

**LEGAL DESCRIPTION OF TOTAL LAND AREA WITHIN SUBDIVISION:**

A TRACT OF LAND WITHIN SECTION 13, 24, & 25, T32S, R23E, S1B&M, SAN JUAN COUNTY, UTAH DESCRIBED AS FOLLOWS: A PORTION OF THAT LAND CONTAINED WITHIN SECTION 13 AS RECORDED IN BOOK 182 PAGE 404, AND ALSO A PORTION OF THAT LAND CONTAINED WITHIN SECTION 25 AS RECORDED IN BOOK 182 PAGE 558, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

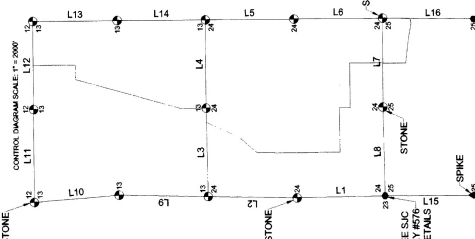
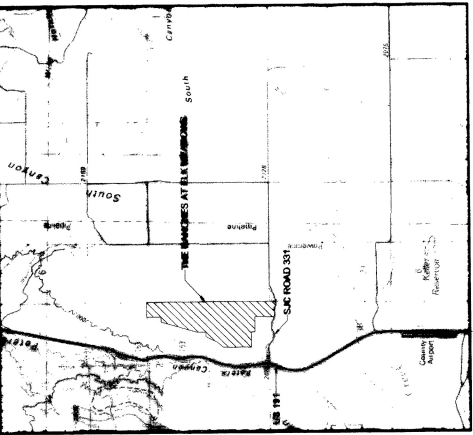
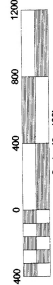
SECTION 13: LOTS 17, 18, & 19, LESS THE FOLLOWING TRACT OF LAND WITHIN SECTION 13, BEGINNING AT THE NW CORNER OF LOT 7, THENCE N89°34'1"E 882.11 FEET ALONG THE NORTH LINE OF LOT 7, THENCE S74°52'39"W 523.38 FEET TO THE POINT OF BEGINNING, CONTAINING 31.69 ACRES MORE OR LESS.

SECTION 24: 1/2 LESS THAT PORTION OF THE SE 1/4 SW 1/4 SECTION 24, THE CEDAR TREE SUBDIVISION AND DESCRIBED AS S1/2 SW 1/4 SW 1/4 S 1/4 SECTION 24, SECTION 24, T32S, R23E, S1B&M.

SECTION 25: BEGINNING AT THE SW CORNER OF THE SE 1/4 NW 1/4 SECTION 24, THENCE N89°28'15"E 1345.78 FEET TO THE CENTER OF SAID SECTION 24, THENCE N40°20'24"E 297.30 FEET TO THE NW CORNER OF SAID SECTION 24, THENCE N40°20'24"E 297.30 FEET TO THE WEST LINE OF THE SE 1/4 NW 1/4 SECTION 24, THENCE S50°39'22"W 1171.12 FEET ALONG THE WEST LINE OF THE SE 1/4 NW 1/4 SECTION 24 TO THE POINT OF BEGINNING.

SECTION 25: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 25 BETWEEN THE NW CORNER AND THE NE CORNER OF SAID SECTION 25, SAID POINT IS 589.00 FEET FROM THE NW CORNER, AND IS ALSO THE NE CORNER OF PARCEL 1 WITHIN SECTION 25 AS SHOWN ON MAP 1000717000, BEAR 87 FEET ALONG THE EAST LINE OF SECTION 25 TO A POINT ON THE CENTERLINE OF SJC ROAD 331, SAID POINT IS ALSO THE NE CORNER OF PARCEL 37 AS SHOWN ON SURVEY REFERENCE # 101-D, THENCE ALONG THE NORTH LINE, WEST, THENCE N20°42'29"W 459.41 FEET, THENCE N50°14'51"E 741.46 FEET, THENCE LEAVING THE CENTERLINE OF SJC ROAD 331) NORTH 680.75 FEET TO THE POINT OF BEGINNING.

