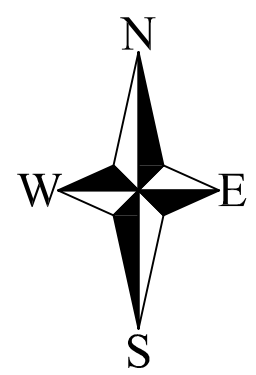


Preliminary Plat  
**Valley Estates Subdivision**  
 Phase I



NE 1/4 Section 1, Township 27 South, Range 22 East, SLB&M and  
 NW 1/4 Section 6, Township 27 South, Range 23 East, SLB&M

Area within Subdivision: 48.81 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 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 1/4 of Section 1, Township 27 South, Range 22 East and the NW 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 500°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 1/4 corner of said Section 6, thence S00°04'00"W 97.04 feet to the E 1/4 corner of said Section 1, thence S89°59'32"W 266.08 feet, thence N00°00'28"W 295.20 feet, thence West 50.97 feet, thence North 163.46 feet, thence West 250.29 feet thence N00°04'01"E 10.23 feet, thence N89°55'59"W 92.78 feet to the 1/4 line, thence N00°03'46"E 353.74 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 42.33 acres more or less.

**Phase I Boundary**

**"As Surveyed"**  
 A tract of land within the NE 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 500°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.

