

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROPERTY LINE
- BUILDING SETBACKS
- EASEMENTS
- PROPERTY ADJOINING
- FENCE
- PROP. CORNER FOUND
- PROP. CORNER SET
- SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
Address
Moab, Utah 84532

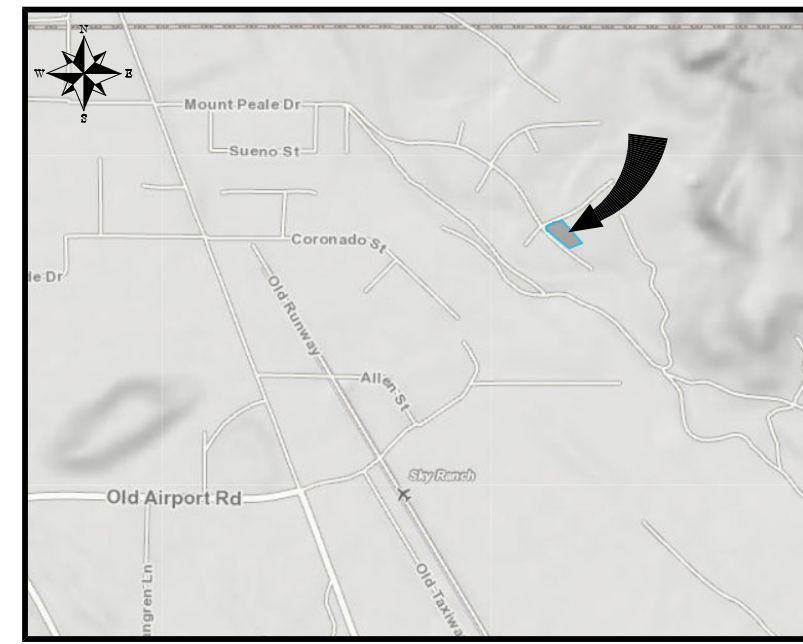
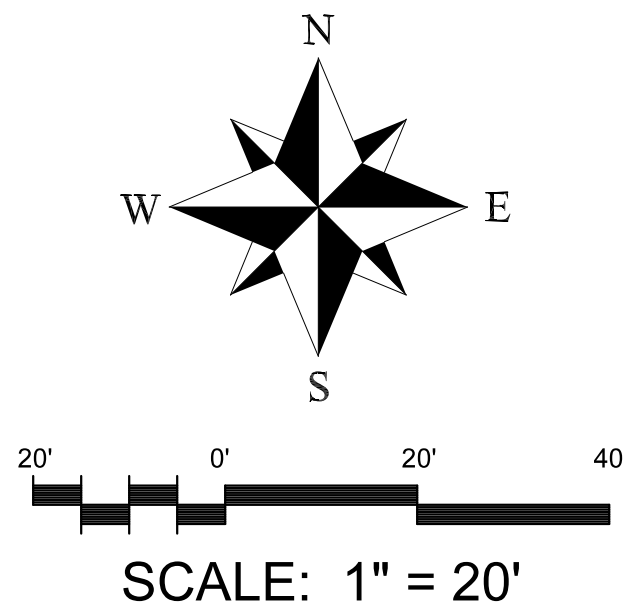
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
TWS CONSTRUCTION

