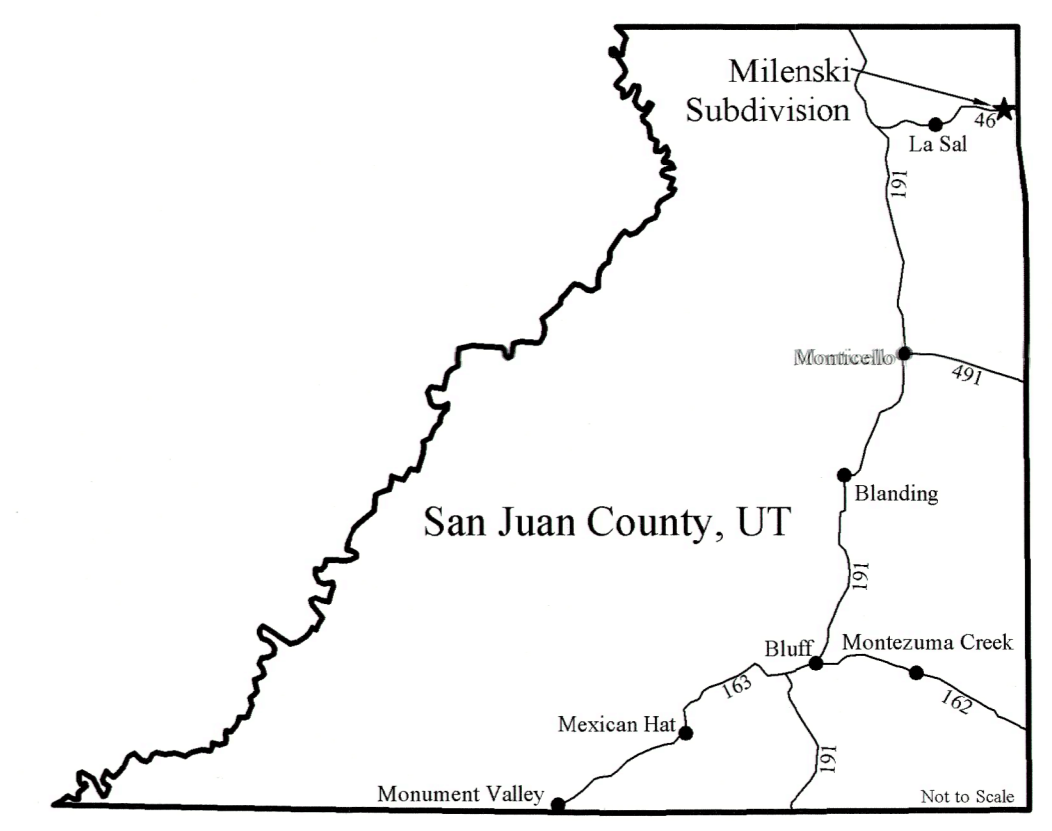


Milenski Subdivision

Circle "E" Ranch - Rich & Jan Milenski

Within the NE 1/4 of Section 36, T28S, R25E, SLB&M

Vicinity Map



Legend

- Found government monument as labeled
- ◆ Set rebar/cap (PLS 4769309)
- ★ Found feature as labeled
- Easement line
- Highway right of way line
- Easement bearing break (no monument set)
- ⊙ Calculated position (no monument set)

Narrative

The purpose of this survey was to create a single lot from the tract of land as recorded in Book 860 Page 247. The remaining "Milenski Tract" is not intended to be subdivided at this time.

The basis of bearings for this survey is East between the 1915 brass cap NE 1/4 corner of Section 36 and the 1915 brass cap closing corner at the northeast corner of Section 36, Township 28 South, Range 25 East, SLB&M. This is in accordance with the bearing for the same line per the G.L.O. Survey, as well as other private surveys in this area.

There is some contradiction between the road centerline as described in the quit-claim deed recorded in book 226 Page 508 and the physical location of the actual highway centerline. For the purposes of this survey the highway right of way line was located based on the collaboration of evidence of the existing highway centerline, the written record description per Book 226 Page 508, the right-of-way fences, and some existing private survey monumentation.

Descriptions

Record Milenski (860-247)

That portion of the NE 1/4 Section 36, T28S, R25E, SLB&M, lying North of State Highway 46, LESS: Beginning at a point located South 1530.22 feet and West 1522.95 feet from the NE corner of Section 36, T28S, R25E, SLB&M, which point lies on the North right of way line of State Highway 46, running thence along the right of way N73°17'W 243.8 feet, thence N68°32'W 256.9 feet, thence N72°34'W 122.2 feet, thence N72°06'W 261.3 feet to the outlet end of a culvert, thence along the centerline of La Sal Creek N66°05'E 170.7 feet, thence N57°56'E 166.9 feet, thence N83°41'E 176.6 feet, thence N83°17'E 294.1 feet, thence S55°49'E 163.4 feet to a rebar, thence S04°46'W 290.7 feet to the point of beginning.