**TOTAL LAND AREA WITHIN SUBDIVISION: 661.49 ACRES**



- LEGEND**
- FOUND MONUMENT
  - CALCULATED CORNER
  - FOUND MONUMENT (P&C)
  - P&C CORNER (DESIGNATED)
  - SET 5/8" REBAR & CAP

**MEASURED**

NUMBER	DIRECTION	DISTANCE	RECORD
L1	N 00°52'24" W	2627.69 FT	2696.24 FT
L2	N 01°15'02" E	2657.48 FT	2690.46 FT
L3	N 89°17'22" E	2658.33 FT	2691.59 FT
L4	S 89°56'12" E	2648.13 FT	2682.59 FT
L5	S 00°10'12" E	2648.02 FT	2682.59 FT
L6	S 89°40'12" E	2658.22 FT	2682.59 FT
L7	S 89°04'12" E	2658.41 FT	2682.79 FT
L8	N 01°17'30" E	2668.35 FT	2682.46 FT
L9	N 04°25'24" W	2711.38 FT	2773.39 FT
L10	S 89°56'32" W	2631.56 FT	2682.00 FT
L11	S 00°01'41" E	2532.37 FT	2639.12 FT
L12	S 89°56'32" W	2638.44 FT	2640.00 FT
L13	S 00°02'22" E	2659.98 FT	2640.50 FT
L14	N 00°00'32" W	2718.69 FT	2640.50 FT
L15	S 00°48'10" W	2718.69 FT	2771.60 FT

**NOTES**

1. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE UNIT).
2. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE UNIT).
3. ALL UTILITIES SHOWN ON THIS SURVEY SHALL BE INSTALLED AND SHALL BE THE RESPONSIBILITY OF THE OWNER. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UTILITIES OTHER THAN THOSE SHOWN ON THIS SURVEY. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UTILITIES OTHER THAN THOSE SHOWN ON THIS SURVEY. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
4. THERE IS NO OFFICIAL FLOOD ZONE DESIGNATION FOR ANY AREA WITHIN THE PROPOSED SUBDIVISION.
5. THERE SHALL BE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF EACH LOT.
6. WE WILL ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY AND THE CORRECTNESS OF THE MEASUREMENTS AND CALCULATIONS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UTILITIES OTHER THAN THOSE SHOWN ON THIS SURVEY. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
7. THERE ARE NO LOTS IN THIS SUBDIVISION WHICH MAY OR MAY NOT HAVE DWELLINGS UNITS CONFINED THEREIN. (INDICATE THE EXPOSED SHALL BE MADE BY LOT CHANGES FOR LOTS AND WATER APPROPRIATION.)
8. THIS SUBDIVISION IS A P&C WITH SOME SCATTERED PATCHES OF P&C AND JUMPER LOTS. ALL LOTS SHALL BE CONVEYED TO THE BUYER AS P&C UNLESS OTHERWISE SPECIFIED. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UTILITIES OTHER THAN THOSE SHOWN ON THIS SURVEY. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
9. ALL ROADS ARE 66 FEET WIDE WITH TOTAL LENGTH OF ROAD CENTERLINES 6.41 MILES.
10. THERE ARE RESTRICTIVE COVENANTS WHICH PERTAIN TO THE SUBDIVISION, SAN JUAN COUNTY HAS NO RESPONSIBILITY FOR ENFORCING SAID COVENANTS.
11. ALL SET BACKS AND EASEMENTS SHOWN ON THIS SURVEY ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UTILITIES OTHER THAN THOSE SHOWN ON THIS SURVEY. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.

