

88 East Center Street  
Moab, UT 84532  
435.259.8171

STANDARD LEGEND

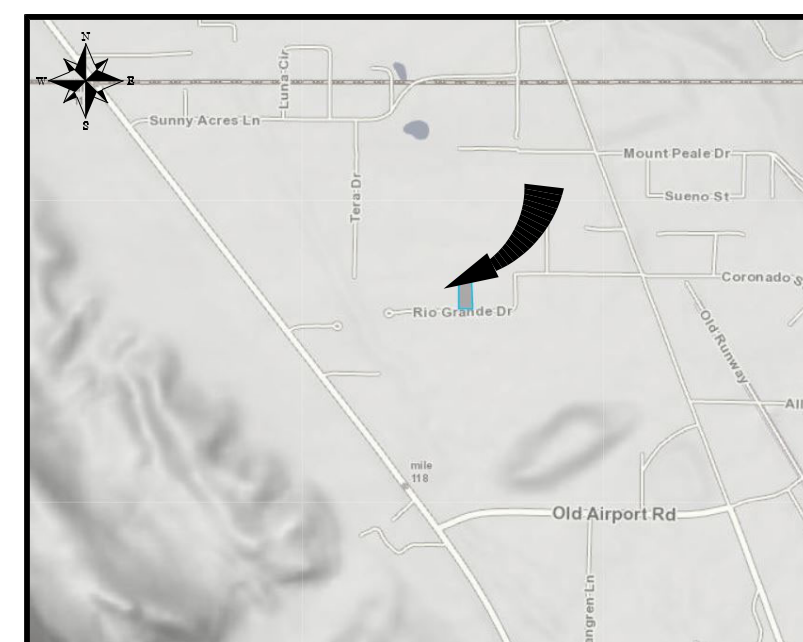
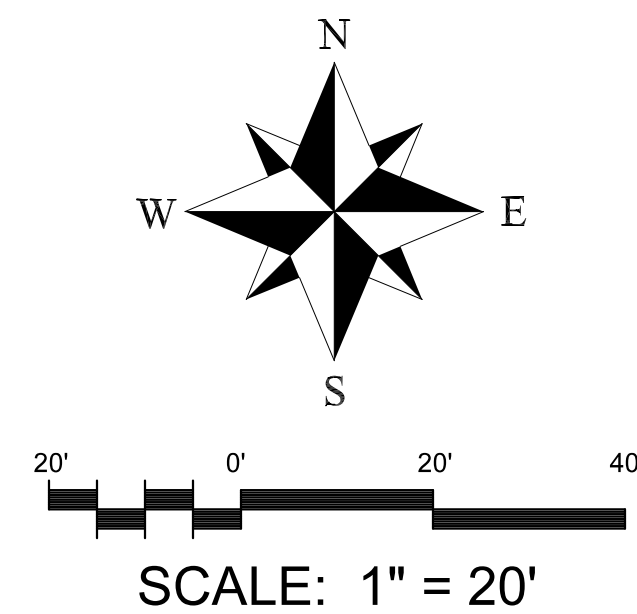
- PROF. CORNER FOUND
- PROP. CORNER SET
- MAG NAIL FOUND
- MAG NAIL SET
- BLACK CORNER
- SECTION MONUMENT
- POWERPOLE
- PROPERTY LINES
- EASEMENTS
- PROPERTY ADJOINING

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
181 W Rio Grande  
Moab, Utah 84532

PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:  
MARLA GREENHALGH



VICINITY MAP

NOT TO SCALE

FINAL PLAT OF  
TURKEY TROT ESTATES, PHASE I, LOT 22 AMENDED

AMENDING TO SUBDIVIDE LOT 22, TURKEY TROT ESTATES, PHASE I  
A SUBDIVISION LOCATED WITHIN  
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST  
SALT LAKE BASE AND MERIDIAN

