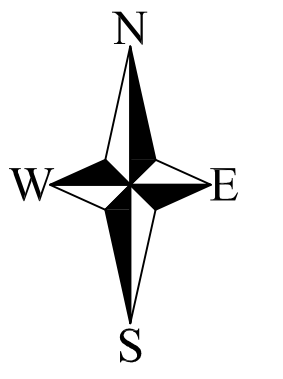


Final Plat Valley Estates Subdivision Phase I



NE $\frac{1}{4}$ Section 1, Township 27 South, Range 22 East, SLB&M and
NW $\frac{1}{4}$ Section 6, Township 27 South, Range 23 East, SLB&M

Area within Subdivision: 46.32 Acres±
Area within Phase I: 8.11 Acres±

Narrative

The purpose of this survey was to identify the bounds of the tracts of land as shown hereon and prepare a subdivision plat.
The basis of bearings for this survey is N00°04'00"E between the E $\frac{1}{4}$ corner and the northeast corner of Section 1, Township 27 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings of a previous survey which is filed in the San Juan County Surveyor's Office as "Record of Survey No. 948"

Subdivision Boundary Descriptions

"As Surveyed"

A tract of land within the NE $\frac{1}{4}$ of Section 1, Township 27 South, Range 22 East and the NW $\frac{1}{4}$ of Section 6, Township 27 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point located S00°04'00"W 867.58 feet along the section line and S89°57'50"W 236.20 feet from the northeast corner of said Section 1; thence S00°01'55"E 460.98 feet, thence S89°56'29"E 235.40 feet, thence S89°56'29"E 390.57 feet, thence S00°00'15"W 552.75 feet, thence S00°00'46"W 767.62 feet, thence N89°53'41"W 391.90 feet to the W $\frac{1}{2}$ corner of said Section 6, thence S00°04'00"W 97.04 feet to the E $\frac{1}{2}$ corner of said Section 1, thence S89°58'12"W 660.67 feet to the CEE $\frac{1}{4}$ corner, thence N00°03'46"E 822.80 feet, thence N0°04'21"E 497.00 feet, thence S89°58'36"W 660.47 feet, thence N00°03'16"E 558.19 feet, thence N89°57'50"E 1085.08 feet to the point of beginning, containing 46.32 acres more or less.

Phase I Boundary

"As Surveyed"

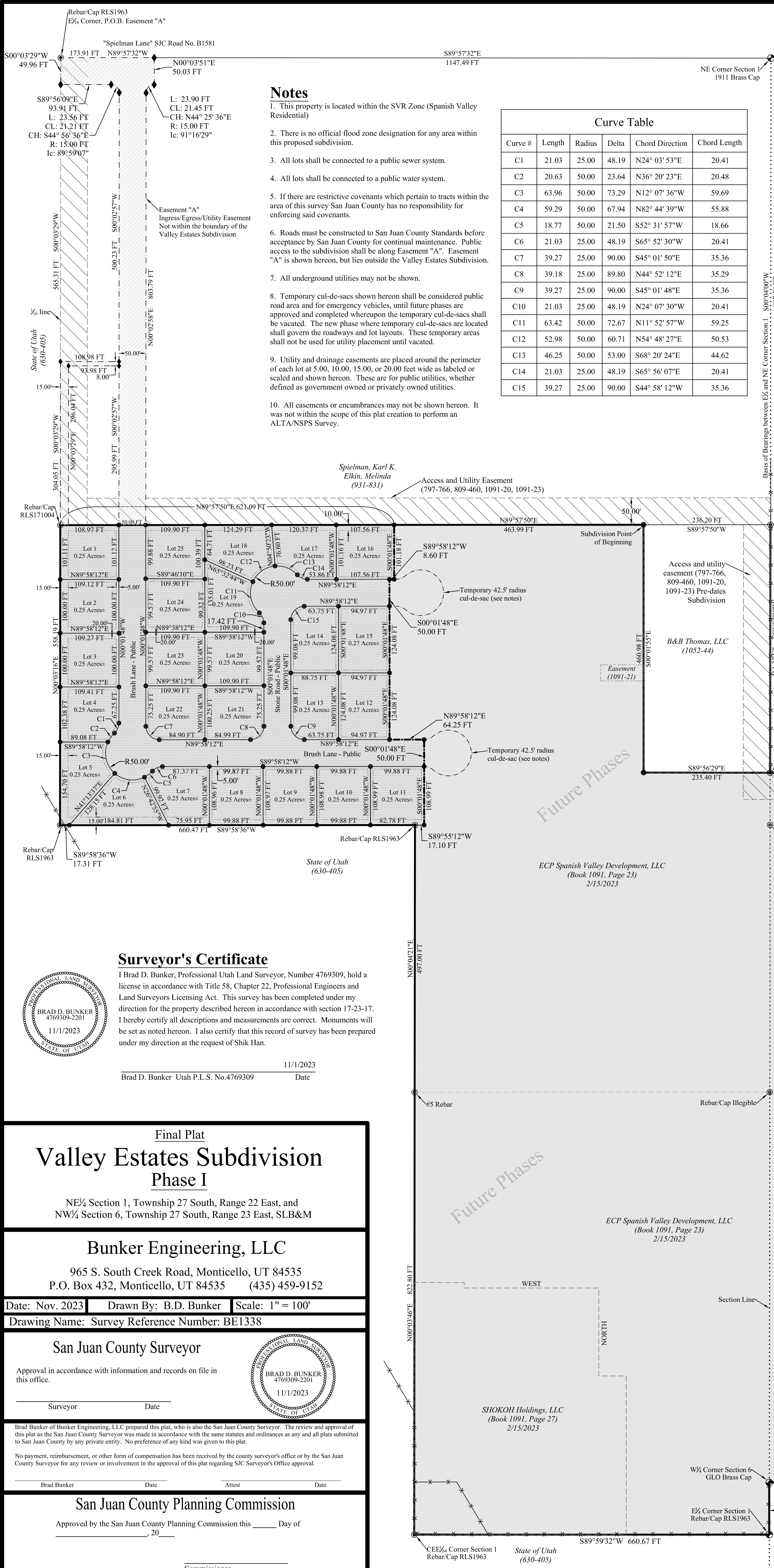
A tract of land within the NE $\frac{1}{4}$ of Section 1, Township 27 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point located S00°04'00"W 867.58 feet along the section line and S89°57'50"W 700.19 feet along the north line of the ECP Spanish Valley Development, LLC Tract as recorded in Book 1091 Page 23; thence S00°01'48"E 101.18 feet, thence S89°58'12"W 8.60 feet, thence S00°01'48"E 298.15 feet, thence N89°58'12"E 64.25 feet, thence S00°01'48"E 158.99 feet, thence S89°55'12"W 17.10 feet, thence S89°58'36"W 660.47 feet, thence N00°03'16"E 558.19 feet, thence N89°57'50"E 621.09 feet to the point of beginning, containing 8.11 acres more or less.

