

# WILSON ARCH RESORT COMMUNITY

## PHASE I AMENDED

WITHIN SECTIONS 15 & 22, T 29 S, R 23 E, SLB & M, SAN JUAN COUNTY, UTAH

### NOTES:

- JENNAH CIRCLE, JENNAH COURT, AUSTINS COURT, RYANS COURT, BACK OF THE ARCH DRIVE, CANYON VIEW DRIVE, PIONEER DRIVE, AND ROCK VIEW COURT ARE PRIVATE ROADS & OWNERSHIP OF SAME WILL BE VESTED IN THE PROPERTY OWNERS ASSOCIATION FOR THE WILSON ARCH COMMUNITY. CONSTRUCTION AND MAINTENANCE OF THESE PRIVATE ROADS IS THE RESPONSIBILITY OF THE OWNER, PROPERTY OWNERS ASSOCIATION, OR DEVELOPER, NOT SAN JUAN COUNTY.
- PRIVATE ROADS HEREON HAVE A 30 FT. WIDE RIGHT-OF-WAY WITH 70 FT. DIAMETER TURN-AROUNDS. SAID PRIVATE ROADS ARE ALSO UTILITY EASEMENTS IN THEIR ENTIRETY.
- ALL SIDE AND REAR LOT LINES, & LINES NOT COMMON WITH A ROAD RIGHT-OF-WAY, ARE SUBJECT TO A 15.0 FT. WIDE UTILITY EASEMENT. IN THE CASE OF LINES COMMON TO TWO LOTS, THE 15 FT. EASEMENT WILL BE CENTERED ON THE PROPERTY LINE WITH 7.5 FT. ON EITHER SIDE. IN THE CASE OF A LOT LINE ADJOINING OPEN SPACE, THE 15 FT. EASEMENT SHALL BE ENTIRELY ON THE LOT SIDE OF THE LINE.
- LOCATION SHOWN IS PREFERRED HOME LOCATION. VARIATION FROM THIS LOCATION REQUIRES APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.

### SURVEYORS NARRATIVE

TO DETERMINE THE EXTERIOR BOUNDARIES OF THIS PROPERTY, THIS SURVEYOR USED THOSE METHODS OF SECTIONAL SUBDIVISION AS PRESCRIBED IN THE U.S. B.L.M. MANUAL OF SURVEY INSTRUCTIONS. ALL MONUMENTS NECESSARY FOR SAME WERE FOUND AND USED.

TO DETERMINE THE BOUNDARIES COMMON WITH THE RIGHT-OF-WAY OF U.S. HIGHWAY 191, THIS SURVEYOR LOCATED SEVERAL EXISTING HIGHWAY RIGHT-OF-WAY MONUMENTS. SAME WERE FOUND TO BE IN AGREEMENT WITH RECORD INFORMATION AND WERE ACCEPTED AS THE RIGHT-OF-WAY LINE/PROPERTY LINE.

THE RIGHT-OF-WAY OF THE OLD HIGHWAY ALIGNMENT, CURRENTLY A 100 FT. WIDE COUNTY ROAD RIGHT-OF-WAY, WAS DETERMINED BY DOING A "BEST FIT" OF THE EXISTING HIGHWAY AND ASSOCIATED RIGHT-OF-WAY FENCES. THE ORIGINAL CONVEYANCE OF THIS RIGHT-OF-WAY CONTAINS ERRORS AND DOES NOT AGREE WITH THE PHYSICAL LOCATION OF THE OLD HIGHWAY.

BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 SECTION 22 (BEARING FROM 1902 G.L.O. SURVEY PLAT = N 0° 02' W).

