

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND



PROJECT TYPE:
FINAL CONDOMINIUM PLAT

PROJECT ADDRESS:
11920 SOUTH HIGHWAY 191
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
TERENCE THOMPSON

DATE:
12/26/23

JOB NUMBER:
127-20

SHEET 1 OF 2



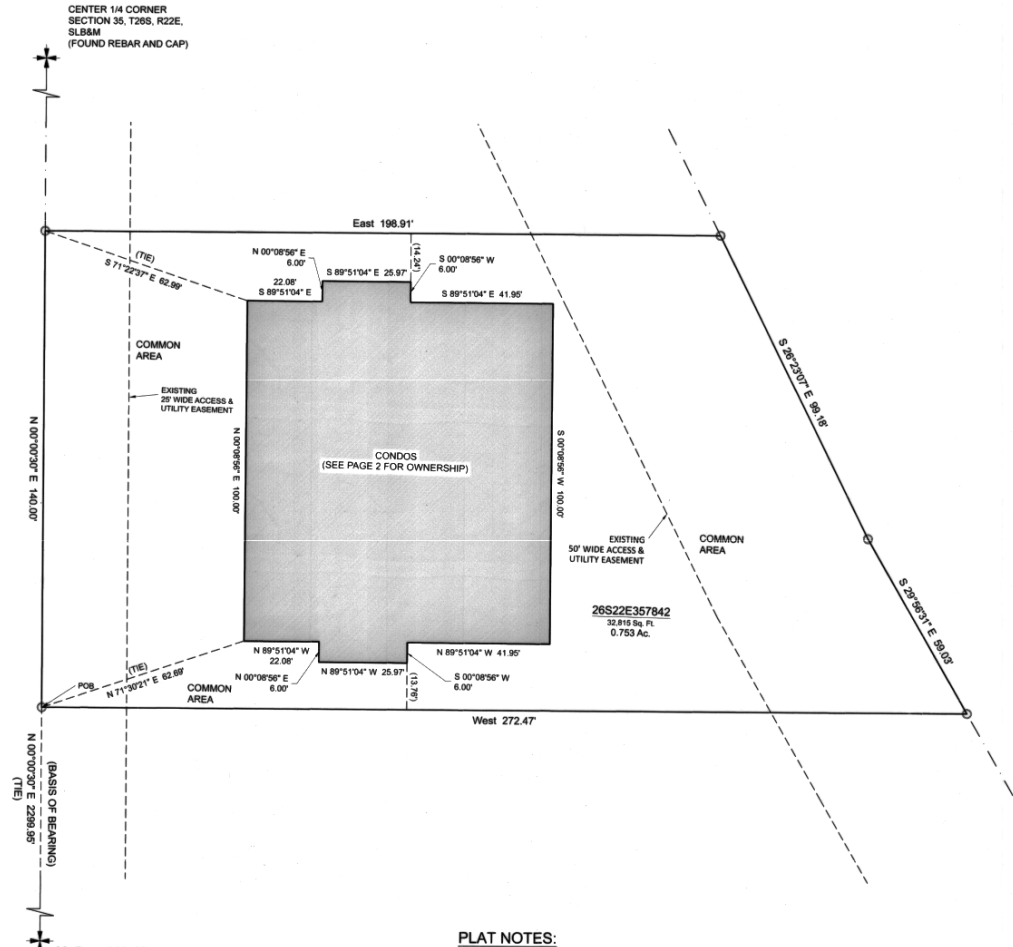
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

FINAL CONDOMINIUM PLAT OF
VIZCAYA CONDOMINIUMS

A CONDOMINIUM DEVELOPMENT LOCATED WITHIN THE
SOUTHEAST QUARTER OF SECTION 35, T26S, R22E, SLB&M



PRESERVATION OF COMMON AREA

THIS PLAT DESIGNATES CERTAIN AREAS AS COMMON AREAS INTENDED FOR THE USE BY THE CONDOMINIUM UNIT OWNERS FOR INGRESS, EGRESS, PARKING, RECREATION, AND OTHER ACTIVITIES AS ALLOWED IN THE DECLARATION. THE AREAS DESIGNATED AS COMMON AREAS ARE NOT DEDICATED HEREBY TO THE GENERAL PUBLIC BUT OWNED BY, AND RESERVED FOR THE USE OF, THE CONDOMINIUM UNIT OWNERS AS MORE FULLY PROVIDED IN THE DECLARATION, THE TERMS OF WHICH ARE INCORPORATED HEREIN.

