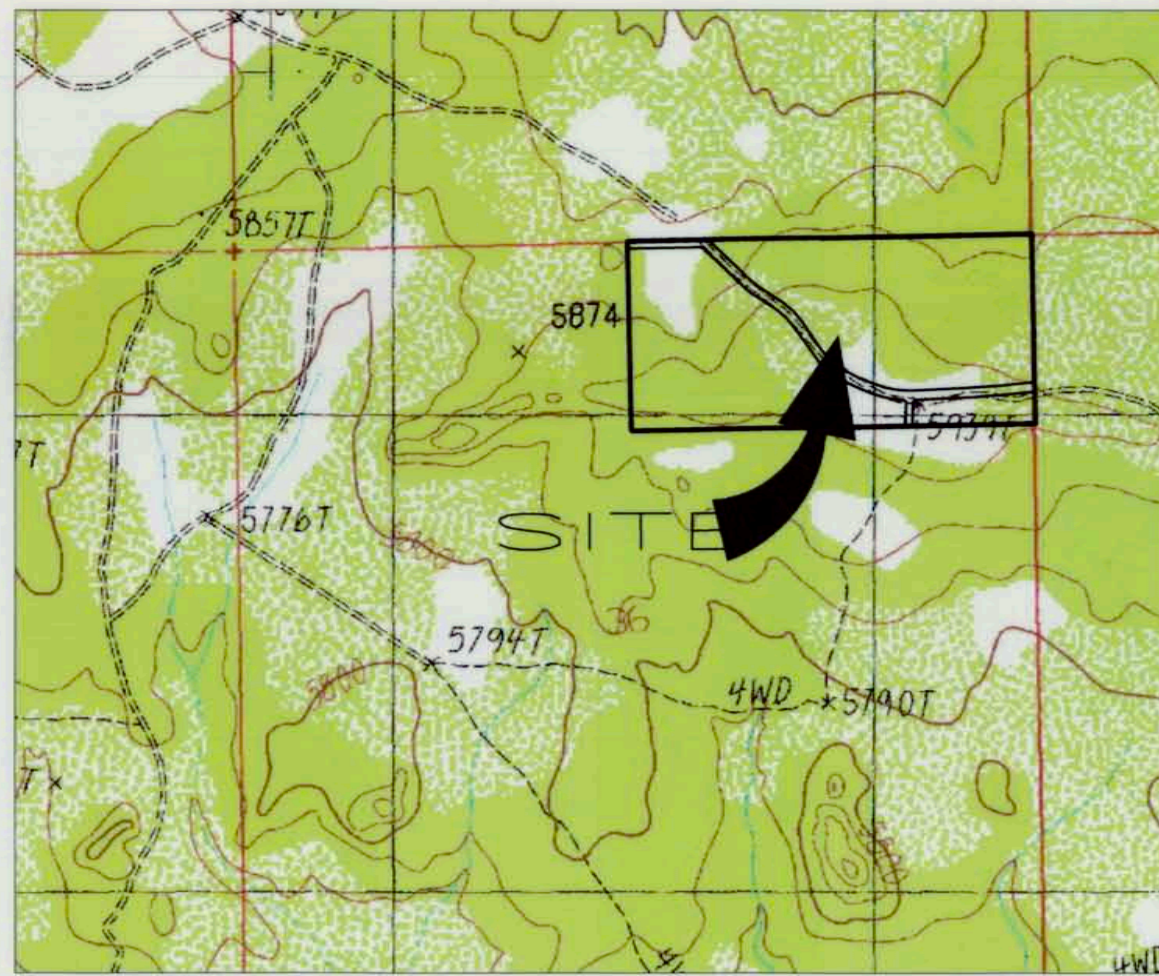
