

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND



PROJECT TYPE:
SUBDIVISION

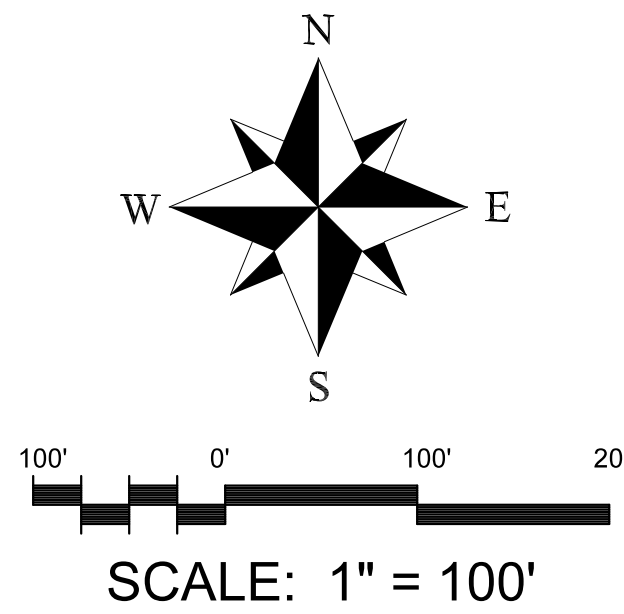
PROJECT ADDRESS:
Flat Iron Mesa Lot 39 & 40
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
MIKE DERVAGE

COUNTY SURVEYOR
I HAVE REVIEWED THIS PLAT AND FIND IT TO MEET THE MINIMUM STATUTORY REQUIREMENTS OF:
UTAH CODE, TITLE 17, CHAPTER 23
UTAH CODE, TITLE 17, CHAPTER 27a-6
SAN JUAN COUNTY SUBDIVISION ORDINANCE - AMENDED APRIL, 2016

SHEET 1 OF 1



SCALE: 1" = 100'



VICINITY MAP

NOT TO SCALE

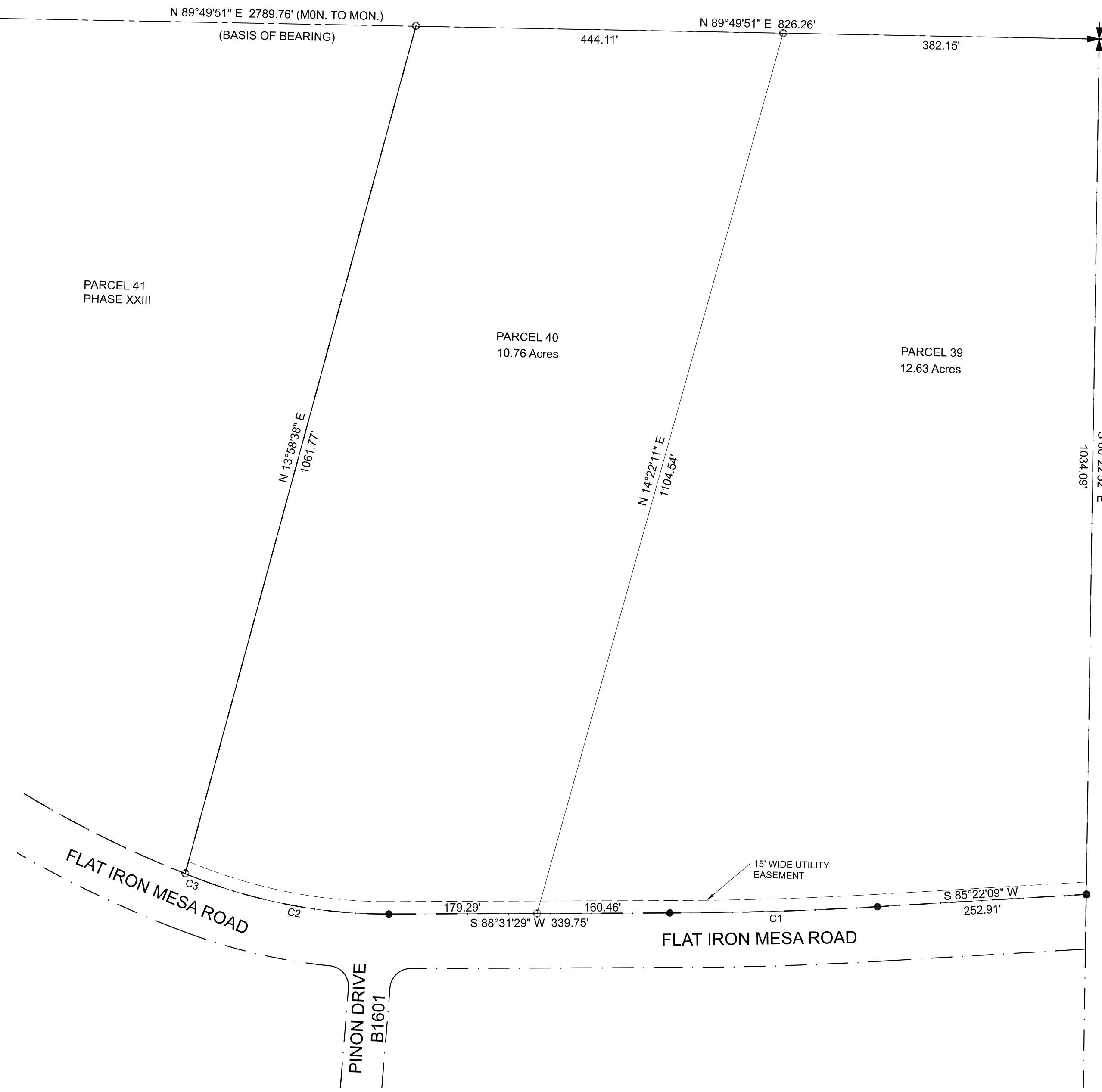
FINAL PLAT OF
FLAT IRON MESA RANCH, PHASE XXVI

