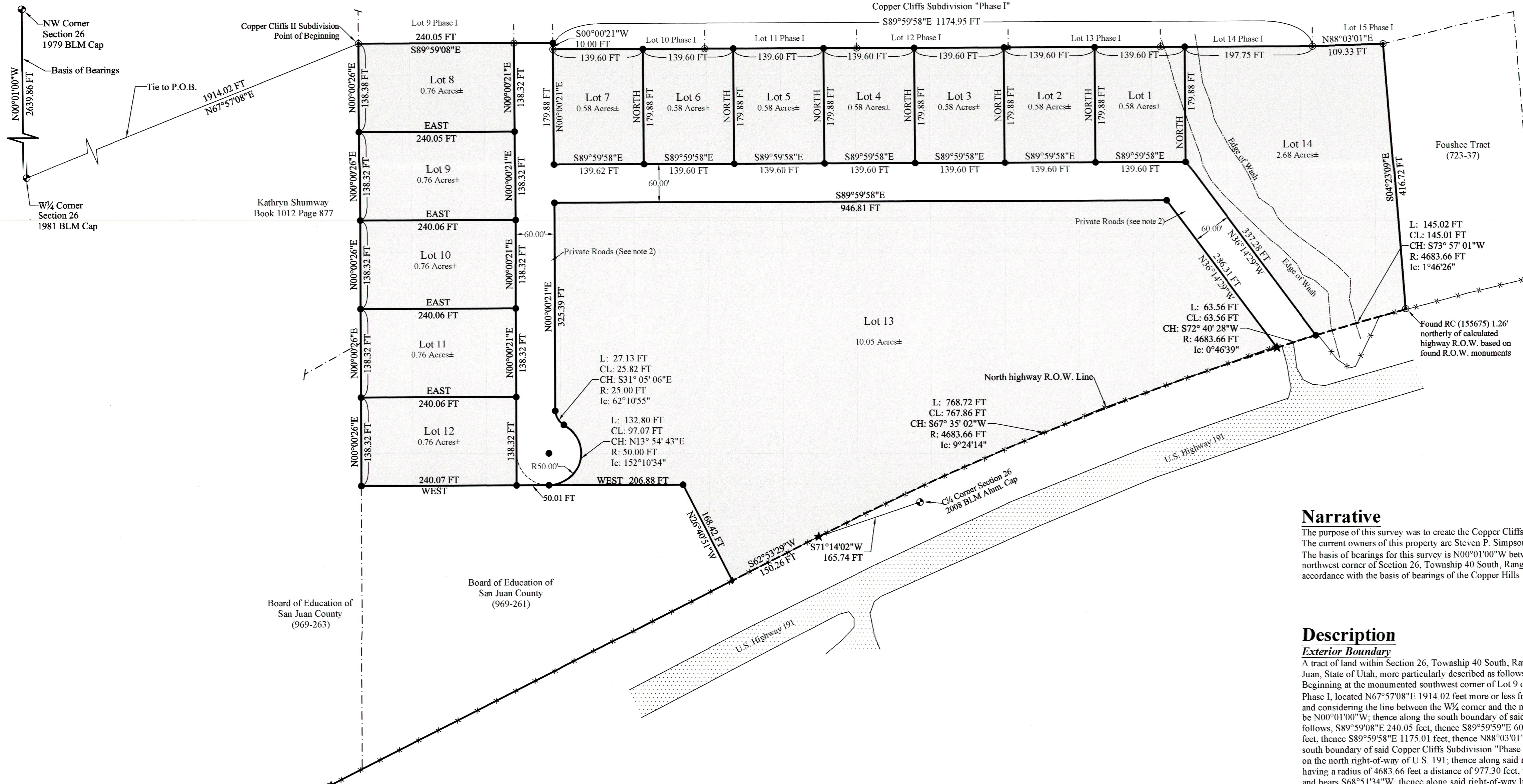


Final Plat

Copper Cliffs II Subdivision

Within Section 26, Township 40 South, Range 21 East, SLB&M



Narrative

The purpose of this survey was to create the Copper Cliffs II Subdivision in Bluff, UT. The current owners of this property are Steven P. Simpson and Craig A. Simpson. The basis of bearings for this survey is N00°01'00"W between the W/4 corner and northwest corner of Section 26, Township 40 South, Range 21 East, SLB&M. This is in accordance with the basis of bearings of the Copper Hills Subdivision "Phase I".

