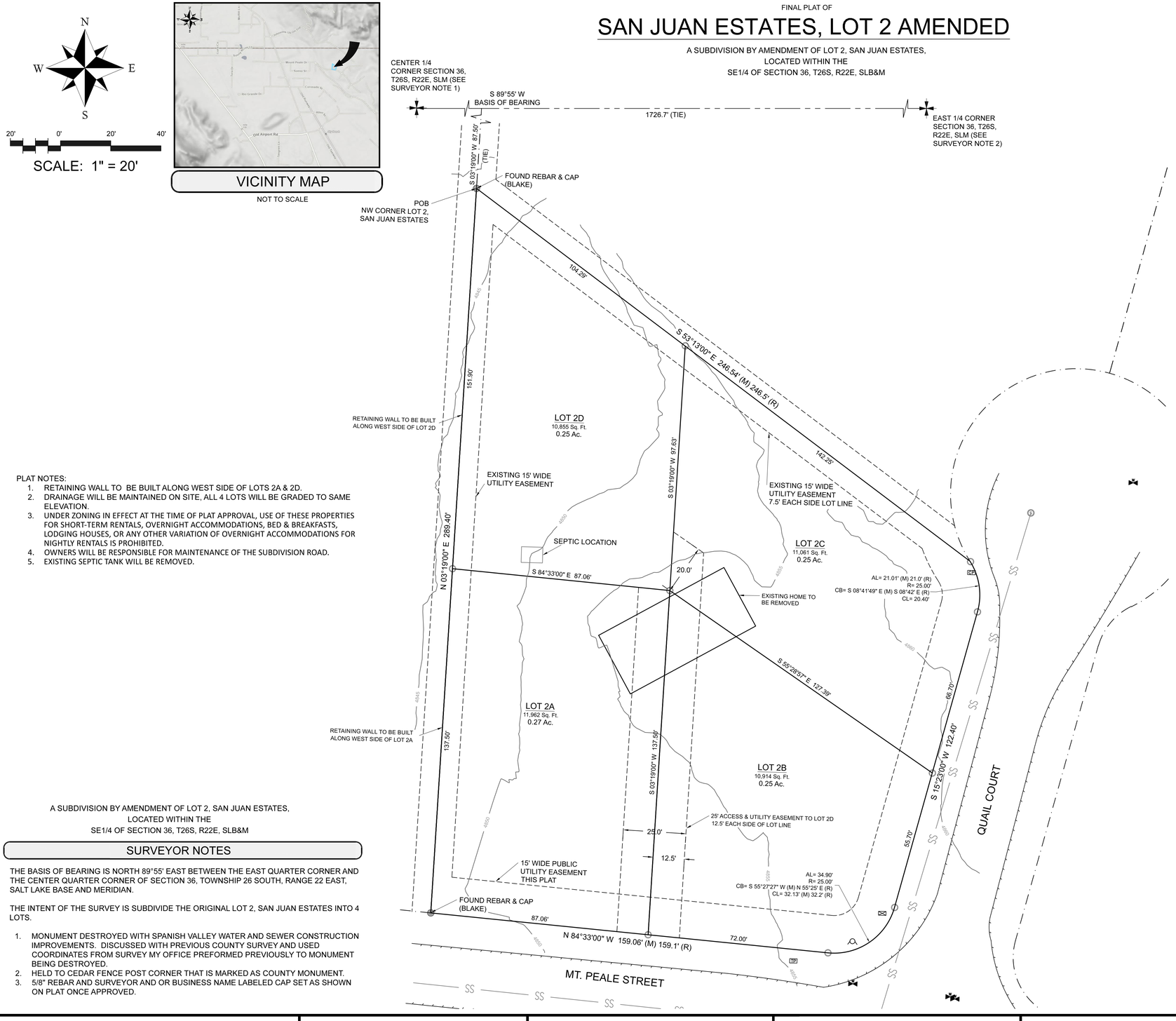
RED DESERT Land Surveying

88 East Center Street
Moab, UT 84532
435.259.8171

FINAL PLAT OF

SAN JUAN ESTATES, LOT 2 AMENDED

A SUBDIVISION BY AMENDMENT OF LOT 2, SAN JUAN ESTATES,
LOCATED WITHIN THE
SE1/4 OF SECTION 36, T26S, R22E, SLB&M



PLAT NOTES:

