

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROP. CORNER SET
- LOT CORNER
- ⊕ CENTERLINE MONUMENT
- EASEMENTS
- - - PROPERTY ADJOINING

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
East Markle Rd/Bobbie Lane
Moab, Utah 84532

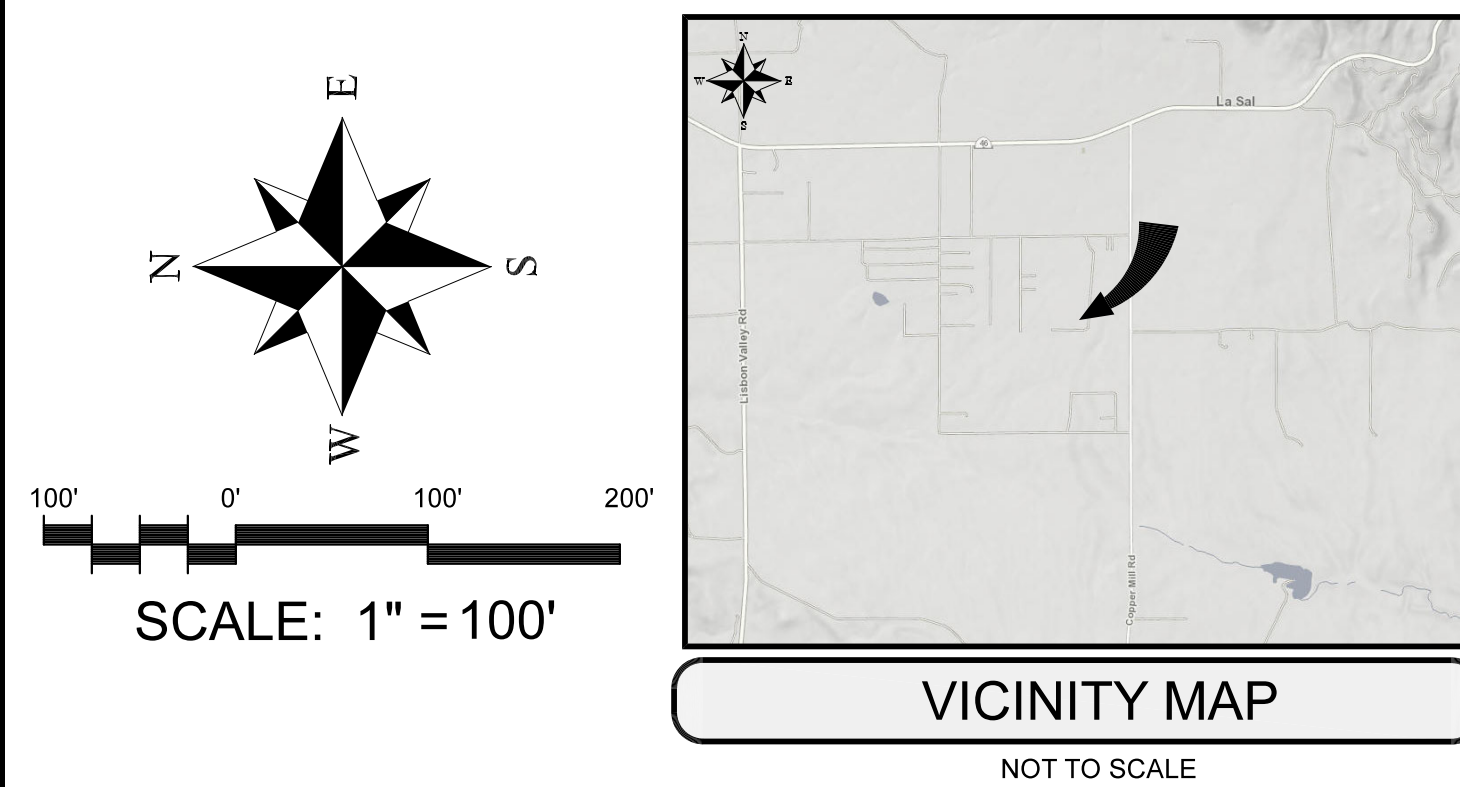
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Kelly Shumway

