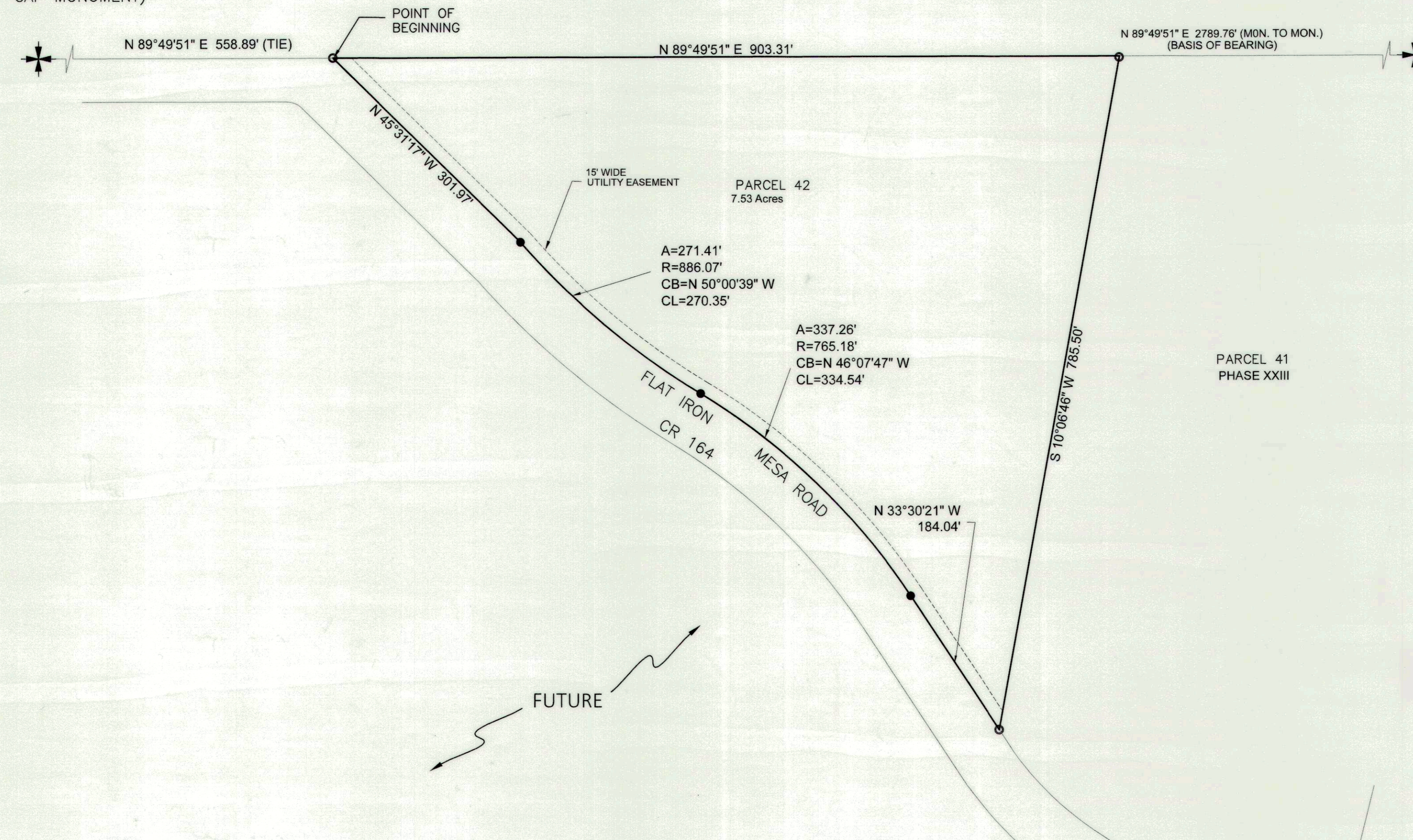


VICINITY MAP

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

NORTH QUARTER  
 CORNER  
 SECTION 36,  
 T28S, R22E,  
 SLB&M  
 (FOUND BRASS  
 CAP MONUMENT)

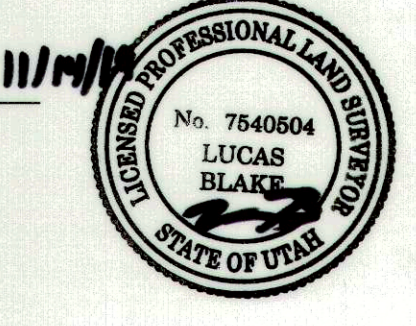
NORTHEAST  
 CORNER  
 SECTION 36,  
 T28S, R22E,  
 SLB&M  
 (FOUND BRAS.)