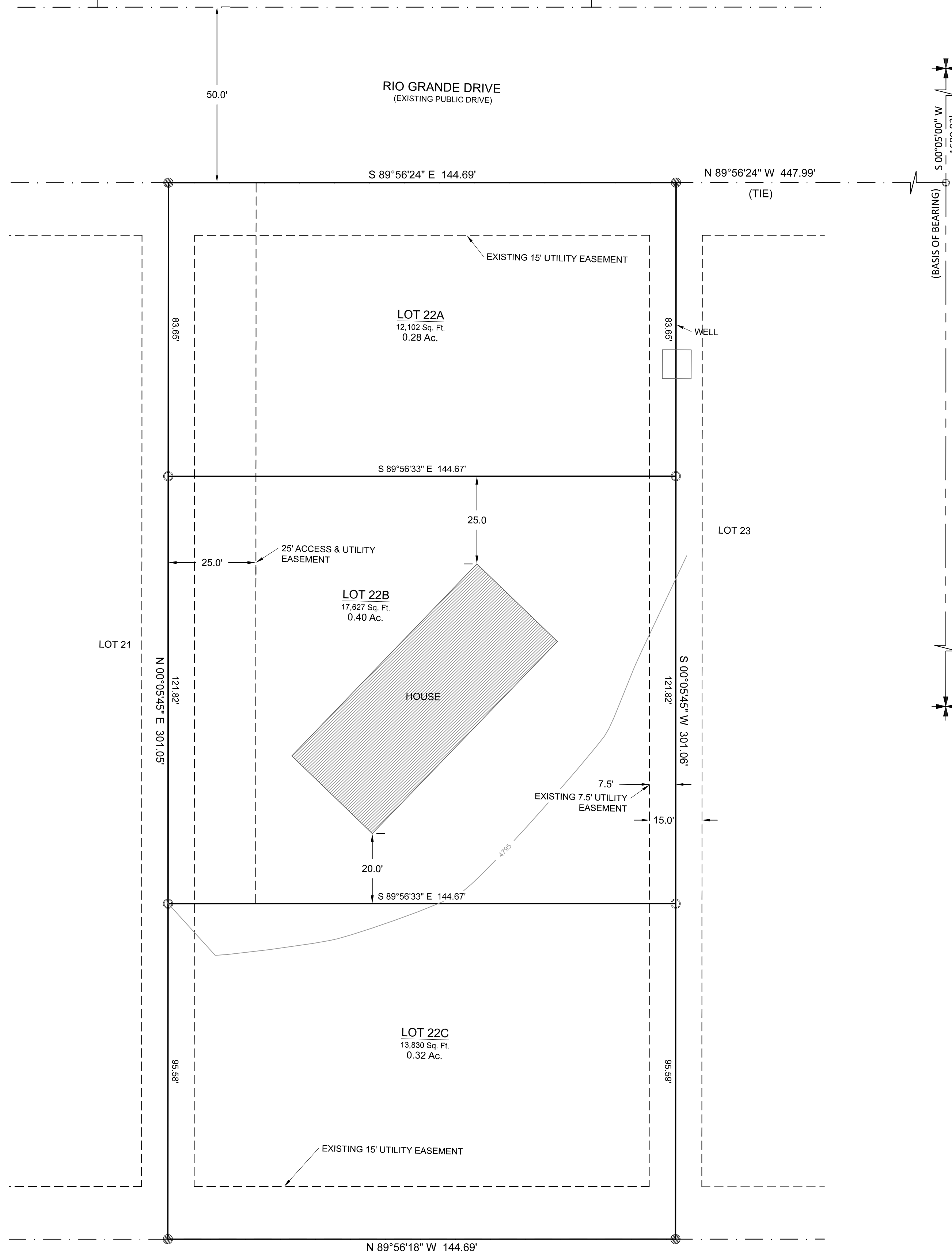
PLAT NOTES:

- ROAD ENCROACHMENT PERMIT REQUIRED FOR PRIVATE ROAD DEVELOPMENT.
- NEWLY DEVELOPED LOTS TO BE CONNECTED TO SEWER AND WATER.
- UNDER ZONING IN EFFECT AT THE TIME OF PLAT APPROVAL, USE OF THESE PROPERTIES FOR SHORT-TERM RENTALS, OVERNIGHT ACCOMMODATIONS, BED & BREAKFASTS, LODGING HOUSES, OR ANY OTHER VARIATION OF OVERNIGHT ACCOMMODATIONS FOR NIGHTLY RENTALS IS PROHIBITED.

A SUBDIVISION LOCATED WITHIN THE SE QUARTER  
SECTION 35, 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 Lot 22 of Turkey Trot Estates, Phases I, to subdivide into three lots along with a private lane for access to Lots 22B & 22C. The basis of bearing is N 00°05'00" E between the East Quarter corner and the Southeast corner of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian. Various lot corners were located within subdivision. 5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way. Off-set pins to be placed in the back of the curb where applicable, in lieu of rebar and cap at front corners.



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 TURKEY TROT ESTATES, PHASE I, LOT 22 AMENDED 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

Commencing with the East Quarter corner of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, thence South 00°05'00" West 1680.93 feet; thence North 89°56'24" West 447.99 feet to the point of beginning, and proceeding with the east line of Lot 22, Turkey Trot Estates, Phase I, thence South 00°05'45" West 301.06 feet; thence North 89°56'18" West 144.69 feet; thence North 00°05'45" East 301.05 feet; thence South 89°56'24" East 144.69 feet to the point of beginning, having an area of 1.00 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

TURKEY TROT ESTATES, PHASE I, LOT 22 AMENDED

The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

MARLA J GREENHALGH

ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, MARLA J GREENHALGH 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: \_\_\_\_\_

COUNTY SURVEYOR

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

DATE:  
11/06/2023

JOB NUMBER:  
046-23

SHEET 1 OF 1

COUNTY ROAD DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

COUNTY BOARD OF HEALTH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
BY SAN JUAN COUNTY PLANNING COMMISSION.

COUNTY COMMISSION APPROVAL

PRESENTED TO THE \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
SUBDIVISION WAS ACCEPTED AND APPROVED.

COUNTY RECORDER

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

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

\_\_\_\_\_  
COUNTY SURVEYOR DATE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ATTORNEY

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
ATTEST