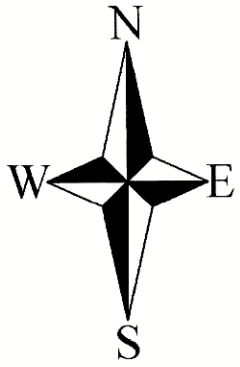


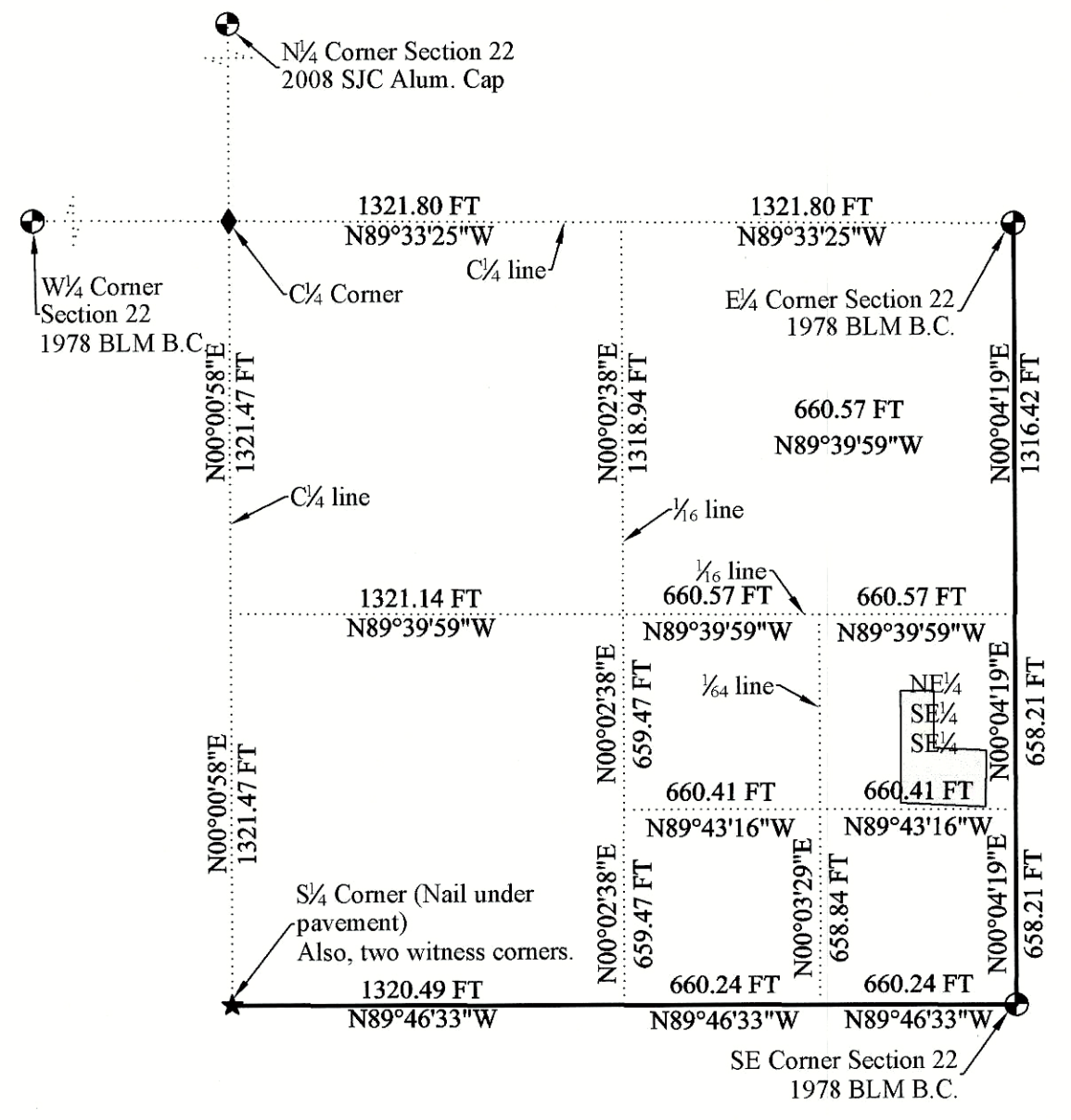
# "Northside Subdivision"

## Final Plat

Within the NE $\frac{1}{4}$  SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 22,  
Township 36 South, Range 22 East, SLB&M



Nielson  
(806-547)  
See SJC R.O.S. No.