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

Lucas Blake Date 11/17/19  
 License No. 7540504



**BOUNDARY DESCRIPTION**

Commencing at the North 1/4 corner Section 36, Township 28 South, Range 22 East, Salt Lake Base and Meridian; thence with the section line North 89°49'51" East 558.89 feet to the true point of beginning, and proceeding thence North 89°49'51" East 903.31 feet; thence South 10°06'46" West 785.50 feet; thence North 33°30'21" West 184.04 feet; thence with a curve having a radius of 765.18 feet, to the left with an arc length of 337.28 feet, (a chord bearing of North 46°07'50" West 334.56 feet); thence with a reverse curve having a radius of 886.07 feet, to the right with an arc length of 271.41 feet, (a chord bearing of North 50°00'39" West 270.35 feet); thence North 45°31'17" West 301.97 feet to the point of beginning, having an area 7.53 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 XXIV  
 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 M. Derwage* *Kathryn Collard*

**ACKNOWLEDGMENT**

STATE OF Utah  
 COUNTY OF Grand } s.s.  
 ON THE 15 DAY OF November 2019, PERSONALLY APPEARED BEFORE ME,  
Michael M. Derwage and Kathryn Collard WHOM DID ACKNOWLEDGE  
 TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND  
 FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
 NOTARY PUBLIC FULL NAME: Shadie Blake  
 COMMISSION NUMBER: 698470  
 MY COMMISSION EXPIRES: 1/17/22



Ent 161541 Blk 1043 Pg 866  
 Date: 11-21-2019 12:10:39P  
 Fee: \$52.00 Credit Card Filled By: IH  
 DAVID O CARPENTER, Recorder  
 SAN JUAN COUNTY CORPORATION  
 For: MICHAEL DERWAGE

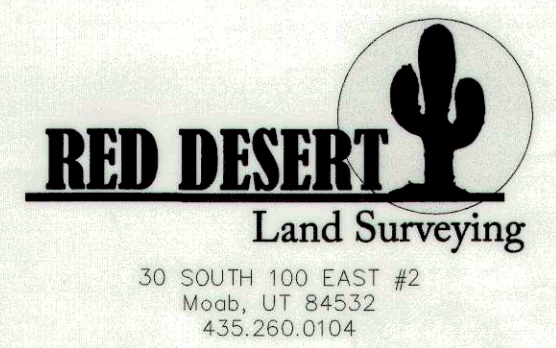
**SURVEY NARRATIVE**

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

**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 10/24/19  
 Sheet 1 OF 1

COUNTY BOARD OF HEALTH  
 APPROVED THIS 20th DAY OF November 2019.  
*Rick Meyer*

APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS 19th DAY OF November 2019.  
*Walter J. Bif*  
 ATTORNEY

PLANNING COMMISSION CERTIFICATE  
 APPROVED THIS 19 DAY OF November 2019  
 BY THE SAN JUAN COUNTY PLANNING COMMISSION.  
*Just Selick*  
 CHAIRMAN - PLANNING COMMISSION

COUNTY SURVEYORS APPROVAL  
 I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT AND SAID TRACT AS STAKED EXAMINED AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.  
Nov 19, 2019  
 COUNTY SURVEYOR

COUNTY COMMISSION APPROVAL  
 PRESENTED TO THE SAN JUAN COUNTY THIS 19th DAY OF November 2018.  
 SUBDIVISION WAS ACCEPTED AND APPROVED.  
 ATTEST: *[Signature]*  
 CHAIRMAN, SAN JUAN COUNTY COUNCIL

SAN JUAN COUNTY RECORDER  
 STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF  
Michael M Derwage-Kathryn Collard  
 DATE 11-21-19 BOOK 1043 PAGE 866 FEE  
*[Signature]*  
 COUNTY RECORDER