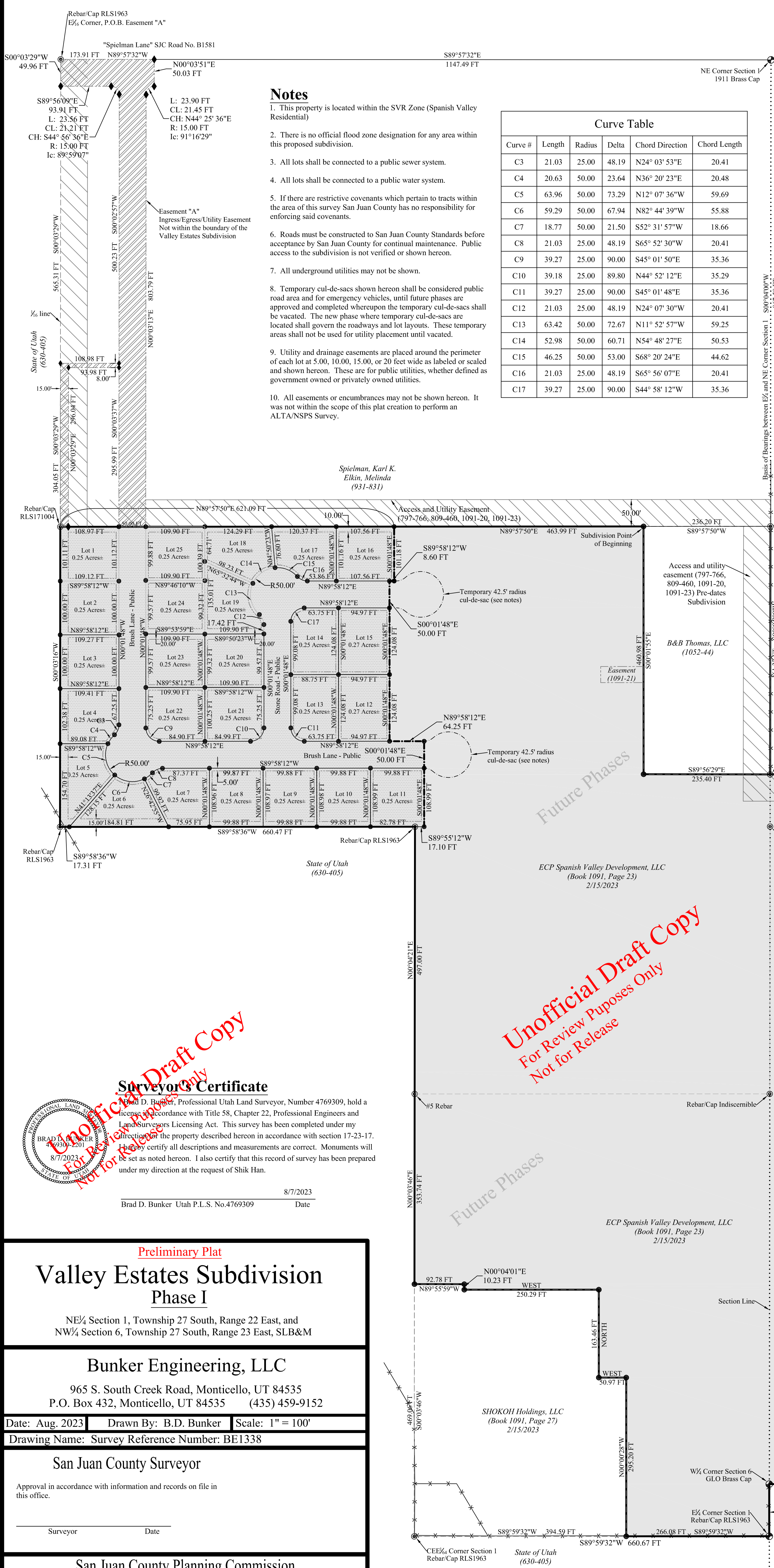
**Easement "A" Description**

An easement within the NE 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 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 from the northeast corner of said Section 1; thence S00°03'29"W 49.96 feet along the 1/4 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 1/4 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.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	21.03	25.00	48.19	N24° 03' 53"E	20.41
C4	20.63	50.00	23.64	N36° 20' 23"E	20.48
C5	63.96	50.00	73.29	N12° 07' 36"W	59.69
C6	59.29	50.00	67.94	N82° 44' 39"W	55.88
C7	18.77	50.00	21.50	S52° 31' 57"W	18.66
C8	21.03	25.00	48.19	S65° 52' 30"W	20.41
C9	39.27	25.00	90.00	S45° 01' 50"E	35.36
C10	39.18	25.00	89.80	N44° 52' 12"E	35.29
C11	39.27	25.00	90.00	S45° 01' 48"E	35.36
C12	21.03	25.00	48.19	N24° 07' 30"W	20.41
C13	63.42	50.00	72.67	N11° 52' 57"W	59.25
C14	52.98	50.00	60.71	N54° 48' 27"E	50.53
C15	46.25	50.00	53.00	S68° 20' 24"E	44.62
C16	21.03	25.00	48.19	S65° 56' 07"E	20.41
C17	39.27	25.00	90.00	S44° 58' 12"W	35.36

**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 is not verified or shown hereon.
- 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 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.



Unofficial Draft Copy  
 For Review Purposes Only  
 Not for Release

**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 of 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 8/7/2023

**Preliminary Plat**  
**Valley Estates Subdivision**  
 Phase I  
 NE 1/4 Section 1, Township 27 South, Range 22 East, and  
 NW 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: Aug. 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.  
 Surveyor Date

**San Juan County Planning Commission**  
 Approved by the San Juan County Planning Commission this \_\_\_\_ Day of \_\_\_\_ 20\_\_  
 Commissioner

**Legend**

- Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found monument as labeled
- Calculated corner/point (not set)
- Fence
- Public and/or private utility and drainage easement
- Section Line
- Protracted Tracts
- Phase I
- Easement "A"
- Access and Utility Easement (797-766, 809-460, 1091-20, 1091-23)
- Valley Estates Subdivision

Scale: 1" = 100'

<p><b>Health Department</b></p> <p>Approved this ____ Day of ____ 20__</p> <p>Health Official</p>	<p><b>Approval as to Form</b></p> <p>Approved this ____ Day of ____ 20__</p> <p>Attorney</p>	<p><b>San Juan County Commission</b></p> <p>The subdivision hereon was presented to the San Juan County Commission this ____ day of ____, 20__, and was accepted and approved.</p> <p>Commissioner Attest</p>	<p><b>San Juan County Road Department</b></p> <p>Approved this ____ Day of ____ 20__</p> <p>Road Department</p>	<p><b>Owners Dedication</b></p> <p>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 hereunto set my hand as dated at the signature below.</p> <p>Elan Spanish Valley, LLC,              a Utah limited liability company              By: Its Manager, Elan Capital Partners, LLC, a Utah limited liability company</p> <p>By: _____ Date: _____              Kevin C. Bradburn, Manager</p>
<p><b>County Recorder</b></p> <p>State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____              Time: _____ Book: _____ Page: _____ Fee: _____</p> <p>County Recorder</p>		<p><b>Acknowledgement</b></p> <p>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.</p> <p>My commission expires ____ 20__              Residing in ____ County _____ Notary Public</p>		