DATE:
3/2/21

JOB NUMBER:
217-20

SHEET 1 OF 2



LEGAL DESCRIPTION

Commencing at the Northeast corner of Section 10, Township 29 South, Range 24 East, Salt Lake Base and Meridian, thence South 33°52'02" West 622.26 to the point of beginning, and running thence South 01°08'10" East 812.20 feet; thence South 01°05'06" East 463.15 feet; thence North 88°12'53" West 101.82 feet; thence South 00°19'44" East 851.41 feet; thence South 89°28'07" West 112.38 feet; thence South 89°36'27" West 224.90 feet; thence South 89°24'00" West 365.11 feet; thence North 00°39'13" West 72.73 feet; thence North 28°54'13" East 243.17 feet; thence North 00°31'51" West 484.22 feet; thence with a curve having a radius of 350.00 feet, to the left with an arc length of 54.24 feet, (a chord bearing of North 75°55'42" East 54.19 feet); thence North 71°29'19" East 39.27 feet; thence North 05°22'32" West 271.95 feet; thence North 41°19'44" East 238.18 feet; thence North 89°46'14" East 324.89 feet; thence North 00°13'46" West 19.09 feet; thence North 88°01'19" East 28.49 feet; thence North 00°39'13" West 72.73 feet; thence North 88°28'44" East 83.75 feet; to the point of beginning.

Contains 31.11 acres, more or less.

Also, Commencing at the North quarter corner of Section 10, Township 29 South, Range 24 East, Salt Lake Base and Meridian, thence South 47°21'30" East 1017.00 to the point of beginning, and running thence South 46°30'15" East 229.05 feet; thence South 12°51'29" East 208.48 feet; thence with a curve having a radius of 250.00 feet, to the right with an arc length of 39.87 feet, (a chord bearing of North 85°25'21" East 39.83 feet); thence East 68.32 feet; thence South 07°56'23" East 281.17 feet; thence South 89°01'26" West 155.34 feet; thence South 24°56'53" East 231.26 feet; thence South 00°01'26" East 800.98 feet; thence South 00°01'30" West 50.00 feet; thence South 605.00 feet; thence South 18°11'10" West 576.51 feet; thence South 05°34'22" West 156.15 feet; thence South 86°53'41" West 58.62 feet; thence South 00°57'27" East 282.43 feet; thence South 89°02'33" West 160.72 feet; thence South 00°01'59" East 58.35 feet; thence South 88°44'49" West 662.34 feet; thence North 00°00'30" East 2722.08 feet; thence North 89°52'54" East 501.40 feet; thence North 00°09'27" West 376.62 feet; thence North 48°10'37" East 239.04 feet; thence North 39°41'40" East 142.35 feet; to the point of beginning.

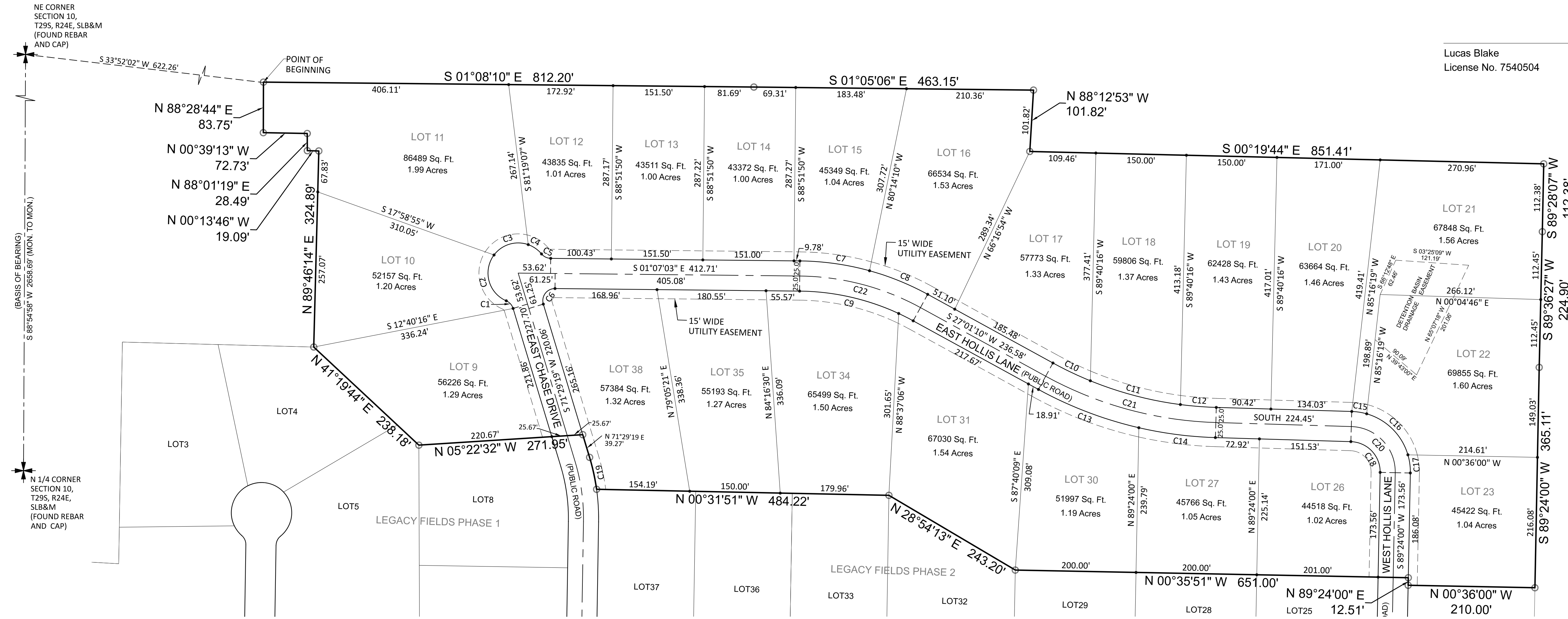
Contains 68.96 acres, more or less.
(see sheet 2 of 2 for platted courses of this description)