### CURVE SCHEDULE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	10050.0	183.3	81.6	183.3	S 18°26' W	010°3'
2	327.3	106.9	54.0	106.5	N 80°25' W	18°43'
3	35.0	20.5	10.5	20.2	N 42°22' E	33°36'
4	35.0	51.6	31.8	47.1	N 78°39' E	84°23'
5	35.0	46.2	27.1	42.9	S 01°22' W	75°35'
6	35.0	70.7	55.7	59.3	N 83°00' W	115°42'
7	357.3	116.8	58.9	116.3	N 80°24' W	18°44'
8	10050.0	30.0	15.0	30.0	S 19°02' W	06°10'
9	10050.0	165.0	82.5	165.0	S 19°36' W	06°56'
10	10050.0	170.0	85.0	170.0	S 20°33' W	06°58'
11	10050.0	240.0	120.0	240.0	S 21°43' W	01°22'
12	35.0	39.5	22.2	37.5	N 83°40' E	64°42'
13	35.0	68.2	44.5	59.7	N 09°49' E	108°10'
14	35.0	56.1	36.2	50.3	N 89°43' W	91°54'
15	35.0	27.1	14.3	26.4	N 21°36' W	44°20'
16	10050.0	30.1	15.0	30.1	S 22°29' W	06°10'
17	10050.0	208.1	104.1	208.1	S 23°10' W	01°11'
18	10050.0	21.6	10.8	21.6	S 23°48' W	00°07'
19	35.0	43.9	25.4	41.1	N 35°16' E	55°17'
20	35.0	94.0	59.5	88.2	S 31°34' E	153°49'
21	35.0	51.1	31.3	46.6	S 86°48' W	83°34'
22	35.0	108.5	65.4	92.0	S 41°57' E	177°35'
23	35.0	42.9	24.6	40.2	S 81°55' W	70°10'
24	35.0	37.6	20.8	35.8	N 32°15' W	61°30'
25	1050.0	192.4	96.5	192.1	S 29°08' W	10°30'
26	850.0	174.0	87.5	173.8	S 29°08' W	10°30'
27	9950.0	92.5	46.2	92.5	S 21°37' W	00°32'
28	9950.0	440.0	220.1	440.0	S 22°05' W	02°32'
29	9950.0	384.4	192.2	384.4	S 22°05' W	02°32'
30	270.0	242.2	130.0	234.2	S 28°31' E	51°24'
31	5106.7	1016.0	509.7	1014.3	N 15°01' E	11°24'
32	5986.5	1317.3	658.6	1313.4	N 15°01' E	11°24'
33	512.9	35.4	18.1	35.0	N 82°42' W	15°07'
34	542.9	143.3	72.1	142.9	S 82°42' W	15°07'
35	757.5	220.1	110.8	219.5	N 81°41' E	16°39'
36	774.9	88.4	44.8	86.2	N 85°33' E	20°18'
37	727.5	211.3	106.4	210.6	N 81°41' E	16°39'
38	757.5	220.1	110.8	219.5	N 81°41' E	16°39'
39	774.9	88.4	44.8	86.2	N 85°33' E	20°18'
40	804.9	92.9	46.5	92.8	N 12°59' E	06°33'
41	199.9	172.1	91.8	166.9	N 34°21' E	49°20'
42	229.9	198.0	103.6	191.9	N 34°21' E	49°20'
43	110.2	60.1	30.8	59.3	N 43°24' E	31°14'
44	140.2	76.4	39.2	75.5	N 43°24' E	31°14'
45	314.8	86.2	43.4	86.0	N 35°37' E	15°42'
46	344.8	94.4	47.5	94.2	N 35°37' E	15°42'

### LEGEND

- 5/8" IRON BAR WITH PLASTIC CAP SET BY THIS SURVEYOR
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT (BRASS CAP)
- FOUND BLM ALUMINUM MONUMENT (1996)
- FOUND U.S. G.L.O. STONE MONUMENT
- FOUND B.L.M. R.R. SPIKE (1996) WITH REFERENCE MONUMENTS
- WELL
- CURVE IDENTIFICATION NUMBER. CORRESPONDS WITH CURVE SCHEDULE
- CENTER OF HOMESITE (SEE NOTE #4)



DEDICATED OPEN SPACE

NW CORNER SECTION 22, T 29 S, R 23 E, SLB & M

S 89°57' E

2638.1'

1/4 CORNER TO SECTIONS 15 & 22, T 29 S, R 23 E, SLB & M

FUTURE PHASES

### GRAPHIC SCALE



(IN FEET)  
1 inch = 200 ft

### COUNTY SURVEYORS APPROVAL

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT AND SAID TRACT AS STAKED EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

5-29-01 *Phillip V. Glaze*  
DATE

### COUNTY COMMISSION APPROVAL

PRESENTED TO THE *San Juan County Commission*  
THIS *21* DAY OF *May*, A.D. 20*01*. SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST *Phillip V. Glaze* *By Lewis*

### HEALTH DEPARTMENT APPROVAL

APPROVED THIS *26* DAY OF *June*, A.D. 20*01*.