As Surveyed (Exterior Boundary)

A tract of land within the NE 1/4 of Section 36, Township 28 South, Range 25 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows: Beginning at the NE 1/4 corner of said Section 36; thence East 3018.90 feet along the section line to the northeast corner of said Section 36, thence S00°06'16"E 1638.90 feet along the east line of said Section 36 to the beginning of a curve to the right having a radius of 5657.80 feet on the north R.O.W. line of Highway 46, thence along the R.O.W. and said curve 463.39 feet; the chord of said curve is 463.26 feet and bears S86°16'46"W, thence S88°37'32"W 344.50 feet along said R.O.W. to the beginning of a curve to the right having a radius of 1357.39 feet, thence S58.58 feet along said curve through a central angle of 22°44'01", the chord of said curve is 535.06 feet and bears N80°00'33"W, thence (leaving said R.O.W.) N11°57'41"E 290.70 feet, thence (following the centerline of La Sal Creek) as follows: N31°34'49"W 169.78 feet, thence N73°43'00"W 294.10 feet, thence N86°44'00"W 176.60 feet, thence S67°30'00"W 166.90 feet, thence S75°06'00"W 166.00 feet to a point on said R.O.W. Line and a point where an existing culvert outlets into La Sal Creek; said point is a point on a curve to the left on the R.O.W. line having a radius of 1220.92 feet, thence 743.68 feet along said curve; the chord of said curve is 732.24 feet and bears N83°00'26"W, thence S79°32'34"W 136.78 feet to a point on the C/4 Section line of said Section 36, thence N01°17'57"W 1105.36 feet to the point of beginning, containing 92.69 acres more or less.

Easement "1"

An easement 30.00 feet in width, 15.00 feet on each side of a described centerline with the lines on both sides parallel and concentric with the centerline and end lines extending or terminating at the same line or lines as the centerline, located in Section 36, Township 28 South, Range 25 East, SLB&M, County of San Juan, State of Utah. The centerline of said easement is more particularly described as follows: Beginning at a point on the south side of Lot 1 of the Milenski Subdivision located East 1449.72 feet along the section line and south 513.32 feet from the NE 1/4 corner of said Section 36; thence S23°44'17"E 74.20 feet, to the begin of a curve to the right with a radius of 75.00 feet, thence 86.08 feet along said curve, whose chord is 81.43 feet and bears S09°08'31"W, thence S42°01'19"W 7.35 feet to the begin of a curve to the right with a radius of 100.00 feet, thence 38.99 feet along said curve, whose chord is 38.74 feet and bears S53°11'27"W, thence S64°21'35"W 55.12 feet to the begin of a curve to the right with a radius of 100.00 feet, thence 54.09 feet along said curve, whose chord is 53.43 feet and bears S79°51'21"W, thence N84°38'52"W 145.24 feet to the begin of a curve to the left with a radius of 150.00 feet, thence 197.48 feet along said curve, whose chord is 197.48 feet and bears S57°38'14"W, thence S19°55'20"W 136.90 feet to the begin of a curve to the right with a radius of 100.00 feet, thence 121.23 feet along said curve, whose chord is 113.94 feet and bears S54°39'11"W, thence S89°23'03"W 21.91 feet to the begin of a curve to the left with a radius of 500.00 feet, thence 89.72 feet along said curve, whose chord is 89.60 feet and bears S84°14'37"W, thence S79°06'12"W 152.27 feet, thence S82°59'35"W 174.85 feet to a point on the north right-of-way line of State Road No. 46. End of Easement.

Notes

1. This property is zoned A-1 "Agricultural Use"
2. There are no new roads to be dedicated to the public within the area of this survey.
3. All tracts shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
4. There is no official flood zone designation for any area within this proposed subdivision.
5. 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.
6. Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
7. 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.

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| <p>Health Department Approved this <u>7th</u> Day of <u>August</u> 20<u>18</u> <i>Richard Meyer</i> Health Official</p> | <p>Approval as to Form Approved this <u>5th</u> Day of <u>August</u> 20<u>18</u> <i>Walter J. Bell</i> Attorney</p> | <p>County Recorder State of Utah, County of San Juan, Recorded at the request of <u>Rich & Jan Milenski</u> Filed: Date <u>Aug 17, 2018</u> Time <u>10:20 AM</u> Book <u>1026</u> Page <u>108</u> Fee <u>30.00</u> <i>Jan Milenski</i> County Recorder</p> | <p>Milenski Subdivision Circle "E" Ranch - Rich & Jan Milenski Within the NE 1/4 of Section 36, T28S, R25E, SLB&M</p> |
| <p>San Juan County Commission The subdivision hereon was presented to the San Juan County Commission this <u>7</u> day of <u>August</u> 20<u>18</u>, and was accepted and approved. <i>Bruce Adams</i> Commissioner <i>Robert Mendenhall</i> Commissioner</p> | | <p>Owners Dedication ANN STEWART Know all men by these presents that ANN STEWART owners of the above described tract of land, her heirs, assigns and assigns do hereby dedicate the same to the public for the use and enjoyment of the public as a public road. This dedication shall be subject to the provisions of the Utah Public Access Act, Chapter 2, Title 73B, Utah Code, which shall be in full force and effect on or after September 28, 2019. In witness whereof I have hereunto set my hand this <u>13</u> day of <u>August</u> 20<u>18</u>. <i>Ann Stewart</i> Owner</p> | |
| <p>Acknowledgement State of Utah, County of San Juan, on the <u>7</u> day of <u>August</u>, 20<u>18</u>, personally appeared before me <u>Rich & Jan Milenski</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. Notary Public Residing in _____ County _____ State of Utah</p> | | <p>San Juan County Planning Commission Approved by the San Juan County Planning Commission this <u>25th</u> day of <u>July</u> 20<u>18</u> <i>Scott Schaff</i> Chairman</p> | |
| <p>See owner's dedication for Acknowledgement</p> | | <p>Bunker Engineering 965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152 Date: 7-23-18 Drawn By: B.D. Bunker Scale: 1" = 100' Drawing Name: Survey Reference Number BE839 Sheet 1 of 1</p> | |

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 descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this subdivision survey has been prepared under my direction at the request of Rich Milenski.