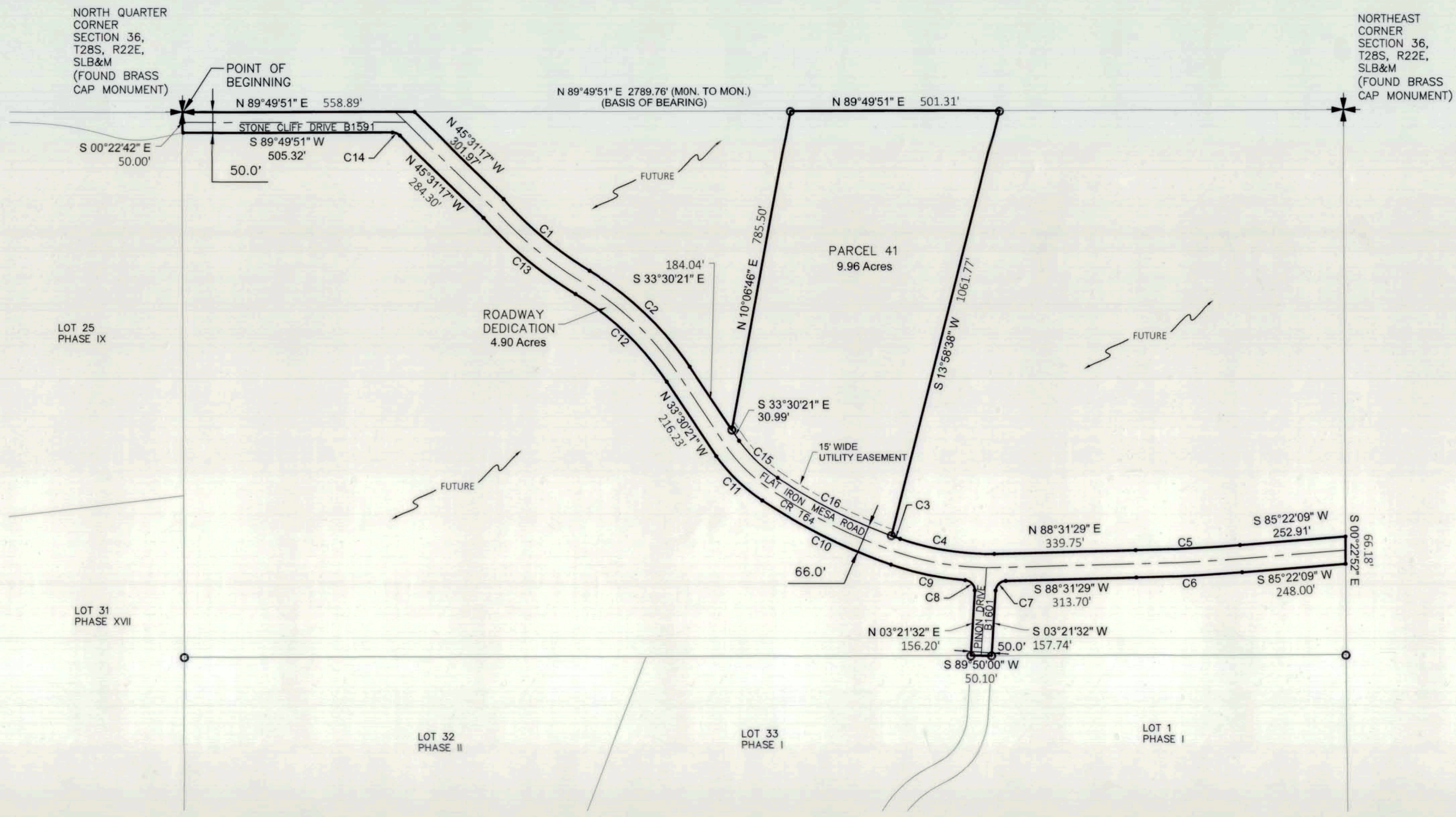