A SUBDIVISION LOCATED WITHIN THE NE QUARTER
OF SECTION 36, T28S, R22E, SLB&M

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4318.74'	251.02'	250.98'	S 87°02'03" W	3°19'49"
C2	630.03'	230.26'	228.98'	N 81°00'19" W	20°58'23"
C3	1316.68'	22.41'	22.41'	N 70°02'52" W	0°58'31"

NORTH QUARTER CORNER SECTION 36, T28S, R22E, SLB&M (FOUND BRASS CAP MONUMENT)

NORTHEAST CORNER SECTION 36, T28S, R22E, SLB&M (FOUND BRASS CAP MONUMENT)



A SUBDIVISION LOCATED WITHIN THE NE QUARTER
OF SECTION 36, T28S, R22E, SLB&M

SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. The basis of bearing is N 89°41'59" E between the North Quarter corner and the Northeast corner of Section 36, Township 28 South, Range 22 East, Salt Lake Base and Meridian.
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.

PLAT NOTES

- ALL FRONTAGES, ALL LINES COMMON WITH A ROAD RIGHT-OF-WAY, SHALL BE SUBJECT TO A 15' WIDE UTILITY EASEMENT
- ALL DEVELOPMENT WITHIN THE SUBDIVISION WILL BE UNDER THE CC & R'S FOR THE ADJACENT FLAT IRON MESA RANCH AND LOTS CREATED HEREIN WILL BE MEMBERS OF THE FLAT IRON MESA RANCH HOME OWNERS ASSOCIATION.

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 Flat Iron Mesa Ranch, Phase XXVI 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 a Northeast corner of Section 36, T28S, R22E, SLB&M, and proceeding thence S 00°22'52" E 1034.09 feet to a point on the north right-of-way of Flat Iron Mesa Drive; thence with said right-of-way S 85°22'09" W 252.91 feet; thence with a curve having a radius of 4318.74 feet, to the right with an arc length of 251.02 feet, (a chord bearing of S 87°02'03" W 250.98 feet); thence S 88°31'29" W 339.75 feet; thence with a curve having a radius of 630.03 feet, to the right with an arc length of 230.26 feet, (a chord bearing of N 81°00'19" W 228.98 feet); thence with a compound curve having a radius of 1316.68 feet, to the right with an arc length of 22.41 feet, (a chord bearing of N 70°02'52" W 22.41 feet); thence N 13°58'38" E 1061.77 feet; thence N 89°49'51" E 826.26 feet to the point of beginning, having an area of 23.39 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 Flat Iron Mesa Ranch, Phase XXVI

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____

MICHAEL M DERVAGE

KATHRYN COLLARD

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE _____ DAY OF _____, 2020, 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
I HAVE REVIEWED THIS PLAT AND FIND IT TO MEET THE MINIMUM STATUTORY REQUIREMENTS OF:
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APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2020.

ATTORNEY

COUNTY BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____, 2020.

PLANNING COMMISSION CERTIFICATE
APPROVED THIS _____ DAY OF _____, 2020.
BY SAN JUAN COUNTY PLANNING COMMISSION.

CHAIRMAN

COUNTY COMMISSION APPROVAL
PRESENTED TO THE _____
THIS _____ DAY OF _____, 2020.
SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

COUNTY RECORDER
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____
DATE _____ BOOK _____ PAGE _____ FEE _____