### Legend

- Found government monument as labeled
- Set 5/8" rebar and aluminum cap (PLS 4769309) or as labeled
- ★ Found monument as labeled
- ◆ Calculated corner location (not set)
- Feature as labeled
- Fence
- Protracted tracts
- Curb and gutter
- City of Blanding Tract (639-490)
- Concrete

### Narrative

The purpose of this survey was to create a small subdivision of land from the Olsen Tract. The basis of bearings for this survey is N00°04'19"E between the southeast corner and E $\frac{1}{2}$  corner of Section 22, Township 36 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings of the majority of private surveys done in this area including a previous survey of the Shumway Tract as depicted on San Juan County Record of Survey No. 386.

The Calvin Black Trust Tract as recorded in Book 781 Page 536 is described as a metes and bounds tract, however, inferences to sectional subdivision lines and the distance of 660 feet for the north and south lines were interpreted for this survey as terminating at aliquot part lines of Section 22. These assumptions were compared to the locations of survey monuments set, legal descriptions for, and possession lines located for surrounding parcels. The record descriptions for surrounding tracts seemed to "fit" very well with this methodology. The record Olsen Tract is described by metes and bounds and a "less" description and was previously surveyed in accordance with SJC R.O.S. No. 386.

### Descriptions

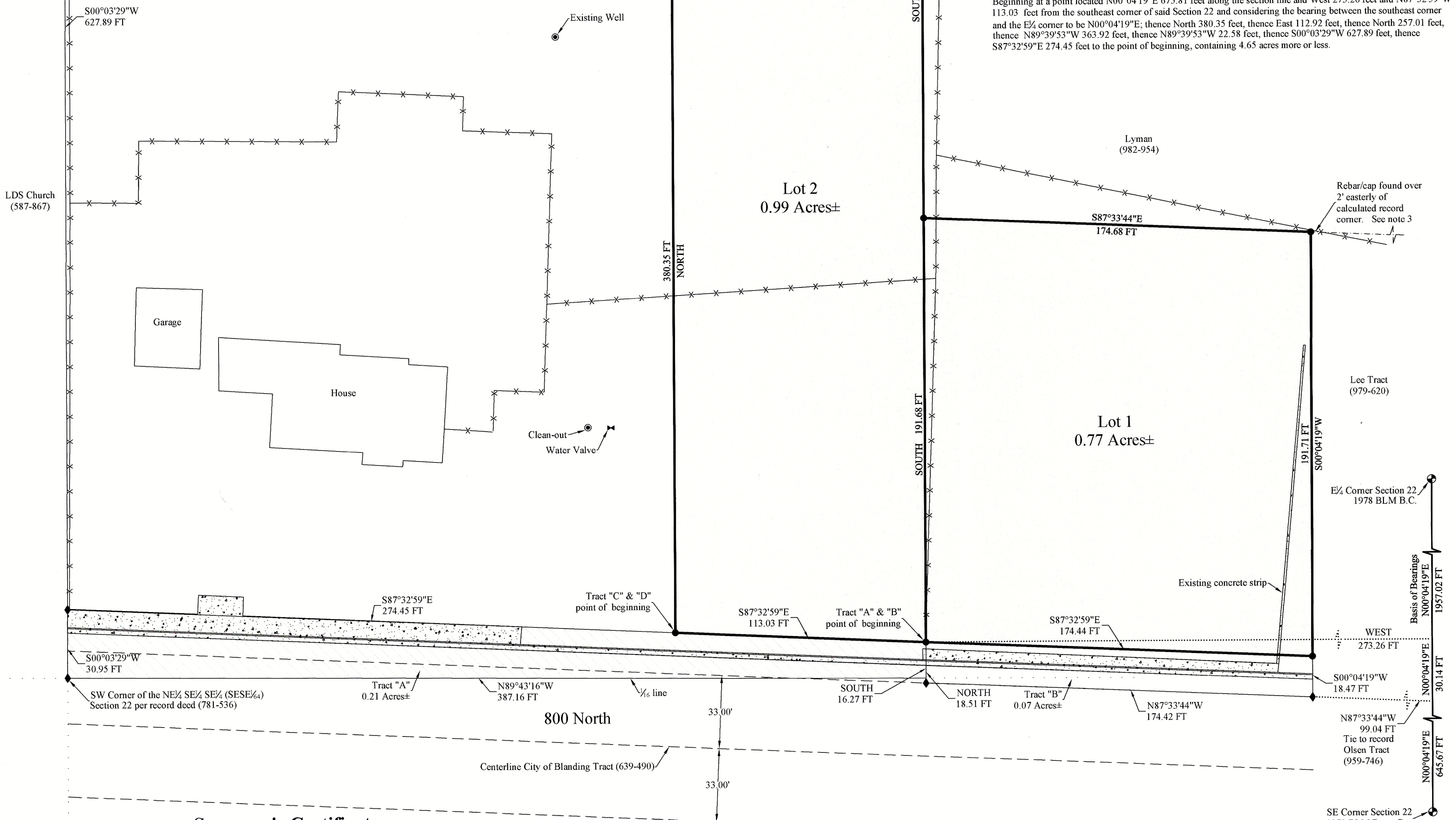
**Tract "A" (Calvin Black Trust to City of Blanding)**  
A tract of land within the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 22, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
