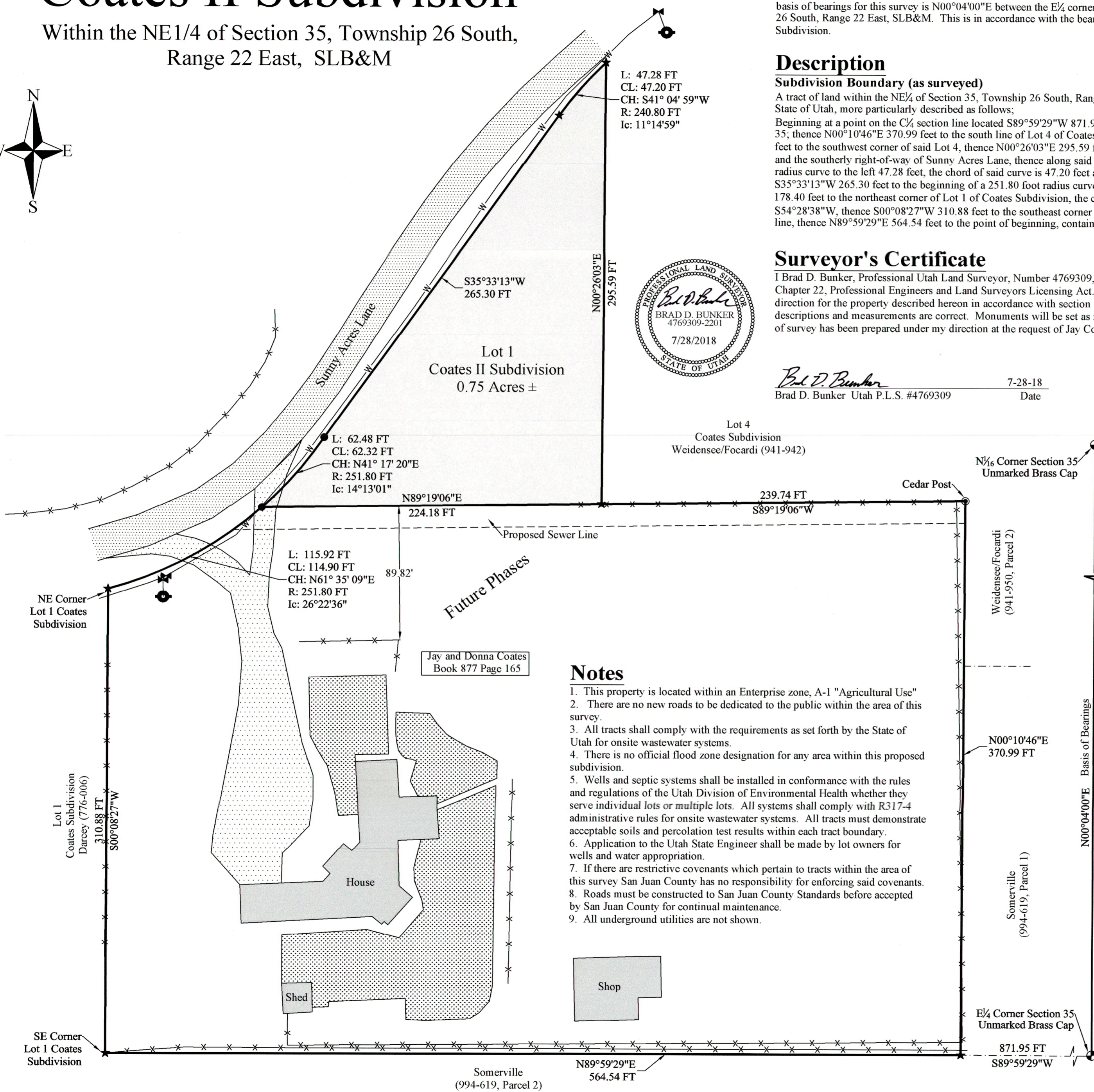


Final Plat Coates II Subdivision

Within the NE1/4 of Section 35, Township 26 South,
Range 22 East, SLB&M



Narrative

The purpose of this survey was to separate a tract of land as shown hereon from the Coates Tract (877-165). The basis of bearings for this survey is N00°04'00"E between the E $\frac{1}{4}$ corner and N $\frac{1}{4}$ corner of Section 35, Township 26 South, Range 22 East, SLB&M. This is in accordance with the bearing for the same line per the Coates Subdivision.