DATE:
3/3/21

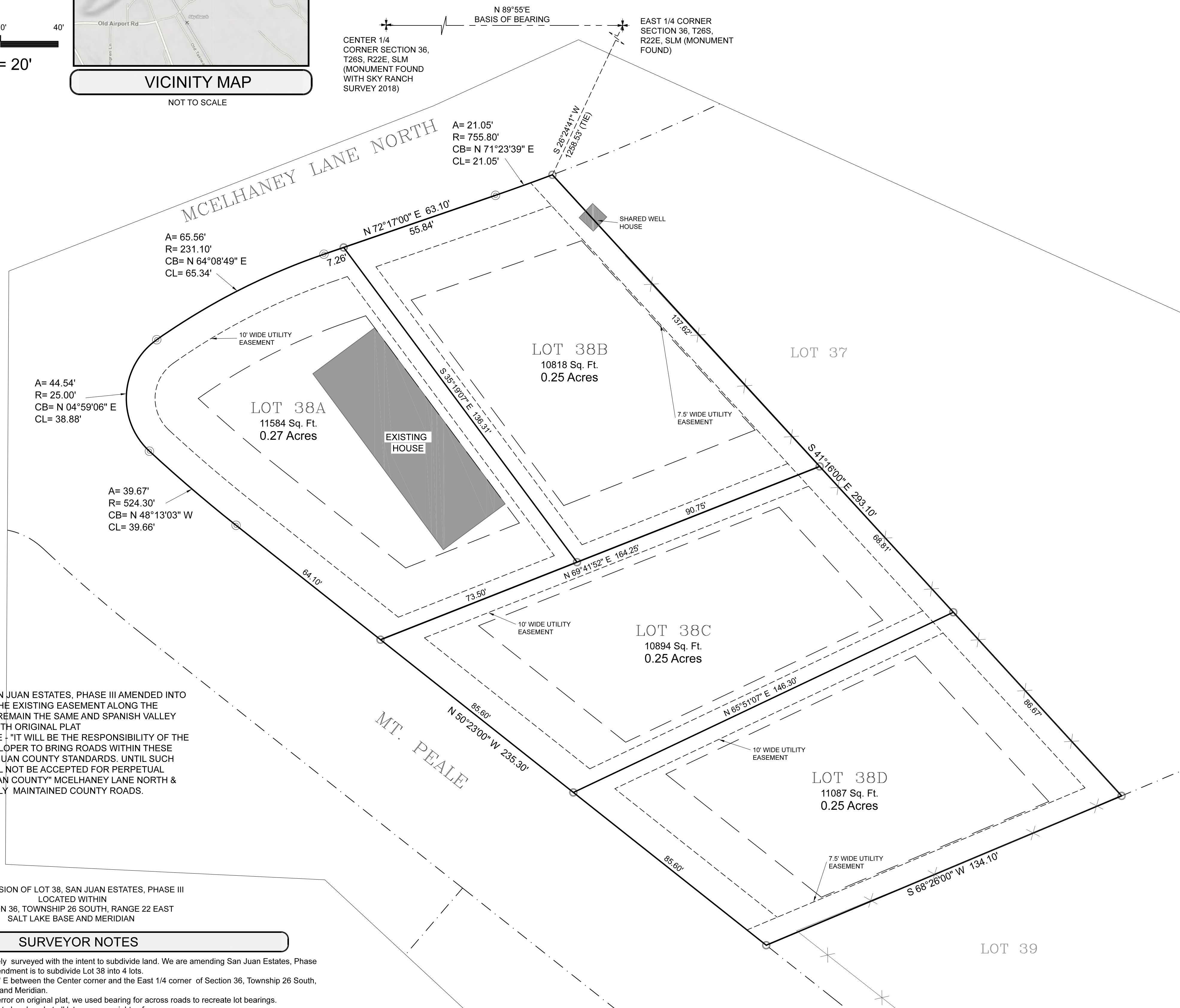
JOB NUMBER:
018-21

SHEET 1 OF 1



AMENDMENT II, LOT 38, SAN JUAN ESTATES, PHASE III

FINAL PLAT OF
A SUBDIVISION OF LOT 38, SAN JUAN ESTATES, PHASE III
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



PLAT NOTES:
1: DIVIDING LOT 38, SAN JUAN ESTATES, PHASE III AMENDED INTO 4 QUARTER ACRE LOTS. THE EXISTING EASEMENT ALONG THE EXTERIOR OF LOT 2 WILL REMAIN THE SAME AND SPANISH VALLEY DRIVE WAS DEDICATED WITH ORIGINAL PLAT
2: ORIGINAL PLAT NOTE: "IT WILL BE THE RESPONSIBILITY OF THE OWNER, BUYER, OR DEVELOPER TO BRING ROADS WITHIN THESE DEDICATIONS UP TO SAN JUAN COUNTY STANDARDS. UNTIL SUCH TIME THOSE ROADS SHALL NOT BE ACCEPTED FOR PERPETUAL MAINTENANCE BY SAN JUAN COUNTY" MCELHANEY LANE NORTH & MT. MEALE ARE CURRENTLY MAINTAINED COUNTY ROADS.

SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. We are amending San Juan Estates, Phase III, Lot 38. The intent of this amendment is to subdivide Lot 38 into 4 lots.
The basis of bearing is N 89°55' E between the Center corner and the East 1/4 corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian.
Curve tables appeared to be in error on original plat, we used bearing for across roads to recreate lot bearings.
5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way.

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 AMENDMENT II, LOT 38, SAN JUAN ESTATES, 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

LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 33, San Juan Estates, Phase III, said point being South 26°24'41" West 1258.53 feet from the East 1/4 Corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with Said Lot 38 thence South 41°16'00" East 293.10 feet; thence South 68°26'00" West 134.10 feet; thence North 50°23'00" West 235.30 feet; thence with a curve turning to the right with an arc length of 39.67 feet, with a radius of 524.30 feet, with a chord bearing of North 48°13'03" West 39.66 feet; thence with a compound curve turning to the right with an arc length of 44.54 feet, with a radius of 25.00 feet, with a chord bearing of North 04°59'06" East 38.88 feet; thence with a compound curve turning to the right with an arc length of 65.56 feet, with a radius of 231.10 feet, with a chord bearing of North 64°08'49" East 65.34 feet; thence North 72°17'00" East 63.09 feet; thence with a curve turning to the left with an arc length of 21.05 feet, with a radius of 755.80 feet, with a chord bearing of North 71°23'39" East 21.05 feet to the point of beginning, having an area of 44,372 square feet, 1.023 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

AMENDMENT II, LOT 38, SAN JUAN ESTATES, 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____

CRISTIE NORTH AS THE DIRECTOR OF
NORTH MOAB HOLDINGS 16 NORTH MCELHANEY, LLC

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, CRISTIE NORTH AS THE DIRECTOR OF NORTH MOAB HOLDINGS 16 NORTH MCELHANEY, 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	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2021. _____ ATTORNEY	SAN JUAN COUNTY ROAD DEPARTMENT APPROVED THIS _____ DAY OF _____, 2021. _____	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 _____
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