

FINAL PLAT OF
CANYON SHADOW SUBDIVISION
 A SUBDIVISION LOCATED WITHIN THE SW1/4
 SECTION 1, TOWNSHIP 27 SOUTH, RANGE 22 EAST
 SALT LAKE BASE AND MERIDIAN

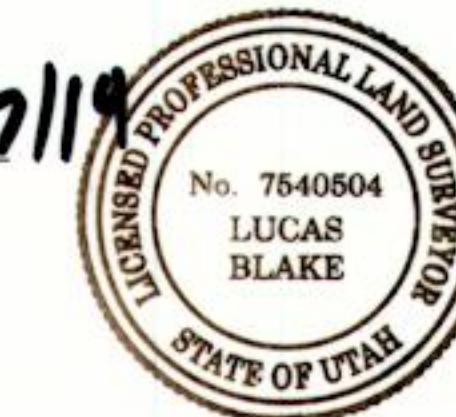
SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as

CANYON SHADOW SUBDIVISION

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

2018 11/7/18
 Lucas Blake Date
 License No. 7540504



BOUNDARY DESCRIPTION

Beginning at a corner on the East right-of-way of U.S. Highway 191, said point being North 559.4 feet and East 766.5 feet from the Southwest Corner of Section 1, Township 27 South, Range 22 East, Salt Lake Base and Meridian, and running thence North 15°31'30" West 443.4 feet along said right-of-way; thence East 643.1 feet; thence South 00°02' West 427.2 feet; thence West 524.2 feet to the point of beginning, having an area of 249.330 square feet, 5.72 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

CANYON SHADOW SUBDIVISION

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

LLOYD WILSON

ANDRIA WILSON

ACKNOWLEDGMENT

STATE OF Utah
 COUNTY OF Grand } S.S.

ON THE 8th DAY OF January, 2020, PERSONALLY APPEARED BEFORE ME,

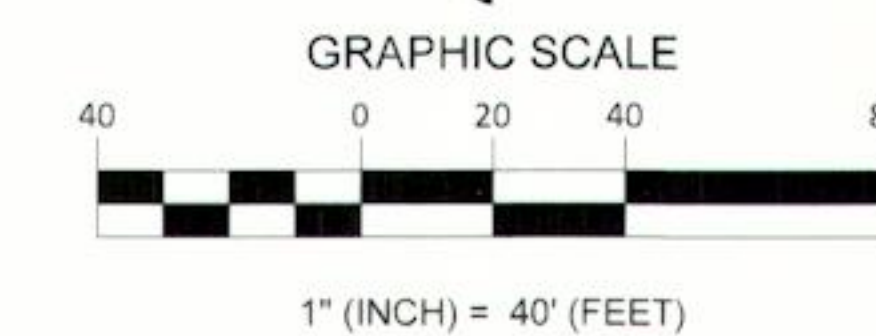
Lloyd Wilson & Andria Wilson WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

Amber Alexis Knapp
 NOTARY PUBLIC
 NOTARY PUBLIC FULL NAME: Amber Alexis Knapp
 COMMISSION NUMBER: 691099
 MY COMMISSION EXPIRES: 9-21-20

SURVEY NARRATIVE

The property has been accurately surveyed with the intent to subdivide land. Lots 2A - 9B are for Twinhomes. The common area is for the benefit of the Home Owners Association. The basis of bearing is North between the SW corner and the NW corner of Section 1, Township 27 South, Range 22 East, Salt Lake Base and Meridian. State Plane Utah Central NAD83 (US Survey Feet) coordinates used. 5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way. Off-set pins to be placed in the back of the curb where applicable, in lieu of rebar and cap at front corners.

NOTES:
 1.

