

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

PROP. CORNER FOUND
 PROP. CORNER SET
 MAG NAIL FOUND
 MAG NAIL SET
 BLOCK CORNER
 CENTERLINE MONUMENT
 PROPERTY LINE
 EASEMENTS
 PROPERTY ADJOINING

POWERPOLE
 CITY WIRE
 LIGHT POLE
 ELECTRIC METER
 GENERATOR
 RECORD DATA
 MEASURED DATA
 CALCULATED DATA

CLEAN OUT
 SAN SEWER LINE
 SEWER MANHOLE
 CABLE BOX
 CABLE PEDESTAL
 STOP SIGN
 SIGN

WATER VALVE
 WATER METER
 WATER MANHOLE
 HYDRANT
 TELEPHONE PEDESTAL
 GAS METER
 GAS PEDESTAL
 FENCE
 ASPHALT

PROJECT TYPE:
SUBDIVISION

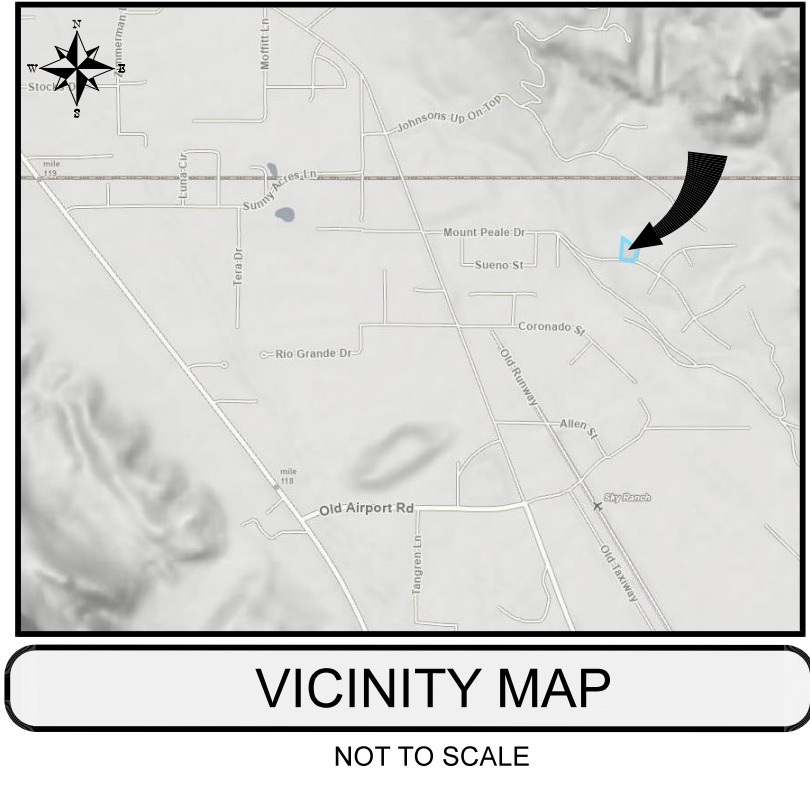
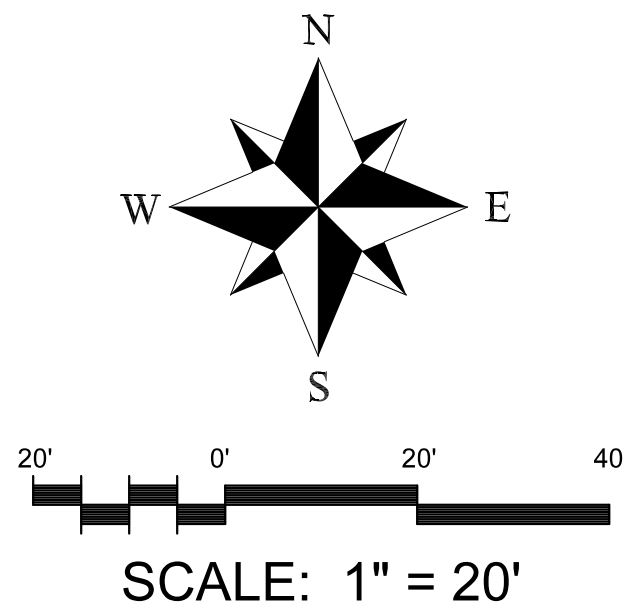
PROJECT ADDRESS:
25 N Quail Court
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Taylor Manning

DATE:
11/15/23
JOB NUMBER:
055-23

SHEET 1 OF 1



SAN JUAN ESTATES, LOT 2 AMENDED

A SUBDIVISION BY AMENDMENT OF LOT 2, SAN JUAN ESTATES,
LOCATED WITHIN THE
SE1/4 OF SECTION 36, T26S, R22E, SLB&M

CENTER 1/4
CORNER SECTION 36,
T26S, R22E, SLM
(MONUMENT FOUND
WITH SKY RANCH
SURVEY 2018)

EAST 1/4 CORNER
SECTION 36, T26S,
R22E, SLM (MONUMENT
FOUND)



PLAT NOTES:

1. RETAINING WALL TO BE BUILT ALONG WEST SIDE OF LOTS 2A & 2D.
2. DRAINAGE WILL BE MAINTAINED ON SITE, ALL 4 LOTS WILL BE GRADED TO SAME ELEVATION.
3. 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.
4. OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SUBDIVISION ROAD.
5. EXISTING SEPTIC TANK WILL BE REMOVED.

A SUBDIVISION BY AMENDMENT OF LOT 2, SAN JUAN ESTATES,
LOCATED WITHIN THE
SE1/4 OF SECTION 36, T26S, R22E, SLB&M

SURVEYOR NOTES

THE BASIS OF BEARING IS NORTH 89°55' EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL INTO 4 LOTS.

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 **SAN JUAN ESTATES, LOT 2 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

Beginning at the Northwest corner of Lot 2, San Juan Estates, said point being South 89°55' West 1726.7 feet and South 03°19' West 87.50 feet from the East Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with Said Lot 2 thence South 53°13'00" East 246.50 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 21.0 feet, (a chord bearing of South 08°42'00" East 20.40 feet); thence South 15°23'00" West 122.40 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 35.0 feet, (a chord bearing of South 55°25'00" West 32.20 feet); thence North 84°33'00" West 159.10 feet; thence North 03°19'00" East 289.40 feet to the point of beginning, having an area of 1.03 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

SAN JUAN ESTATES, LOT 2 AMENDED

Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof I have hereunto set by hand this _____ Day of _____ a.d., 20____

BY: TAYLOR MANNING
ITS: MANAGER, M3W, LLC

ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, TAYLOR MANNING, MANAGER OF M3W, 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

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

ATTORNEY

CHAIRMAN

ATTEST