

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- EASEMENTS
- PROPERTY ADJOINING
- PROP. CORNER SET
- SECTION MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
Flat Iron Mesa Lot 45
Moab, Utah 84532

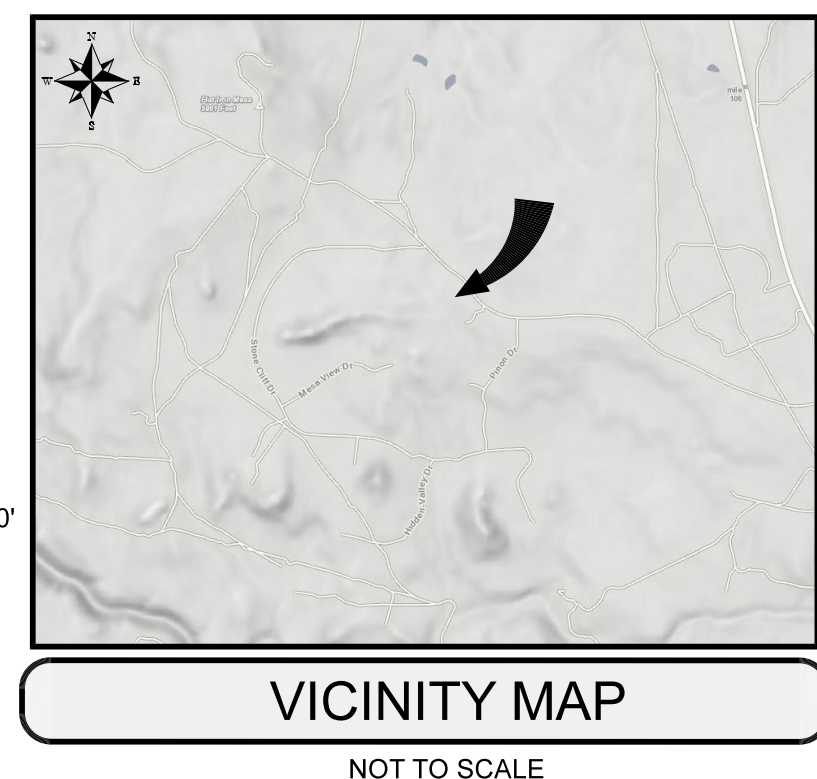
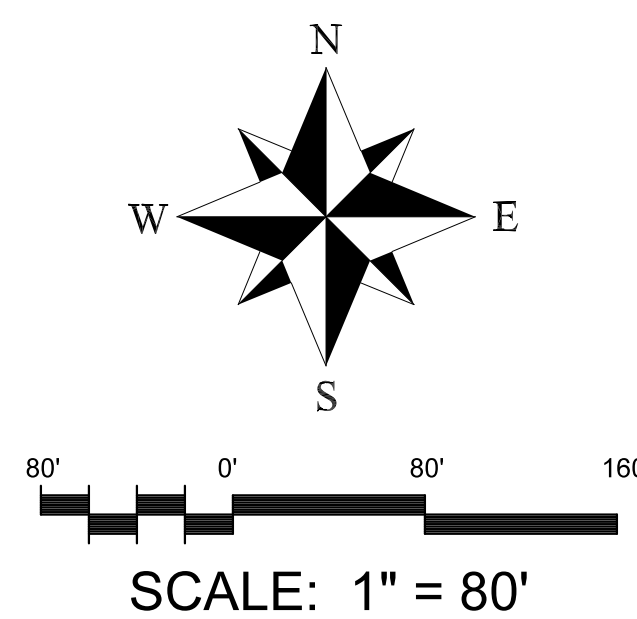
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
MIKE DERVAGE

