and plastic cap (LS 4769309) previous survey

- Existing and new utility easement (15' & 7.5')
- w— Existing water line
- ss— Existing sewer line
- e— Existing power line

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 17-23-1(7). 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 Dan McPherson.

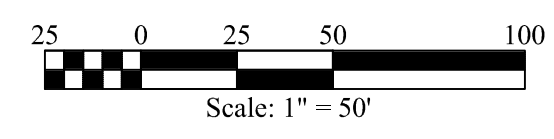
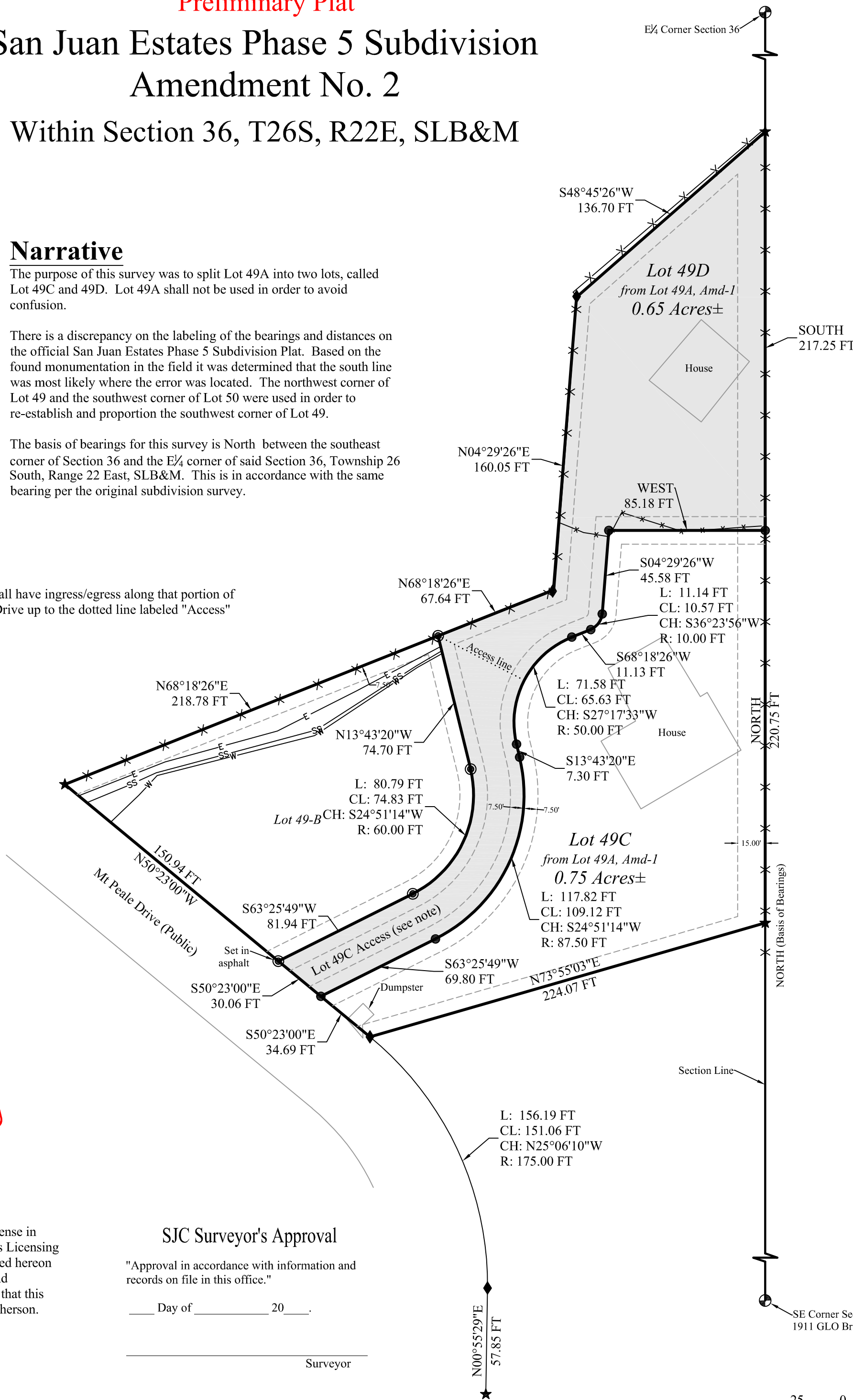
Brad D. Bunker Utah P.L.S. #4769309
 Date 4/27/2021

SJC Surveyor's Approval

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

Day of _____, 20__

Surveyor



Original Draft Copy
 For Review Only
 Not for Record

Health Department Approved this _____ Day of _____, 20__	Form Approval Approved this _____ Day of _____, 20__	County Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____ Time: _____ Book: _____ Page: _____ Fee: _____	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 two lots hereafter to be known as the San Juan Estates Phase 5 Subdivision Amendment No. 2.
Health Official _____	Attorney _____	County Recorder _____	In witness whereof I have hereunto set my hand this _____ Day of _____, 20__ By: Daniel McPherson Owner
State of Utah, County of San Juan, on the _____ Day of _____, 20__ personally appeared before me _____ 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			
San Juan County Commission The amendment hereon was presented to the San Juan County Commission this _____ day of _____, 20__, and was accepted and approved. Commissioner _____			
San Juan County Planning Commission Approved by the San Juan County Planning Commission this _____ Day of _____, 20__ Chairman _____			
Bunker Engineering 965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152 Date: April 2021 Drawn By: B.D. Bunker Scale: 1" = 50' Drawing Name: Survey Reference Number: BE 1085			