**CURVE TABLE**

CURVE IDENTIFICATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	ARC LENGTH	EXTERNAL ANGLE	INTERNAL ANGLE	PI POINT	TANGENT DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	N 00°52'24" W	2627.69	N 00°52'24" W	2627.69	2627.69	180	180	2627.69	0	N 00°52'24" W	2627.69
C2	N 01°15'02" E	2657.48	N 01°15'02" E	2657.48	2657.48	180	180	2657.48	0	N 01°15'02" E	2657.48
C3	N 89°17'22" E	2658.33	N 89°17'22" E	2658.33	2658.33	180	180	2658.33	0	N 89°17'22" E	2658.33
C4	S 89°56'12" E	2648.13	S 89°56'12" E	2648.13	2648.13	180	180	2648.13	0	S 89°56'12" E	2648.13
C5	S 00°10'12" E	2648.02	S 00°10'12" E	2648.02	2648.02	180	180	2648.02	0	S 00°10'12" E	2648.02
C6	S 89°40'12" E	2658.22	S 89°40'12" E	2658.22	2658.22	180	180	2658.22	0	S 89°40'12" E	2658.22
C7	S 89°04'12" E	2658.41	S 89°04'12" E	2658.41	2658.41	180	180	2658.41	0	S 89°04'12" E	2658.41
C8	N 01°17'30" E	2668.35	N 01°17'30" E	2668.35	2668.35	180	180	2668.35	0	N 01°17'30" E	2668.35
C9	N 04°25'24" W	2711.38	N 04°25'24" W	2711.38	2711.38	180	180	2711.38	0	N 04°25'24" W	2711.38
C10	S 89°56'32" W	2631.56	S 89°56'32" W	2631.56	2631.56	180	180	2631.56	0	S 89°56'32" W	2631.56
C11	S 00°01'41" E	2532.37	S 00°01'41" E	2532.37	2532.37	180	180	2532.37	0	S 00°01'41" E	2532.37
C12	S 89°56'32" W	2638.44	S 89°56'32" W	2638.44	2638.44	180	180	2638.44	0	S 89°56'32" W	2638.44
C13	S 00°02'22" E	2659.98	S 00°02'22" E	2659.98	2659.98	180	180	2659.98	0	S 00°02'22" E	2659.98
C14	N 00°00'32" W	2718.69	N 00°00'32" W	2718.69	2718.69	180	180	2718.69	0	N 00°00'32" W	2718.69
C15	S 00°48'10" W	2718.69	S 00°48'10" W	2718.69	2718.69	180	180	2718.69	0	S 00°48'10" W	2718.69
C16	S 00°48'10" W	2718.69	S 00°48'10" W	2718.69	2718.69	180	180	2718.69	0	S 00°48'10" W	2718.69

**SURVEYOR'S CERTIFICATE**

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH THE UTAH PROFESSIONAL LAND SURVEYING ACT AND HAVE CONDUCTED A SURVEY OF THE RANCHES AT ELK MEADOWS IN ACCORDANCE WITH SECTION 17-23-77, AND HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS ACCORDING TO THE RECORD DRAWINGS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UTILITIES OTHER THAN THOSE SHOWN ON THIS SURVEY. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.

DATE: 1-12-2007

UTAH L.S. #164659

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE RANCHES AT ELK MEADOWS

DO HEREBY AGREE TO PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HERETO SET OUR HAND THIS 22 DAY OF JANUARY 2007

STATE OF UTAH, COUNTY OF SAN JUAN, ON THIS 22 DAY OF JANUARY 2007, PERSONALLY APPEARED BEFORE ME, Notary Public, the following persons whose names are subscribed to the instrument, and acknowledged to me that they executed the same freely, voluntarily and for the purposes stated therein.

MY COMMISSION EXPIRES 3-10-2011

NOTARY PUBLIC, COUNTY OF SAN JUAN, UTAH

RESIDING IN \_\_\_\_\_ COUNTY, UTAH

STATE OF UTAH, COUNTY OF SAN JUAN, ON THIS 22 DAY OF JANUARY 2007, PERSONALLY APPEARED BEFORE ME, Notary Public, the following persons whose names are subscribed to the instrument, and acknowledged to me that they executed the same freely, voluntarily and for the purposes stated therein.

MY COMMISSION EXPIRES 3-10-2011

NOTARY PUBLIC, COUNTY OF SAN JUAN, UTAH

RESIDING IN \_\_\_\_\_ COUNTY, UTAH

**COUNTY RECORDER**

STATE OF UTAH, COUNTY OF SAN JUAN, RECORDED AT THE REQUEST OF LYNNE L. ADAMS, PLAT # 164659, PAGE 1-2, 4. FEE: \$58.00

164659

0087

**COUNTY COMMISSION**

PRESENTED TO THE SAN JUAN COUNTY COMMISSION THIS 22 DAY OF JANUARY 2007, AND SUBDIVISION HEREOF WAS ACCEPTED AND APPROVED.

COMMISSIONER

COMMISSIONER

**FORM APPROVAL**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

\_\_\_\_\_ COUNTY ATTORNEY

\_\_\_\_\_ COUNTY ATTORNEY

**FINAL PLAT OF THE RANCHES AT ELK MEADOWS**

WITHIN SECTIONS 13, 24, 25, T32S, R23E, S1B&M

**PLATT AND PLATT INC.**

CONSULTING ENGINEERS & SURVEYORS

297 NORTH COVE DRIVE, CEDAR CITY, UTAH

PHONE: 801-865-0374 FAX: 801-865-0374

PLATT AND PLATT INC. REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS

SAN JUAN COUNTY CORPORATE OFFICE

PORT BRITANNIA HOMES, INC.