DATE:
03/8/2021

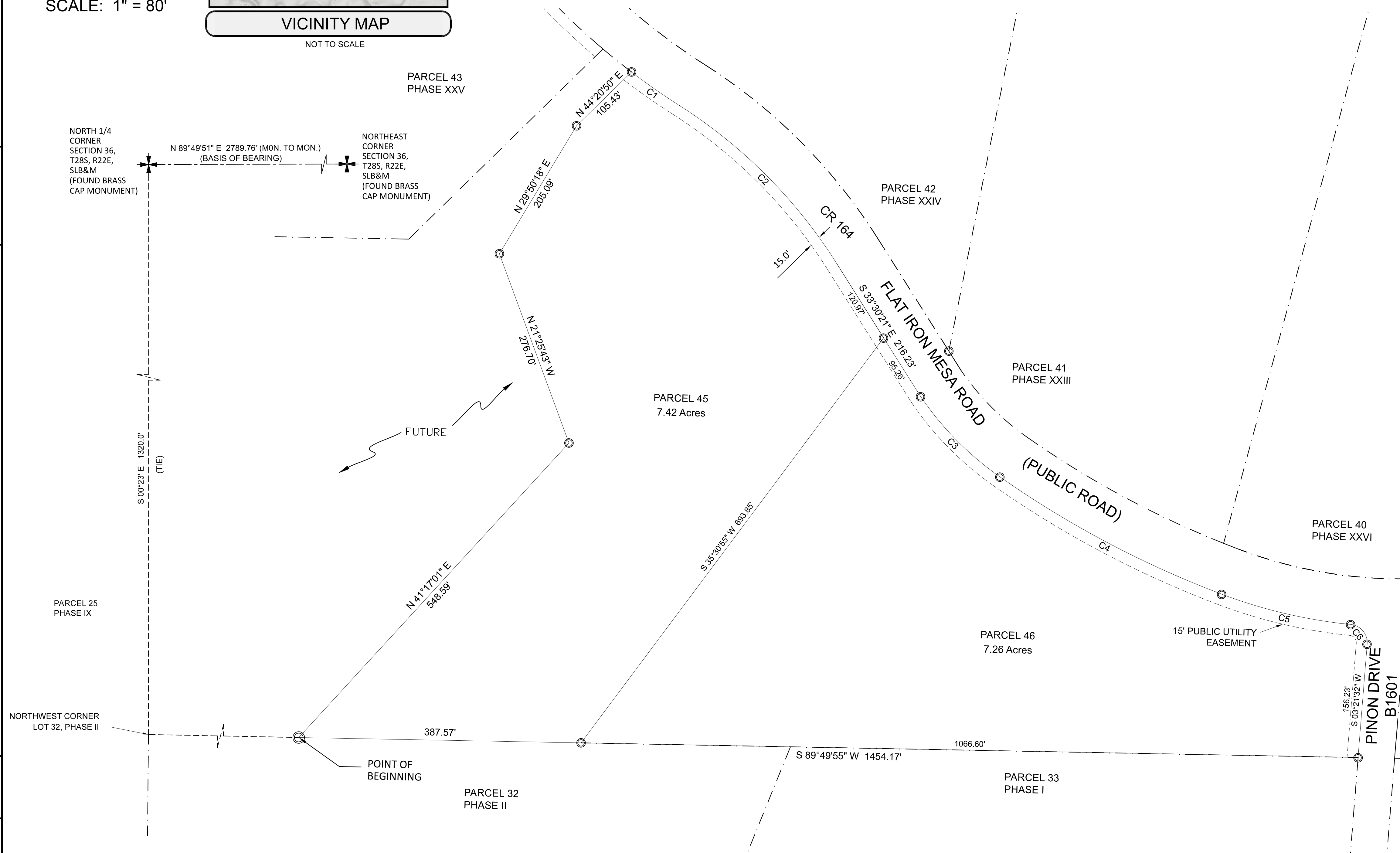
JOB NUMBER:
001-21

SHEET 1 OF 1



FINAL PLAT OF
FLAT IRON MESA RANCH, PHASE XXVII

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



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	952.07'	80.38'	80.38'	S 56°22'01" E
C2	699.18'	308.16'	305.67'	S 46°07'45" E
C3	429.51'	154.79'	153.95'	S 45°48'56" E
C4	1382.68'	346.28'	345.38'	S 63°21'39" E
C5	696.03'	182.41'	181.89'	S 78°02'36" E
C6	25.00'	38.81'	35.03'	S 41°06'33" E

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 herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Flat Iron Mesa Ranch, Phase XXVII 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 at the North Quarter corner of Section 36, T28S, R22E, SLB&M; thence South 00°23' East 1300.00 feet; thence North 89°50' East 434.94 to the point of beginning, and proceeding thence North 41°17'01" East 548.59 feet; thence North 21°25'43" West 276.70 feet; thence North 29°50'18" East 205.09 feet; thence North 44°20'50" East 105.43 feet; thence with a curve having a radius of 952.08 feet, to the left with an arc length of 80.38 feet, (a chord bearing of South 56°22'01" East 80.36 feet); thence with a reverse curve having a radius of 699.18 feet, to the right with an arc length of 308.16 feet, (a chord bearing of South 46°07'45" East 305.67 feet); thence South 33°30'21" East 216.23 feet; thence with a curve having a radius of 429.51 feet, to the left with an arc length of 154.79 feet, (a chord bearing of South 45°48'56" East 153.95 feet); thence with a compound curve having a radius of 1382.68 feet, to the left with an arc length of 346.28 feet, (a chord bearing of South 63°21'39" East 345.38 feet); thence with a compound curve having a radius of 696.03 feet, to the left with an arc length of 182.41 feet, (a chord bearing of South 78°02'36" East 181.89 feet); thence with a reverse curve having a radius of 25.00 feet, to the right with an arc length of 38.81 feet, (a chord bearing of South 41°06'33" East 35.03 feet); thence South 03°21'32" West 156.23 feet; thence South 89°49'55" West 1454.17 feet to the point of beginning, having an area of 14.68 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 XXVII

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

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

COUNTY SURVEYOR DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

ATTORNEY

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 _____