UTILITY DEDICATION

THE OWNER OF THE LAND DESCRIBED AND DEPICTED ON THIS PLAT CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT AND HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY PROVIDERS AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY OVER, UNDER, AND THROUGH ALL AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAIN, AND WATER LINES AND FACILITIES (WHICH LINES AND FACILITIES SHALL BE SUBTERRANEAN EXCEPT FOR THOSE FACILITIES WHICH, BY THEIR NATURE, MUST BE ABOVE GROUND, TOGETHER WITH THE RIGHT OF ACCESS THERETO, (ALL AREAS AS COMMON AREA TO BE A BLANKETED UTILITY EASEMENT)

A CONDOMINIUM DEVELOPMENT LOCATED WITHIN THE
SOUTHEAST QUARTER OF SECTION 35, T26S, R22E, SLB&M

SURVEYOR NOTES

The Basis of Bearings is N 00°00'30" E between the South 1/4 corner and the Center 1/4 corner of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian.

PLAT NOTES:

- ALL AREAS ON THIS PLAT DESIGNATED AS UTILITY EASEMENTS ARE TO SERVE AS PUBLIC UTILITY EASEMENTS, PER UTAH CODE (54-3-27). (COMMON AREA BLANKETED AS UTILITY EASEMENT)
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT THOSE AREAS DESIGNATED AS CONDOMINIUM UNITS, WHICH UNITS ARE MORE PARTICULARLY DESCRIBED AND DEFINED IN THE DECLARATION OF CONDOMINIUM FOR VIZCAYA CONDOMINIUMS. A UTAH CONDOMINIUM PROJECT (THE "DECLARATION"), TO BE RECORDED CONCURRENTLY OR SUBSEQUENTLY WITH THE RECORDATION OF THIS PLAT.
- ALL COMMON AREAS ARE TO BE MAINTAINED BY THE CONDOMINIUM OWNERS ASSOCIATION EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DECLARATION. (SEE PAGE 2 FOR LOCATIONS OF COMMON AREA, LIMITED COMMON AREA AND PRIVATE SPACES)

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, LUCAS BLAKE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #7540504 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (B) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.



LUCAS BLAKE
LICENSE NO. 7540504

12/16/23
DATE

BOUNDARY LEGAL DESCRIPTION

San Juan County, State of Utah:

A parcel of land within the N½SEK of Section 35, Township 26 South, Range 22 East, SLB&M, more particularly described as follows:

Beginning at a point on the North-South Ck section line of said Section 35 located North 00°00'30" East 2299.95 feet from the South Quarter corner of said Section 35; and proceeding thence North 00°00'30" East 140.00 feet along the Ck Section line; thence East 198.91 feet to the east line of that tract of land as described in the Carroll Drilling, LLC Tract and recorded in Book 955 Page 851; thence South 26°23'07" East 99.18 feet to an angle point on the east line of said Carroll Drilling, LLC Tract, thence South 29°56'31" East 59.03 feet to an angle point on the east line of said Carroll Drilling Tract, thence West 272.47 feet to the point of beginning.

OWNER'S CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED AND DEPICTED IN THIS PLAT, HAVING CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED, HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT AND SUBMITS THE PROPERTY DESCRIBED HEREIN TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET ITS HAND THIS 22 DAY OF Feb, 2024

T.N.T. Real Estate Investments, L.L.C.,
a Utah limited liability company

By: [Signature]
TERENCE THOMPSON, MANAGER

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF San Juan } s.s.

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF February, 2024, BY TERENCE THOMPSON, MANAGER OF T.N.T. REAL ESTATE INVESTMENTS, L.L.C.

[Signature]
NOTARY PUBLIC



Get 179183 Rk 1106 Pg 497
Date: 2023-02-14 10:54:10 PM
File: 1106-00-0001-File-1106-11
CDE: NLS100, Recorder
SAN JUAN COUNTY CORPORATION
For: TNT REAL ESTATE INVESTMENTS LLC

COUNTY SURVEYOR
APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE

DATE: 2/15/24
COUNTY SURVEYOR
Brad Bunker

COUNTY ROAD DEPARTMENT
APPROVED THIS 20 DAY OF Feb, 2024

[Signature]
Tadd Adair

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 13th DAY OF February, 2024

[Signature]
ATTORNEY
Mitch Maughan

COUNTY BOARD OF HEALTH
APPROVED THIS 14th DAY OF Feb, 2024

[Signature]
zac kearney

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 13 DAY OF FEBRUARY, 2024

[Signature]
CHAIR
Trent Schafer

COUNTY COMMISSION APPROVAL
BY SAN JUAN COUNTY COMMISSION.
THIS 6 DAY OF FEBRUARY, 2024

[Signature]
ATTY
Kristen Bruce Adams
Bushnell

COUNTY RECORDER
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF
Terence Thompson
DATE Feb 22, 2024 BOOK 1106 PAGE 497 FEE 94.00