Description

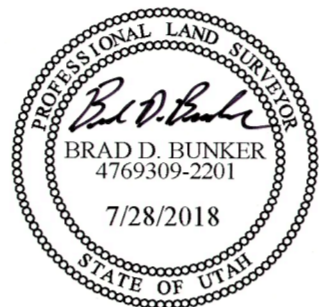
Subdivision Boundary (as surveyed)

A tract of land within the NE $\frac{1}{4}$ of Section 35, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point on the C $\frac{1}{4}$ section line located S89°59'29"W 871.95 feet from the E $\frac{1}{4}$ corner of said Section 35; thence N00°10'46"E 370.99 feet to the south line of Lot 4 of Coates Subdivision, thence S89°19'06"W 239.74 feet to the southwest corner of said Lot 4, thence N00°26'03"E 295.59 feet to the northwest corner of said Lot 4 and the southerly right-of-way of Sunny Acres Lane, thence along said R.O.W. along the arc of a 240.80 foot radius curve to the left 47.28 feet, the chord of said curve is 47.20 feet and bears S41°04'59"W, thence S35°33'13"W 265.30 feet to the beginning of a 251.80 foot radius curve to the right, thence along said curve 178.40 feet to the northeast corner of Lot 1 of Coates Subdivision, the chord of said curve is 174.69 feet and bears S54°28'38"W, thence S00°08'27"W 310.88 feet to the southeast corner of said Lot 1 and a point on the C $\frac{1}{4}$ Section line, thence N89°59'29"E 564.54 feet to the point of beginning, containing 5.49 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 hereon 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 Jay Coates.

Brad D. Bunker
Brad D. Bunker Utah P.L.S. #4769309
7-28-18
Date



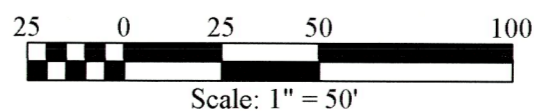
Notes

1. This property is located within an Enterprise zone, 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.
8. Roads must be constructed to San Juan County Standards before accepted by San Juan County for continual maintenance.
9. All underground utilities are not shown.

Legend

- Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found monument as labeled
- ★ Found $\frac{3}{8}$ " Rebar (no cap)
- ◆ Calculated corner location (not set)
- ⊗ Water Valve
- ⊙ Fire Hydrant
- Fence
- - - Protracted Tracts
- - - Easement

Ent 154692 Bk 1026 Pg 921
Date: 13-SEP-2018 10:27:18AM
Fee: \$30.00 Charge Filed By: IH
DAVID O CARPENTER, Recorder
SAN JUAN COUNTY CORPORATION
For: BUNKER BRAD



Final Plat Coates II Subdivision Within the NE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M	County Recorder Brad Bunker State of Utah, County of San Juan, Recorded at the request of Filed: Date: 9-13-18 Time: 10:27:18 AM Book: 1026 Page: 921 Fee:	Owners Dedication Know all men by these presents that I, the undersigned owners of the above described tract of land cause it to be subdivided into one lot known as the Coates II Subdivision. This subdivision contains no new roads or public ways. In witness whereof I have hereunto set my hand this 13 Day of September , 20 18 By: <i>Jay Coates</i> Jay Coates Owner By: <i>Donna Coates</i> Donna Coates Owner	County Recorder Brad Bunker State of Utah, County of San Juan, Recorded at the request of Filed: Date: 9-13-18 Time: 10:27:18 AM Book: 1026 Page: 921 Fee:
Health Department Approved this 17th Day of August , 20 18 <i>Rick Meyer</i> Health Official	Approval as to Form Approved this 21st Day of August , 20 18 <i>Walt J. Bid</i> Attorney	San Juan County Commission The subdivision hereon was presented to the San Juan County Commission this 21st day of August , 20 18 , and was accepted and approved <i>John M. Kelly</i> Commissioner	San Juan County Planning Commission Approved by the San Juan County Planning Commission this 21st Day of August , 20 18 <i>John Schaff</i> Chairman
Acknowledgement State of Utah, County of San Juan, on the 13th Day of September , 20 18 , personally appeared before me JENNIFER E. BLACK and proved to me on the basis of satisfactory evidence that 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 06/05/2022 in San Juan County			
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: BE849 Sheet: 1 of 1			