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 LEGACY FIELDS 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



PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	17.45'	20.00'	49°59'41"	N46°29'28"E	16.90'
C2	90.49'	50.00'	103°41'31"	S73°20'23"W	78.64'
C3	63.36'	50.00'	72°36'08"	N18°30'48"W	59.20'
C4	27.13'	50.00'	31°05'23"	N33°19'57"E	26.80'
C5	17.45'	20.00'	49°59'41"	S23°52'48"W	16.90'
C6	37.49'	20.00'	107°23'39"	N54°48'52"W	32.24'
C7	116.82'	450.00'	14°52'25"	N6°19'10"E	116.49'
C8	104.17'	450.00'	13°15'47"	N20°23'16"E	103.94'
C9	169.56'	400.00'	24°17'15"	N11°01'35"E	168.29'
C10	68.61'	600.00'	6°33'08"	N23°44'36"E	68.58'
C11	154.63'	600.00'	14°45'59"	N13°05'02"E	154.21'
C12	59.70'	600.00'	5°42'03"	N2°51'01"E	59.67'
C13	178.47'	650.00'	15°43'54"	N19°09'12"E	177.91'
C14	128.05'	650.00'	11°17'15"	N5°38'38"E	127.85'
C15	25.09'	100.00'	14°22'29"	N7°11'15"E	25.02'
C16	100.47'	100.00'	57°34'03"	N43°09'31"E	96.30'
C17	30.47'	100.00'	17°27'27"	N80°40'16"E	30.35'
C18	78.02'	50.00'	89°24'00"	N44°42'00"E	70.34'
C19	54.24'	350.00'	8°52'46"	N75°55'42"E	54.19'
C20	117.02'	75.00'	89°24'00"	N44°42'00"E	105.51'
C21	294.74'	625.00'	27°01'10"	S13°30'35"W	292.01'
C22	208.71'	425.00'	28°08'12"	N12°57'03"E	206.62'

PLAT NOTES:

- ALL FRONTAGES, ALL LINES COMMON WITH A ROAD RIGHT-OF-WAY, SHALL BE SUBJECT TO A 15' WIDE PUBLIC UTILITY EASEMENT.
- FUTURE SHARED WELL EASEMENTS WILL BE RECORDED AT TIME OF DRILLING.
- THE ADOPTION AND MAINTENANCE OF COUNTY ROADS WILL NOT BE DONE UNTIL DEVELOPER CONSTRUCT PUBLIC ROADS, AT NO COST TO THE COUNTY, TO COUNTY STANDARDS AS REFERENCED IN THE (SAN JUAN COUNTY SUBDIVISION ORDINANCE; APPENDIX "B" COUNTY; PUBLIC STREET DESIGN STANDARDS).

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

LEGACY FIELDS 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____

KELLY SHUMWAY, MANAGER
KM REAL ESTATE ENTERPRISES, LLC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } s.s.

ON THE _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME, KELLY SHUMWAY, MANAGER OF KM REAL ESTATE ENTERPRISES, LLC, 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: _____

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

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 _____

FINAL PLAT OF
LEGACY FIELDS, PHASE III

A SUBDIVISION LOCATED WITHIN SECTION 10, TOWNSHIP 29 SOUTH, RANGE 24 EAST SALT LAKE BASE AND MERIDIAN