FINAL PLAT
FLAT IRON MESA RANCH PH XXIII
 WITHIN SECTION 36, T 28 S, R 22 E,



VICINITY MAP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	886.07	271.41	270.35	N 50°00'39" W	17°33'00"
C2	765.18	337.26	334.54	N 46°07'47" W	25°15'15"
C3	1316.68	42.41	22.41	N 70°02'52" W	58°51"
C4	630.03	230.26	228.98	N 81°00'19" W	20°56'23"
C5	4318.74	251.02	250.98	S 87°02'03" W	3°19'49"
C6	4384.74	254.79	254.72	N 87°02'00" E	3°19'44"
C7	25.00	37.18	33.83	S 45°56'30" W	85°09'58"
C8	25.00	38.81	35.03	N 41°06'33" W	88°56'10"
C9	696.03	182.41	181.89	S 76°02'36" E	15°00'58"
C10	1392.68	346.28	345.98	S 63°21'39" E	14°20'58"
C11	429.51	154.79	153.95	S 45°48'56" E	20°38'56"
C12	699.18	308.17	305.69	S 46°07'47" E	25°15'15"
C13	952.07	289.11	288.00	N 50°05'11" W	17°23'55"
C14	25.00	18.48	18.99	N 67°50'43" W	44°38'52"
C15	363.51	129.88	129.19	S 45°54'00" E	20°28'20"
C16	1316.68	307.32	306.62	N 62°52'26" W	13°22'22"



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
 FLAT IRON MESA RANCH, PHASE XXIII

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

Lucas Blake
 Date 4/23/19
 License No. 7540504

BOUNDARY DESCRIPTION

Beginning at the North 1/4 corner Section 36, Township 28 South, Range 22 East, Salt Lake Base and Meridian, and running thence 89°49'51" East 558.89 feet along the section line; thence North thence South 45°31'17" East 301.97 feet; thence with a curve having a radius of 886.07 feet, to the left with an arc length of 271.41 feet, (a chord bearing of South 50°00'39" East 270.35 feet); thence with a reverse curve having a radius of 765.18 feet, to the right with an arc length of 337.28 feet, (a chord bearing of South 46°07'50" East 334.56 feet); thence South 33°30'21" East 184.04 feet; thence North 10°06'46" East 785.50 feet to a point on the north section line of said Section 36; thence along said section line North 89°49'51" East 501.31 feet; thence South 13°58'38" West 1061.77 feet; thence with a curve having a radius of 1316.68 feet, to the left with an arc length of 22.41 feet, (a chord bearing of South 70°02'52" East 22.41 feet); thence with a compound curve having a radius of 630.03 feet, to the left with an arc length of 230.26 feet, (a chord bearing of South 81°00'19" East 228.98 feet); thence North 88°31'29" East 339.75 feet; thence with a curve having a radius of 4318.74 feet, to the left with an arc length of 251.02 feet, (a chord bearing of North 87°02'03" East 250.98 feet); thence North 85°22'09" East 252.91 feet to a point on the East section line of said Section 36; thence with said section line South 00°22'52" East 66.18 feet; thence South 85°22'09" West 248.00 feet; thence with a curve having a radius of 4384.74 feet, to the right with an arc length of 254.75 feet, (a chord bearing of South 87°02'00" West 254.72 feet); thence South 88°31'29" West 313.70 feet; thence with a curve having a radius of 25.00 feet, to the left with an arc length of 37.16 feet, (a chord bearing of South 45°56'30" West 33.83 feet); thence South 03°25'07" West 157.75 feet to the Northwest corner of Lot 1, Flat Iron Mesa Ranch Phase I; thence South 89°48'53" West 50.10 feet to the Northeast corner of Lot 33, Flat Iron Mesa Ranch, Phase I; thence North 03°25'09" East 156.22 feet; thence with a curve having a radius of 25.00 feet, to the left with an arc length of 38.81 feet, (a chord bearing of North 41°06'33" West 35.03 feet); thence with a reverse curve having a radius of 696.03 feet, to the right with an arc length of 182.73 feet, (a chord bearing of North 78°03'23" West 182.20 feet); thence with a compound curve having a radius of 1382.68 feet, to the right with an arc length of 346.28 feet, (a chord bearing of North 63°21'39" West 345.38 feet); thence with a compound curve having a radius of 429.51 feet, to the right with an arc length of 154.79 feet, (a chord bearing of North 45°48'56" West 153.95 feet); thence North 33°30'21" West 216.23 feet; thence with a curve having a radius of 699.18 feet, to the left with an arc length of 308.16 feet, (a chord bearing of North 46°07'45" West 305.67 feet); thence with a reverse curve having a radius of 952.07 feet, to the right with an arc length of 289.11 feet, (a chord bearing of North 50°05'11" West 288.00 feet); thence North 45°31'17" West 284.95 feet; thence with a curve having a radius of 25.00 feet, to the left with an arc length of 19.48 feet, (a chord bearing of North 67°50'43" West 18.99 feet); thence South 89°49'51" West 505.32 feet to the Northeast corner of Lot 25, Flat Iron Mesa Ranch, Phase IX; thence North 00°22'42" West 50.00 feet to the point of beginning, having an area of 14.87 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
 FLAT IRON MESA RANCH, PHASE XXIII
 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.