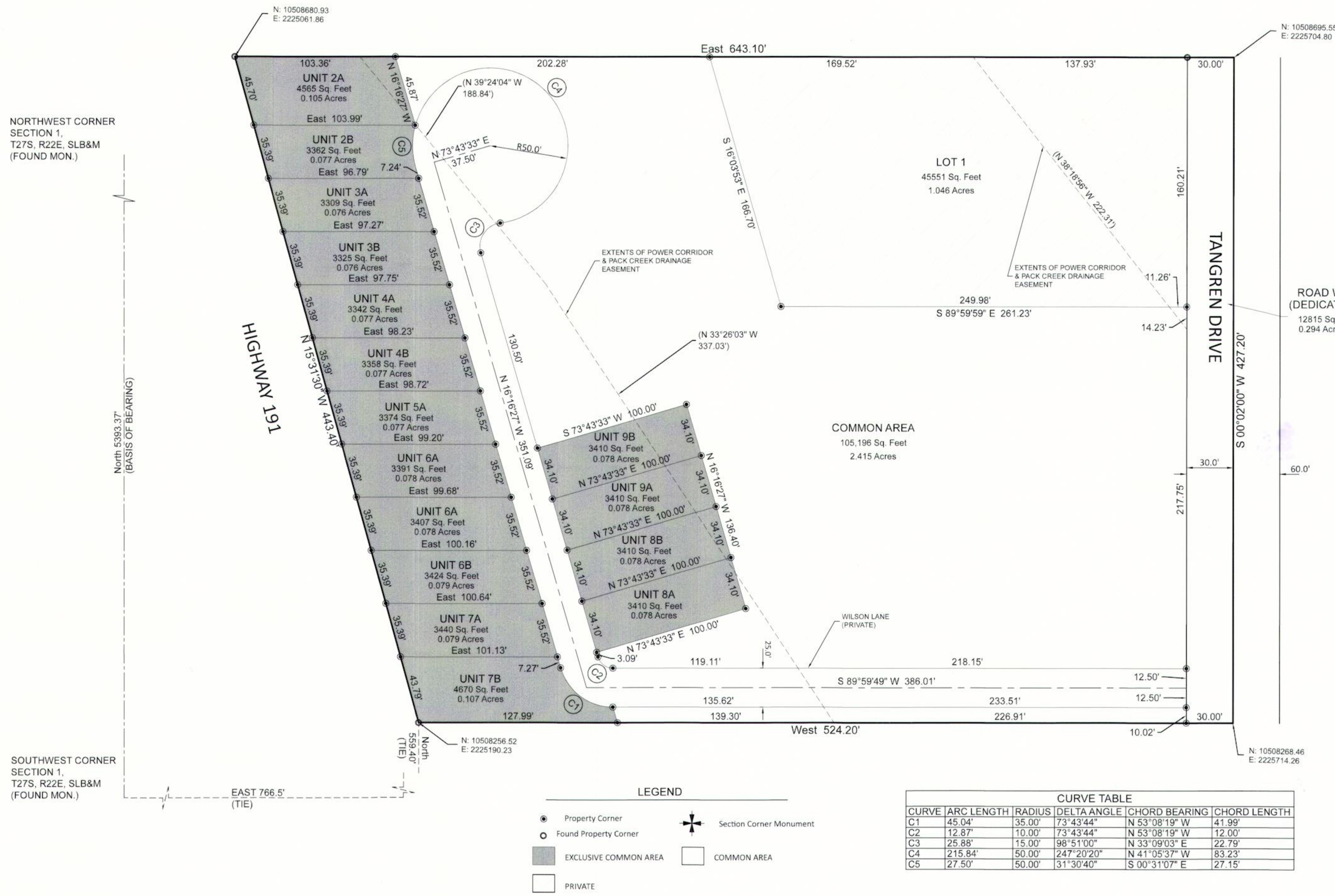


A SUBDIVISION LOCATED WITHIN THE SW1/4 SECTION 1, TOWNSHIP 27 SOUTH, RANGE 22 EAST SALT LAKE BASE AND MERIDIAN

Ent 162631 Bk 1049 Pg 657
 Date: 12-JUN-2020 11:02:40AM
 Fee: \$86.00 Credit Card Filed By: FK
 David D. Carpenter, Recorder
 SAN JUAN COUNTY CORPORATION
 For: WILSON ANDRIA



Project	148-18
Date	11/7/18
Sheet	1 OF 1



NORTHWEST CORNER SECTION 1, T27S, R22E, SLB&M (FOUND MON.)

SOUTHWEST CORNER SECTION 1, T27S, R22E, SLB&M (FOUND MON.)

- LEGEND
- Property Corner
 - Found Property Corner
 - EXCLUSIVE COMMON AREA
 - PRIVATE
 - Section Corner Monument
 - COMMON AREA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.04'	35.00'	73°43'44"	N 53°08'19" W	41.99'
C2	12.87'	10.00'	73°43'44"	N 53°08'19" W	12.00'
C3	25.88'	15.00'	98°51'00"	N 33°09'03" E	22.79'
C4	215.84'	50.00'	247°20'20"	N 41°05'37" W	83.23'
C5	27.50'	50.00'	31°30'40"	S 00°31'07" E	27.15'

COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Kear B. Cottrell 02-03-20
 COUNTY SURVEYOR DATE



APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF January, 2018-2020

Walter R. B. B.
 ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS 10th DAY OF January, 2020.

Rick May

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 8th DAY OF NOVEMBER, 2018.
 BY SAN JUAN COUNTY PLANNING COMMISSION.

Just Schaf
 CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE Chair, Kamela Mayberry
 THIS 4th DAY OF February, 2020
 SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

COUNTY RECORDER NO.

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

Lloyd & Andria Wilson
 DATE 6-12-2020 BOOK 1049 PAGE 657 FEE \$86.00

David D. Carpenter