Easement "A" Description

An easement within the NE $\frac{1}{4}$ of Section 1, Township 27 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at the E $\frac{1}{4}$ corner on the north line of said Section 1, said point is also the northwest corner of the Spielman/Elkin Tract as recorded in book 931 page 831 and is located N89°57'32"W 1321.40 feet along the north line of said Section 1; thence S00°03'29"W 49.96 feet along the $\frac{1}{2}$ line, thence S89°56'09"E 93.91 feet to the beginning of a 15.00 foot radius curve to the right whose chord is 21.21 feet and bears S44°56'36"E, thence along said curve 23.56 feet, thence S00°02'57"W 500.23 feet, thence West 108.98 feet to the $\frac{1}{2}$ line, thence S00°03'29"W 304.05 feet to the northwest corner of the Valley Estates Subdivision, thence N89°57'50"E 15.00 feet along the north line of said Subdivision, thence N00°03'29"E 296.04 feet, thence East 93.98 feet, thence S00°02'57"W 295.99 feet to the north line of said Valley Estates Subdivision, thence N89°57'50"E 50.00 feet along the north line of said Valley Estates Subdivision, thence N00°02'58"E 803.79 feet to the beginning of a 15.00 foot radius curve to the right whose chord is 21.45 feet and bears N44°25'36"E, thence along said curve 23.90 feet, thence N00°03'51"E 50.03 feet to the section line, thence N89°57'32"W 173.91 feet to the point of beginning.