Description

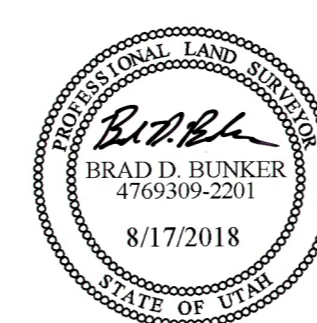
Exterior Boundary
A tract of land within Section 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at the monumented southwest corner of Lot 9 of the Copper Cliffs Subdivision Phase I, located N67°57'08"E 1914.02 feet more or less from the W/4 corner of said Section 26, and considering the line between the W/4 corner and the northwest corner of said Section 26 to be N00°01'00"W; thence along the south boundary of said Copper Cliffs Subdivision Phase I as follows, S89°59'08"E 240.05 feet, thence S89°59'59"E 60.00 feet, thence S00°00'21"W 10.00 feet, thence S89°59'58"E 1175.01 feet, thence N88°03'01"E 109.33 feet, thence leaving the south boundary of said Copper Cliffs Subdivision "Phase I" S04°23'09"E 416.72 feet to a point on the north right-of-way of U.S. 191; thence along said right-of-way line a curve to the left having a radius of 4683.66 feet a distance of 977.30 feet, the chord of said curve is 975.53 feet and bears S68°51'34"W; thence along said right-of-way line S62°53'29"W 150.26 feet to the southeast corner of the Board of Education of San Juan County Tract; thence N26°40'51"W 168.42 feet, thence West 496.96 feet, thence N00°00'26"E 691.66 feet to the point of beginning, containing 23.74 acres more or less.

Notes

- This property is zoned CD-c "Controlled District"
- All roads within this subdivision are intended to be private roads until they are brought up to San Juan County Standards. Roads shall be constructed to San Juan County Standards before acceptance by San Juan County for continual maintenance.
- All tracts shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
- There is no official FEMA flood zone designation for any area within this proposed subdivision.
- Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All systems shall comply with R317-4 administrative rules for onsite wastewater systems. All tracts must demonstrate acceptable soils and percolation test results within each tract boundary.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- 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.
- There were many existing survey monuments from previous "conceptual" surveys found during the course of this survey. Many of these were needed and used as part of this survey, however, many were removed in order to "clean-up" this subdivision phase.
- There shall be a 7.50 foot utility easement around the perimeter of each lot within this subdivision. These are not shown graphically for clarity purposes.

Legend

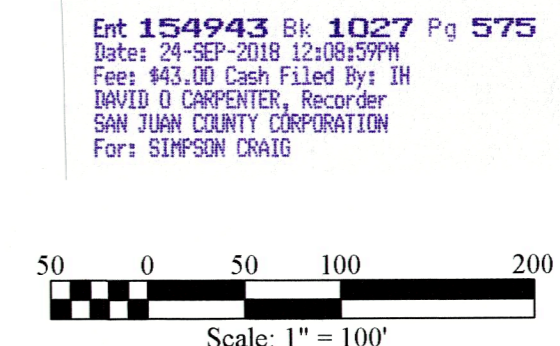
- Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found rebar/cap (LS155675)
- ★ Found highway right-of-way monument
- ◆ Set 3/4" rebar/cap (LS 4769309) previous survey
- Fence
- - - Protracted Tracts



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 herein. I also certify that this record of survey has been prepared under my direction at the request of Steve and Craig Simpson.

Brad D. Bunker
Brad D. Bunker Utah P.L.S. #4769309 Date 8/17/2018



Health Department Approved this <u>18th</u> Day of <u>September</u> , 20 <u>18</u> . <i>Rick M. Meyer</i> Health Official	Approval as to Form Approved this <u>21st</u> Day of <u>August</u> , 20 <u>18</u> . <i>Walter J. B. Smith</i> Attorney	County Recorder State of Utah, County of San Juan, Recorded at the request of <u>Craig Simpson</u> Filed: Date: <u>9-24-18</u> Time: <u>12:28 pm</u> Book: <u>1027</u> Page: <u>575</u> Feet: <u>3</u>	Final Plat Copper Cliffs II Subdivision Within Section 26, Township 40 South, Range 21 East, SLB&M By: <i>Craig A. Simpson</i> Owner By: <i>Steven P. Simpson</i> Owner
San Juan County Commissioner The subdivision hereon was presented to the San Juan County Commission this <u>21st</u> day of <u>August</u> , 20 <u>18</u> , and was accepted and approved. <i>Brad Bunker</i> Commissioner	San Juan County Planning Commission Approved by the San Juan County Planning Commission this <u>21st</u> Day of <u>August</u> , 20 <u>18</u> . <i>Janet E. Kelly</i> Chairman	County Recorder State of Utah, County of San Juan, Recorded at the request of <u>Craig Simpson</u> Filed: Date: <u>9-24-18</u> Time: <u>12:28 pm</u> Book: <u>1027</u> Page: <u>575</u> Feet: <u>3</u>	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 lots and streets hereafter to be known as the Copper Cliffs II Subdivision, 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 this <u>24th</u> Day of <u>September</u> , 20 <u>18</u> .
Acknowledgement State of Utah, County of San Juan, on the <u>24th</u> Day of <u>September</u> , 20 <u>18</u> , personally appeared before me <u>Craig A. Simpson and Steven P. Simpson</u> 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 <u>11/16/19</u> County <u>SAN JUAN</u>		Notary Public MATALE FREESTONE Notary Public Commission Expires November 16, 2019 State of Utah	
Bunker Engineering 965 S. South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152 Date: July 2018 Drawn By: B.D. Bunker Scale: 1" = 100' Drawing Name: Survey Reference Number: BE842			