*Phillip V. Glaze*  
COUNTY HEALTH OFFICIAL

### FILED COUNTY RECORDER NO. 064023

STATE OF UTAH, CO. OF SAN JUAN  
RECORDED AT THE REQUEST OF *Phillip Glaze*  
DATE 07-02-01 TIME 14:31pm BOOK 736 PAGE 513  
FEE \$9.00

0057 *Lewis C. Jones*  
COUNTY RECORDER

### PLANNING COMMISSION APPROVAL

APPROVED THIS *21* DAY OF *May*, A.D. 20*01*, BY THE SAN JUAN COUNTY PLANNING COMMISSION.

*By Lewis*  
CHAIRMAN PLANNING COMMISSION

### APPROVAL AS TO FORM

APPROVED AS TO FORM THIS *21* DAY OF *May*, A.D. 20*01*.

*Phillip V. Glaze*  
SAN JUAN COUNTY ATTORNEY

### SURVEYOR'S CERTIFICATION

I, TIMOTHY M. KEOGH, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH, AND I FURTHER CERTIFY THAT I AM ONE OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND I HAVE DIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREIN TO BE KNOWN AS AMENDED PLAT OF WILSON ARCH RESORT COMMUNITY, PHASE I, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BEGINNING AT THE NW CORNER OF SECTION 22, T 29 S, R 23 E, SLB & M, AND PROCEEDING THENCE WITH THE NORTH LINE OF SAID SECTION 22, S 89°57' E, 2638.1 FT. TO THE 1/4 CORNER COMMON TO SECTIONS 15 & 22, THENCE WITH THE CENTER 1/4 LINE OF SECTION 15, N 0°04' E, 1326.8 FT. TO THE CENTER SOUTH 1/16 CORNER SECTION 15, THENCE S 89°57' E, 1318.4 FT. TO THE NE CORNER SW 1/4, SE 1/4 SAID SECTION 15, THENCE S 0°04' W, 1326.6 FT. TO THE EAST 1/16 CORNER SECTIONS 15 & 22, THENCE S 0°15' E, 2648.7 FT. TO THE CENTER EAST 1/16 CORNER SECTION 22, THENCE N 89°44' W, 3964.9 FT. TO THE WEST 1/4 CORNER SAID SECTION 22, THENCE WITH THE WEST LINE SAID SECTION 22, N 0°02' W, 2633.7 FT. TO THE POINT OF BEGINNING.

LESS: THE RIGHT-OF-WAY FOR U.S. HIGHWAY 191 AND THE OLD HIGHWAY RIGHT-OF-WAY (COUNTY ROAD #179) PASSING THROUGH SAME.

May 21, 2001  
DATE

*Timothy M. Keogh*  
TIMOTHY M. KEOGH  
SURVEYOR

PREPARED BY  
**KEOGH LAND SURVEYING**  
45 EAST CENTER STREET  
MOAB, UTAH 84532

DATE: DEC. 18, 2000

DRAWN BY: TWK

CHECKED BY: JH TWK

### OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREINAFTER TO BE KNOWN AS THE

AMENDED PLAT OF  
WILSON ARCH RESORT COMMUNITY, PHASE I

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 \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

*Phillip V. Glaze*  
Phillip V. Glaze, Notary Public  
San Juan County, Utah

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF \_\_\_\_\_ S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES *4-2-06*

*Phillip V. Glaze*  
NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

E 064023, B 736 P 0513  
Date: 2-JUL-2001 14:31pm  
Fees: \$9.00 Check#  
LOUISE C JONES, Recorder  
Filed By: WED  
For: PHILLIP V GLAZE  
SAN JUAN COUNTY CORPORATION