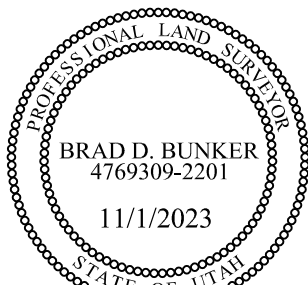
- ### Notes
- This property is located within the SVR Zone (Spanish Valley Residential)
 - There is no official flood zone designation for any area within this proposed subdivision.
 - All lots shall be connected to a public sewer system.
 - All lots shall be connected to a public water system.
 - If there are restrictive covenants which pertain to tracts within the area of this survey San Juan County has no responsibility for enforcing said covenants.
 - Roads must be constructed to San Juan County Standards before acceptance by San Juan County for continual maintenance. Public access to the subdivision shall be along Easement "A". Easement "A" is shown hereon, but lies outside the Valley Estates Subdivision.
 - All underground utilities may not be shown.
 - Temporary cul-de-sacs shown hereon shall be considered public road area and for emergency vehicles, until future phases are approved and completed whereupon the temporary cul-de-sacs shall be vacated. The new phase where temporary cul-de-sacs are located shall govern the roadways and lot layouts. These temporary areas shall not be used for utility placement until vacated.
 - Utility and drainage easements are placed around the perimeter of each lot at 5.00, 10.00, 15.00, or 20.00 feet wide as labeled or scaled and shown hereon. These are for public utilities, whether defined as government owned or privately owned utilities.
 - All easements or encumbrances may not be shown hereon. It was not within the scope of this plat creation to perform an ALTA/NSPS Survey.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.03	25.00	48.19	N24° 03' 53"E	20.41
C2	20.63	50.00	23.64	N36° 20' 23"E	20.48
C3	63.96	50.00	73.29	N12° 07' 36"W	59.69
C4	59.29	50.00	67.94	N82° 44' 39"W	55.88
C5	18.77	50.00	21.50	S52° 31' 57"W	18.66
C6	21.03	25.00	48.19	S65° 52' 30"W	20.41
C7	39.27	25.00	90.00	S45° 01' 50"E	35.36
C8	39.18	25.00	89.80	N44° 52' 12"E	35.29
C9	39.27	25.00	90.00	S45° 01' 48"E	35.36
C10	21.03	25.00	48.19	N24° 07' 30"W	20.41
C11	63.42	50.00	72.67	N11° 52' 57"W	59.25
C12	52.98	50.00	60.71	N54° 48' 27"E	50.53
C13	46.25	50.00	53.00	S68° 20' 24"E	44.62
C14	21.03	25.00	48.19	S65° 56' 07"E	20.41
C15	39.27	25.00	90.00	S44° 58' 12"W	35.36



Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Shik Han.



Brad D. Bunker Utah P.L.S. No. 4769309
Date: 11/1/2023

Final Plat Valley Estates Subdivision Phase I

NE $\frac{1}{4}$ Section 1, Township 27 South, Range 22 East, and
NW $\frac{1}{4}$ Section 6, Township 27 South, Range 23 East, SLB&M

Bunker Engineering, LLC

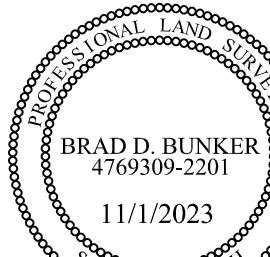
965 S. South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: Nov. 2023 Drawn By: B.D. Bunker Scale: 1" = 100'

Drawing Name: Survey Reference Number: BE1338

San Juan County Surveyor

Approval in accordance with information and records on file in this office.



Brad Bunker of Bunker Engineering, LLC prepared this plat, who is also the San Juan County Surveyor. The review and approval of this plat as the San Juan County Surveyor was made in accordance with the same statutes and ordinances as any and all plats submitted to San Juan County by any private entity. No preference of any kind was given to this plat.

No payment, reimbursement, or other form of compensation has been received by the county surveyor's office or by the San Juan County Surveyor for any review or involvement in the approval of this plat regarding SIC Surveyor's Office approval.

Brad Bunker Date: _____ Attest: _____ Date: _____

San Juan County Planning Commission

Approved by the San Juan County Planning Commission this _____ Day of _____, 20____

Health Department

Approved this _____ Day of _____, 20____

Health Official

Approval as to Form

Approved this _____ Day of _____, 20____

Attorney

San Juan County Commission

The subdivision hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved.

Commissioner Attest

San Juan County Road Department

Approved this _____ Day of _____, 20____

Road Department

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 Valley Estates Subdivision, Phase I and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereto set my hand as dated at the signature below.

Elan Spanish Valley, LLC,
a Utah limited liability company
By: Its Manager, Elan Capital Partners, LLC, a Utah limited liability company

By: _____ Date: _____
Kevin C. Bradburn, Manager

SHOKOH Holdings, LLC

By: _____ Date: _____
Michael I. Dibble, Member of Shokoh Holdings, LLC

By: _____ Date: _____
Troy L. Walker, Member of Shokoh Holdings, LLC

County Recorder

State of Utah, County of San Juan, Recorded at the request of _____
Filed: Date: _____ Time: _____ Book: _____ Page: _____ Fee: _____

County Recorder

Acknowledgement (for Michael I. Dibble)

State of Utah, County of San Juan, on the _____ Day of _____, 20____ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

My commission expires _____ 20____
Residing in _____ County _____ Notary Public

Acknowledgement (for Kevin C. Bradburn)

State of Utah, County of San Juan, on the _____ Day of _____, 20____ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

My commission expires _____ 20____
Residing in _____ County _____ Notary Public

Acknowledgement (for Troy L. Walker)

State of Utah, County of San Juan, on the _____ Day of _____, 20____ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

My commission expires _____ 20____
Residing in _____ County _____ Notary Public

