



NW Corner Section 15 NRS monument

N89°44'37"E 5266.18 FT

N89°44'37"E 1108.51 FT

Exterior Subdivision Boundary

Final Plat

"Old Farm" Subdivision

Within the NW1/4 of Section 15, Township 37 South, Range 22 East, SLB&M

N00°02'00"W 456.07 FT

Lot 1
2.13 Acres±

20.00'

434.61 FT

S00°02'00"E

N83°51'23"E
209.15 FT

Lot 2
2.36 Acres±

20.00'

493.19 FT

S00°02'00"E

208.01 FT

S00°02'20"E
12.72 FT

Exterior Subdivision Boundary

Narrative

The purpose of this survey was to create three lots within the tract recorded in Book 745 Page 416. The basis of bearings for this survey is N00°02'00"W between the W1/4 corner and NW Corner of Section 15, Township 37 South, Range 22 East, SLB&M. This is in accordance with the bearing for the same line per the G.L.O. Survey.

Notes

- This property is zoned A-1 "Agricultural Use"
- There are no new roads to be dedicated to the public within the area of this survey.
- All tracts shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
- There is no official 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.

Descriptions

Exterior Boundary (Record Bailey Tract 745-416)

Beginning at the Northwest corner of Section 15, Township 37 South, Range 22 East, Salt Lake Base and Meridian, Running thence N89°44'E 1316.47 feet along the Section Line, thence South 00°00'13"W 932.76 feet, thence West 1108.15 feet, thence South 396.74 feet, thence West 208.71 feet; thence North 00°01'13"E 1323.37 feet to point of beginning, containing 30.00 acres more or less.

Exterior Boundary (As Surveyed)

A tract of land within the NW1/4 of Section 15, Township 37 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at the northwest corner of said Section 15, thence N89°44'37"E 1316.47 feet along the north line of said Section 15, thence S00°00'50"W 932.76 feet, thence West 1107.69 feet, thence S00°08'10"E 399.30 feet to the north right-of-way line of Highway 95, thence N89°47'21"W 208.71 feet to the west line of said Section 15, thence N00°02'00"W 1325.40 feet along the section line to the point of beginning, containing 30.00 acres more or less.

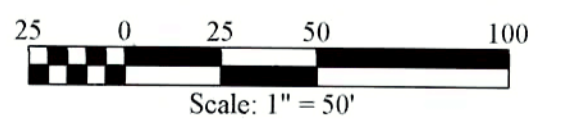
Surveyor's Certificate

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 herein in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Mitch Bailey.



Brad D. Bunker
Brad D. Bunker Utah P.L.S. #4769309 7/28/2018 Date

Ent 154552 Blk 1026 Pg 360
Date: 27-AUG-2018 3:14:50PM
Fees: \$32.00 Check Filed By: IH
08/23/2018, Recorder
SAN JUAN COUNTY CORPORATION
For: BAILEY MITCHELL H



Legend

- Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found rebar/cap (indiscernible)
- Found highway R.O.W. monument
- Calculated corner location (not set)
- Fence
- Highway right-of-way line
- Protracted Tracts
- Utility Easement

N00°02'00"W 483.52 FT

Lot 2
2.36 Acres±

493.19 FT

S00°02'00"E

208.01 FT

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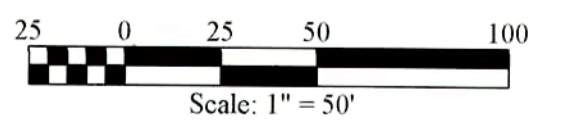
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Ent 154552 Blk 1026 Pg 360
Date: 27-AUG-2018 3:14:50PM
Fees: \$32.00 Check Filed By: IH
08/23/2018, Recorder
SAN JUAN COUNTY CORPORATION
For: BAILEY MITCHELL H



N00°02'00"W 385.81 FT

Lot 3
1.85 Acres±

20.00'

20.00'

Mitchell H. Bailey and Jana L. Bailey
867-678

N89°47'21"W
208.71 FT

Bicentennial Highway SR 95

N00°02'00"W 1361.02 FT

W1/4 Corner Section 25
Rebar/Cap (LS164659)

Health Department Approved this 17 th Day of August 2018 <i>Rick Meyer</i> Health Official	Approval as to Form Approved this 21 st Day of August 2018 <i>Walter B. Bunker</i> Attorney	County Recorder State of Utah, County of San Juan, Recorded at the request of <i>Mitchell H. Bailey</i> Filed: Date: 8-27-18 Time: 3:14 p.m. Book: 1026 Page: 360 Fee: \$32.00 <i>Carol Sargent</i> County Recorder	Final Plat Old Farm Subdivision Within the NW1/4 of Section 15, Township 37 South, Range 22 East, SLB&M
San Juan County Commission This subdivision hereon was presented to the San Juan County Commission this 21 st day of August, 2018, and was accepted and approved. <i>Sharon Merrill</i> Commissioner	San Juan County Surveyor Approved this 21 st day of August 2018 <i>Natalie Freestone</i> Surveyor	Owners Dedication Know all men by these presents that I, the undersigned owner(s) of the above described tract of land cause it to be subdivided into two lots known as the "Old Farm" Subdivision. This subdivision contains no public easements or access. In witness whereof I have hereunto set my hand this 21 st Day of August, 2018 <i>Mitchell H. Bailey</i> Owner	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" = 50' Drawing Name: Survey Reference Number BF844 Sheet: 1 of 1
Acknowledgement State of Utah, County of San Juan, on the 21 st Day of August, 2018, personally appeared before me <i>Mitchell H. Bailey</i> 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 11/16/19 20 <i>Natalie Freestone</i> Notary Public	San Juan County Planning Commission Approved by the San Juan County Planning Commission this 21 st Day of August, 2018 <i>Jim Shuf</i> Chairman		