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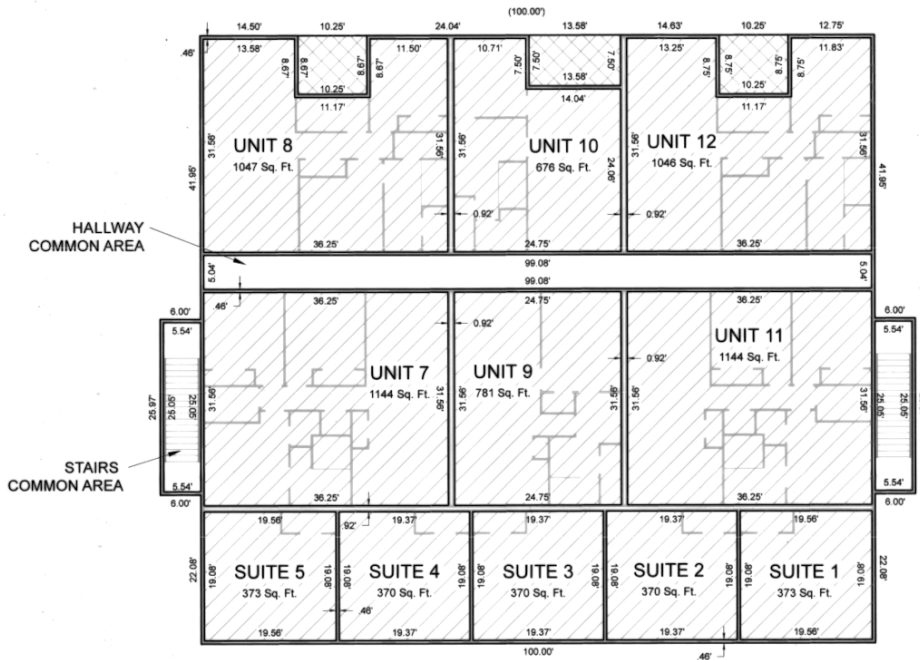
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PREPARED FOR:
TERENCE THOMPSON

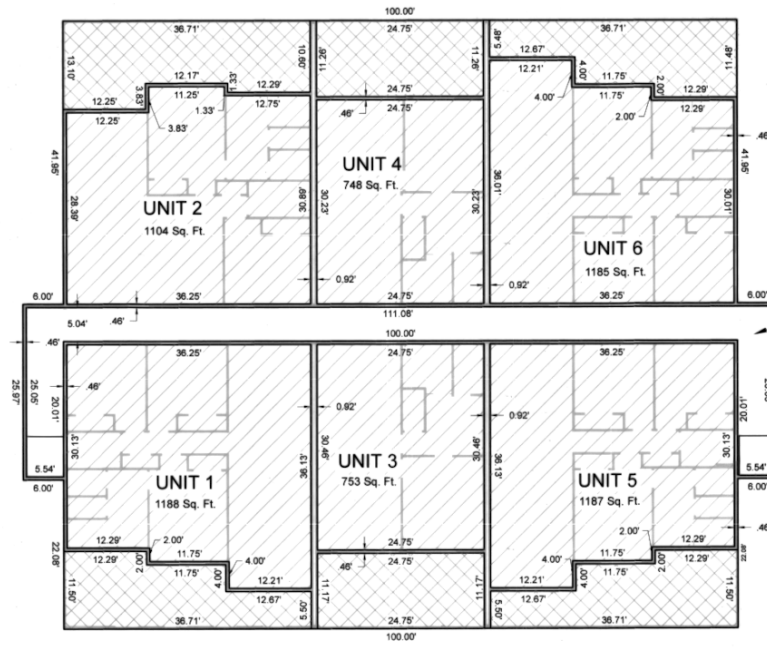
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JOB NUMBER:
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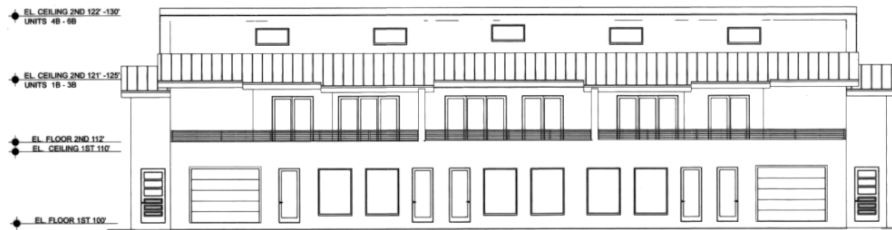
SHEET 2 OF 2



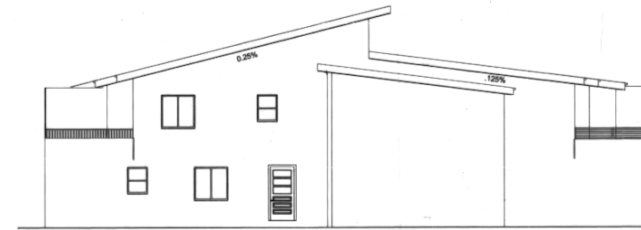
FIRST FLOOR



SECOND FLOOR



FRONT BUILDING



LEFT SIDE BUILDING

