

Thomas Subdivision

Phase I

NE 1/4 Section 1, Township 27 South, Range 22 East, SLB&M and
NW 1/4 Section 6, Township 27 South, Range 23 East, SLB&M

Area within Subdivision: 48.81 Acres

Narrative

The purpose of this survey was to identify the bounds of the Thomas Tracts of land as shown hereon and prepare a subdivision lot layout. No monuments were set as part of this "Preliminary Plat". Upon final approval by San Juan County and after the Subdivision Plat is recorded, corner monuments shall be set for Phase I.

The basis of bearings for this survey is N00°04'00"E between the E 1/2 corner and the northeast corner of Section 1, Township 27 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings of a previous survey which is filed in the San Juan County Surveyor's Office as "Record of Survey No. 948"

Subdivision Boundary Descriptions

"As Surveyed"

A tract of land within the NE 1/4 of Section 1, Township 27 South, Range 22 East and the NW 1/4 of Section 6, Township 27 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point on the east line of said Section 1 located S00°04'00"W 867.58 feet from the northeast corner of said Section 1, thence S00°04'00"W 461.37 feet, thence S89°56'29"E 390.57 feet, thence S00°00'15"W 552.75 feet, thence S00°00'46"W 767.62 feet, thence N89°53'41"W 391.90 feet to the W 1/2 corner of said Section 6, thence S00°04'00"W 97.04 feet to the E 1/2 corner of said Section 1, thence S89°59'32"W 660.67 feet, thence N00°03'46"E 822.80 feet, thence N00°04'21"E 497.00 feet, thence S89°58'36"W 660.47 feet, thence N00°03'16"E 558.19 feet, thence N89°57'50"E 1321.27 feet to the point of beginning, containing 48.81 acres more or less.

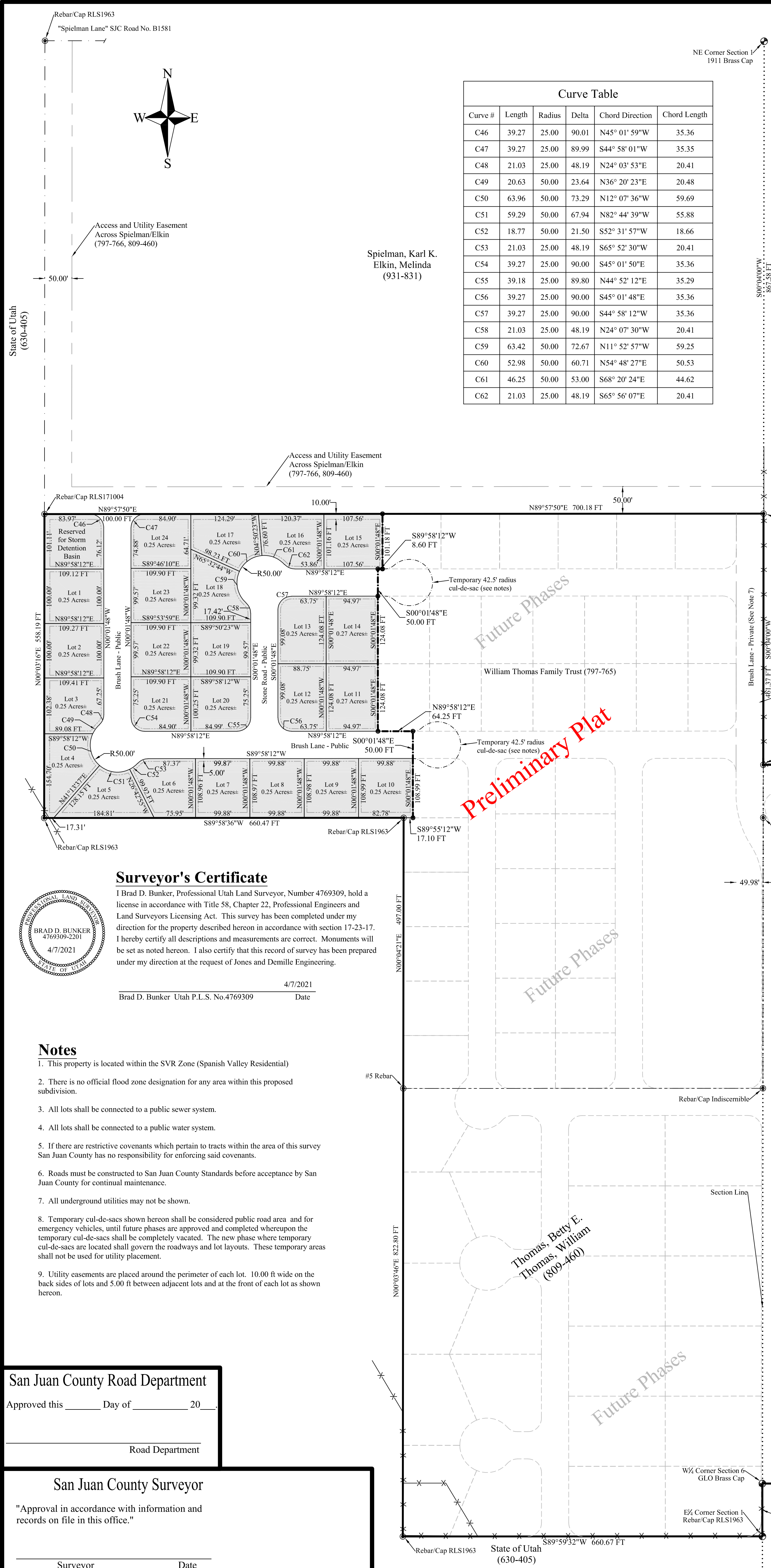
Phase I Boundary

"As Surveyed"