1. RETAINING WALL TO BE BUILT ALONG WEST SIDE OF LOTS 2A & 2D.
2. DRAINAGE WILL BE MAINTAINED ON SITE, ALL 4 LOTS WILL BE GRADED TO SAME ELEVATION.
3. UNDER ZONING IN EFFECT AT THE TIME OF PLAT APPROVAL, USE OF THESE PROPERTIES FOR SHORT-TERM RENTALS, OVERNIGHT ACCOMMODATIONS, BED & BREAKFASTS, LODGING HOUSES, OR ANY OTHER VARIATION OF OVERNIGHT ACCOMMODATIONS FOR NIGHTLY RENTALS IS PROHIBITED.
4. OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SUBDIVISION ROAD.
5. EXISTING SEPTIC TANK WILL BE REMOVED.

STANDARD LEGEND

- WATER LINE
- WATER VALVE
- WATER METER
- WATER MANHOLE
- HYDRANT
- TELEPHONE PEDESTAL
- GAS METER
- GAS PEDESTAL
- GAS LINE
- FENCE
- ASPHALT
- POWERPOLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- CLEAN OUT
- SAN. SEWER LINE
- SEWER MANHOLE
- CABLE BOX
- CABLE PEDESTAL
- STOP SIGN
- SIGN
- PROP. CORNER FOUND
- PROP. CORNER SET
- MAG NAIL FOUND
- MAG NAIL SET
- BLOCK CORNER
- CENTERLINE MONUMENT
- PROPERTY LINE
- EASEMENTS
- PROPERTY ADJOINING

A SUBDIVISION BY AMENDMENT OF LOT 2, SAN JUAN ESTATES,
LOCATED WITHIN THE
SE1/4 OF SECTION 36, T26S, R22E, SLB&M

SURVEYOR NOTES

THE BASIS OF BEARING IS NORTH 89°55' EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE THE ORIGINAL LOT 2, SAN JUAN ESTATES INTO 4 LOTS.

1. MONUMENT DESTROYED WITH SPANISH VALLEY WATER AND SEWER CONSTRUCTION IMPROVEMENTS. DISCUSSED WITH PREVIOUS COUNTY SURVEY AND USED COORDINATES FROM SURVEY MY OFFICE PREFORMED PREVIOUSLY TO MONUMENT BEING DESTROYED.
2. HELD TO CEDAR FENCE POST CORNER THAT IS MARKED AS COUNTY MONUMENT.
3. 5/8" REBAR AND SURVEYOR AND OR BUSINESS NAME LABELED CAP SET AS SHOWN ON PLAT ONCE APPROVED.

SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as

SAN JUAN ESTATES, LOT 2 AMENDED

and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake DATE
License No. 7540504

LEGAL DESCRIPTION

Beginning at the Northwest corner of Lot 2, San Juan Estates, said point being South 89°55' West 1726.7 feet and South 03°19' West 87.50 feet from the East Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with Said Lot 2 thence South 53°13'00" East 246.54 feet (RECORD=246.5'); thence with a curve having a radius of 25.00 feet, to the right with an arc length of 21.01 feet (RECORD=21.0'), (a chord bearing of South 08°41'49" East 20.40 feet (RECORD=S 08°42' E)); thence South 15°23'00" West 122.40 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 34.9 feet, (a chord bearing of South 55°27'27 West 32.13 feet (RECORD=S 55°25' W 32.2'); thence North 84°33'00" West 159.06 feet (RECORD=159.1'); thence North 03°19'00" East 289.40 feet to the point of beginning, having an area of 1.03 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

SAN JUAN ESTATES, LOT 2 AMENDED

Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof I have hereunto set by hand this _____ Day of _____ a.d., 20____

BY: TAYLOR MANNING
ITS: MANAGER, M3W, LLC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, TAYLOR MANNING, MANAGER OF M3W, 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:_____

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
25 N Quail Court
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Taylor Manning

DATE:
12/21/2023

JOB NUMBER:
055-23

SHEET 1 OF 1

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 _____, 2023.

ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 2023.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2023.

BY SAN JUAN COUNTY PLANNING COMMISSION.

CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE _____

THIS _____ DAY OF _____, 2023.

SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

COUNTY RECORDER

STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF

_____

DATE _____ BOOK _____ PAGE _____ FEE _____