Michael Dwyer *Kathryn Collard*

ACKNOWLEDGMENT

STATE OF Utah
 COUNTY OF Salt Lake } s.s.
 ON THE 28 DAY OF May, 2019, PERSONALLY APPEARED BEFORE ME,
Kathryn Collard and Michael Dwyer WHOM DID ACKNOWLEDGE
 TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND
 FOR THE USES AND PURPOSES STATED THEREIN.
Lindsay Monroe
 NOTARY PUBLIC
 NOTARY PUBLIC FULL NAME: Lindsay Monroe
 COMMISSION NUMBER: 1010681
 MY COMMISSION EXPIRES: Aug 24 2019

SURVEY NARRATIVE

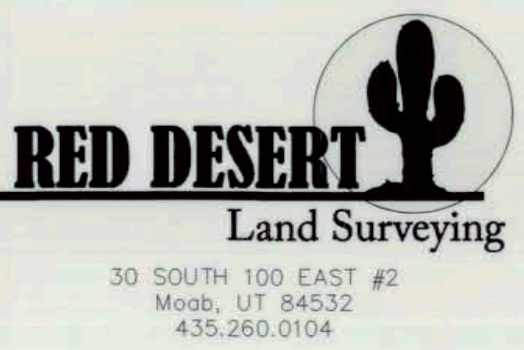
The property has been accurately surveyed with the intent to subdivide land. The basis of bearing is N 89°41'59" E between the North Quarter corner and the Northeast corner of Section 36, Township 28 South, Range 22 East, Salt Lake Base and Meridian. State Plane Utah South NAD83 (US Survey Feet) coordinates 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.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN

Ent 160390 Bk 1038 Pg 322
 Date: 30-MAY-2019 2:23:28PM
 Fee: \$40.00 Credit Card Filled By: FK
 SANTIAGO CARPENTER, Recorder
 SAN JUAN COUNTY CORPORATION
 For: DEWARGUE MICHAEL

NOTES

- ALL FRONTAGES, ALL LINES COMMON WITH A ROAD RIGHT-OF-WAY, SHALL BE SUBJECT TO A 15' WIDE PUBLIC UTILITY EASEMENT.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION WILL BE UNDER THE CC & R'S FOR THE ADJACENT FLAT IRON MESA RANCH AND LOTS CREATED HEREIN WILL BE MEMBERS OF THE FLAT IRON MESA RANCH HOME OWNERS ASSOCIATION.



Project	027-19
Date	2/24/19
Sheet	1 of 1

COUNTY BOARD OF HEALTH APPROVED THIS <u>16th</u> DAY OF <u>April</u> , 20 <u>19</u> <i>Rick Meyer</i> CHAIRMAN	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>8th</u> DAY OF <u>April</u> , 20 <u>19</u> <i>Walt J. Bil</i> ATTORNEY	PLANNING COMMISSION CERTIFICATE APPROVED THIS <u>8th</u> DAY OF <u>APRIL</u> , 20 <u>19</u> <i>Paul S. ...</i> CHAIRMAN - PLANNING COMMISSION	COUNTY SURVEYORS APPROVAL I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND SAID TRACT AS STAKED EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE COUNTY SURVEYOR'S OFFICE. <u>04-03-19</u> COUNTY SURVEYOR	COUNTY COMMISSION APPROVAL PRESENTED TO THE SAN JUAN COUNTY THIS <u>16</u> DAY OF <u>APRIL</u> , 20 <u>19</u> SUBDIVISION WAS ACCEPTED AND APPROVED. ATTEST: <i>[Signature]</i> CHAIRMAN, SAN JUAN COUNTY COUNCIL	SAN JUAN COUNTY RECORDER STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF <u>Michael Dwyer and Kathryn Collard</u> DATE <u>May 30 2019</u> BOOK <u>1038</u> PAGE <u>322</u> FEE <i>[Signature]</i> COUNTY RECORDER
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