A tract of land within the NE 1/4 of Section 1, Township 27 South, Range 22 East and the NW 1/4 of Section 6, Township 27 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

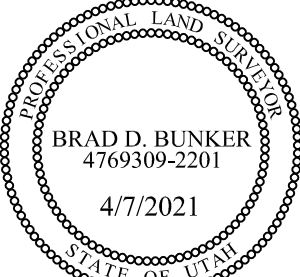
Beginning at a point located S00°04'00"W 867.58 feet along the section line and S89°57'50"W 700.18 feet along the north line of the Thomas Tract as recorded in Book 797 Page 765, thence S00°01'48"E 101.18 feet, thence S89°58'12"W 8.60 feet, thence S00°01'48"E 298.15 feet, thence N89°58'12"E 64.25 feet, thence S00°01'48"E 158.99 feet, thence S89°55'12"W 17.10 feet, thence S89°58'36"W 660.47 feet, thence N00°03'16"E 558.19 feet, thence N89°57'50"E 621.09 feet to the point of beginning, containing 8.11 acres more or less.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C46	39.27	25.00	90.01	N45° 01' 59"W	35.36
C47	39.27	25.00	89.99	S44° 58' 01"W	35.35
C48	21.03	25.00	48.19	N24° 03' 53"E	20.41
C49	20.63	50.00	23.64	N36° 20' 23"E	20.48
C50	63.96	50.00	73.29	N12° 07' 36"W	59.69
C51	59.29	50.00	67.94	N82° 44' 39"W	55.88
C52	18.77	50.00	21.50	S52° 31' 57"W	18.66
C53	21.03	25.00	48.19	S65° 52' 30"W	20.41
C54	39.27	25.00	90.00	S45° 01' 50"E	35.36
C55	39.18	25.00	89.80	N44° 52' 12"E	35.29
C56	39.27	25.00	90.00	S45° 01' 48"E	35.36
C57	39.27	25.00	90.00	S44° 58' 12"W	35.36
C58	21.03	25.00	48.19	N24° 07' 30"W	20.41
C59	63.42	50.00	72.67	N11° 52' 57"W	59.25
C60	52.98	50.00	60.71	N54° 48' 27"E	50.53
C61	46.25	50.00	53.00	S68° 20' 24"E	44.62
C62	21.03	25.00	48.19	S65° 56' 07"E	20.41



Surveyor's Certificate

I Brad D. Bunker, Professional 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 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 Jones and Demille Engineering.



4/7/2021
Brad D. Bunker Utah P.L.S. No. 4769309 Date

Notes

- This property is located within the SVR Zone (Spanish Valley Residential)
- There is no official flood zone designation for any area within this proposed subdivision.
- All lots shall be connected to a public sewer system.
- All lots shall be connected to a public water system.
- If there are restrictive covenants which pertain to tracts within the area of this survey San Juan County has no responsibility for enforcing said covenants.
- Roads must be constructed to San Juan County Standards before acceptance by San Juan County for continual maintenance.
- All underground utilities may not be shown.
- Temporary cul-de-sacs shown hereon shall be considered public road area and for emergency vehicles, until future phases are approved and completed whereupon the temporary cul-de-sacs shall be completely vacated. The new phase where temporary cul-de-sacs are located shall govern the roadways and lot layouts. These temporary areas shall not be used for utility placement.
- Utility easements are placed around the perimeter of each lot. 10.00 ft wide on the back sides of lots and 5.00 ft between adjacent lots and at the front of each lot as shown hereon.

San Juan County Road Department

Approved this _____ Day of _____ 20____

Road Department

San Juan County Surveyor

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

Surveyor Date

Health Department

Approved this _____ Day of _____ 20____

Health Official

Approval as to Form

Approved this _____ Day of _____ 20____

Attorney

County Recorder

State of Utah, County of San Juan, Recorded at the request of _____

Filed : Date: _____ Time: _____
Book: _____ Page: _____ Fee: _____

County Recorder

Preliminary Plat

Thomas Subdivision

NE 1/4 Section 1, Township 27 South, Range 22 East, and
NW 1/4 Section 6, Township 27 South, Range 23 East, SLB&M

Form Approval

Approved this _____ Day of _____ 20____

Health Official

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

Commissioner

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 Thomas 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: _____
William Thomas Owner

By: _____
Betty E. Thomas Owner

Acknowledgement

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 Planning Commission

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

Commissioner

Bunker Engineering

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

Date: 4/7/2021 Drawn By: B.D. Bunker Scale: 1" = 100'
Drawing Name: Survey Reference Number: BE826 Sheet: 1 of 1