

Final Plat San Juan Estates Phase 5 Subdivision Amendment No. 1 Within Section 36, T26S, R22E, SLB&M

Narrative

The purpose of this survey was to create a 0.50 acre parcel of land from Lot 49, within the San Juan Estates Phase 5 Subdivision.

There is a discrepancy on the labeling of the bearings and distances on the official San Juan Estates Phase 5 Subdivision Plat. Based on the found monumentation in the field it was determined that the south line was most likely where the error was located. The northwest corner of Lot 49 and the southwest corner of Lot 50 were used in order to re-establish and proportion the southwest corner of Lot 49.

The basis of bearings for this survey is North between the southeast corner of Section 36 and the SE corner of said Section 36, Township 26 South, Range 22 East, SLB&M. This is in accordance with the same bearing per the original subdivision survey.

Note:

Shown hereon across Lot 49-B are existing utility lines which serve the house on Lot 49-A. Any existing utilities crossing Lot 49-B that serve Lot 49-A shall have a 10.00 foot wide easement centered on said existing utilities such that they can be maintained.

Descriptions

Record

Section 36, Township 26 South, Range 22 East, SLB&M
Lot 49, San Juan Estates, Phase 5 Subdivision.

As Surveyed

Section 36, Township 26 South, Range 22 East, SLB&M
Lot 49-A, San Juan Estates, Phase 5 Subdivision Amendment 1

Section 36, Township 26 South, Range 22 East, SLB&M
Lot 49-B, San Juan Estates, Phase 5 Subdivision Amendment 1

Legend

- Found PLSS monument as labeled
- Calculated corner location (not set)
- Found rebar and cap monument (LS171004)
- Set 3/8" rebar and plastic cap (LS 4769309)

- Existing and new utility easement (15' & 7.5')
- Existing water line
- Existing sewer line
- Existing power line

Surveyor's Certificate

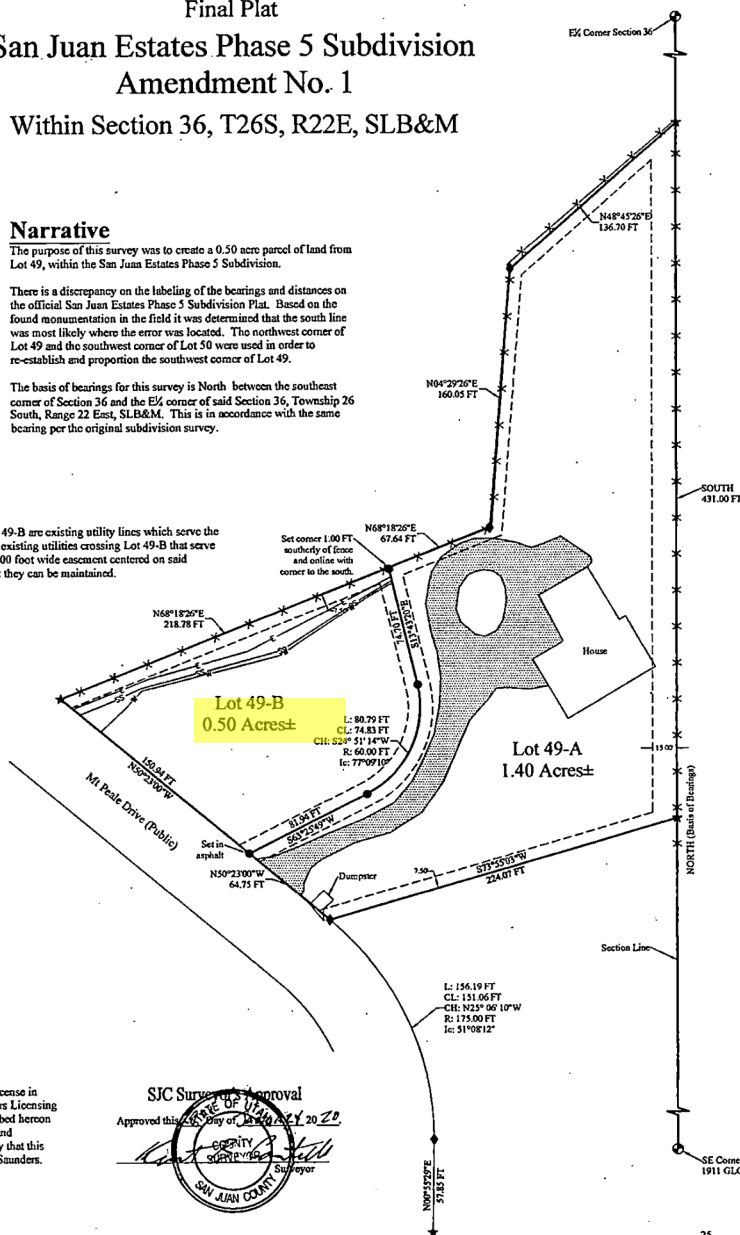
I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared 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 Harold Saunders.

Brad D. Bunker
Brad D. Bunker Utah P.L.S., #4769309
1/10/2020
Date

SJC Surveyor's Approval

Approved this 21st day of February 2020

BRAD D. BUNKER
UTAH
LAND SURVEYOR
#4769309



Set 1.61956 Bl. 1095 Pg. 944
Date: 01-10-2020
Surveyed by: Brad D. Bunker
Recorded by: Harold Saunders
Book: 1015 Page: 944
Folio: 1015

Final Plat
San Juan Estates Phase 5
Amendment No. 1
Within Section 36, Township 26 South, Range 22 East, SLB&M

County Recorder
Harold Saunders
State of Utah, County of San Juan, Recorded in the request of Harold Saunders
Filed: Date: 2/15/2020 Time: 4:15 PM
Books: 1015 Page: 944 Folio: 1015

Form Approval
Approved this 21st day of February 2020
Harold Saunders
County Recorder

Health Department
Approved this 22nd day of January 2020
Rick Wagner
Health Official

Owners Dedication
Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into two lots hereafter to be known as the San Juan Estates Phase 5 Subdivision Amendment No. 1.

In witness whereof I have hereunto set my hand this 5th day of February 2020
By: Brad D. Bunker
Surveyor

Acknowledgement
State of Utah, County of San Juan, on the 5th day of February 2020, personally appeared before me, the undersigned, a Notary Public for the State of Utah, the persons (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 named herein.

My commission expires 04/15/2022
C. A. J. J. J.
Notary Public

San Juan County Planning Commission
Approved by the San Juan County Planning Commission this 20th day of February 2020
J. J. J.
Chairman

San Juan County Commission
Approved by the San Juan County Commission this 20th day of February 2020
J. J. J.
Commissioner

San Juan County Commission
Approved by the San Juan County Commission this 20th day of February 2020 and was accepted and approved.

San Juan County Commission
Approved by the San Juan County Commission this 20th day of February 2020 and was accepted and approved.

Bunker Engineering
965 South Creek Road, Monticello, UT 84335
P.O. Box 432, Monticello, UT 84335 (435) 439-9152
Date: Jan. 2020 Drawn By: B.D. Bunker Scale: 1" = 50'
Drawing Name: Survey Reference Number: BE 914 Sheet: 1 of 1