Beginning at a point located N00°04'19"E 675.81 feet along the section line and West 273.26 feet from the southeast corner of said Section 22 and considering the bearing between the southeast corner and the E $\frac{1}{2}$  corner to be N00°04'19"E; thence N87°32'59"W 387.48 feet, thence S00°03'29"W 30.95 feet to the SESE $\frac{1}{4}$  corner of said Section 22, thence S89°43'16"E 387.16 feet along the 1/16th line, thence North 16.27 feet to the point of beginning, containing 0.21 acres more or less.

**Tract "B" (Olsen to City of Blanding)**  
A tract of land within the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 22, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
Beginning at a point located N00°04'19"E 675.81 feet along the section line and West 273.26 feet from the southeast corner of said Section 22 and considering the bearing between the southeast corner and the E $\frac{1}{2}$  corner to be N00°04'19"E; thence S87°32'59"E 174.44 feet, thence S00°04'19"W 18.47 feet, thence N87°33'44"W 174.42 feet, thence North 18.51 feet to the point of beginning, containing 0.07 acres more or less.

**(Northside Subdivision Description)**  
A tract of land within the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 22, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
Beginning at a point located N00°04'19"E 675.81 feet along the section line and West 273.26 feet and N87°32'59"W 113.03 feet from the southeast corner of said Section 22 and considering the bearing between the southeast corner and the E $\frac{1}{2}$  corner to be N00°04'19"E; thence North 380.35 feet, thence East 112.92 feet, thence South 193.50 feet, thence S87°33'44"E 174.68 feet, thence S00°04'19"W 191.71 feet, thence N87°32'59"W 287.47 feet to the point of beginning, containing 1.76 acres more or less.

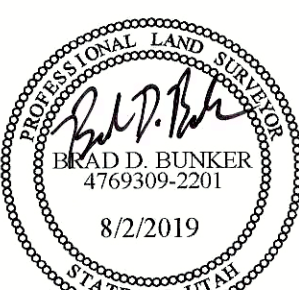
**Tract "D" (Resultant Calvin Black Trust Description)**  
A tract of land within the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 22, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
Beginning at a point located N00°04'19"E 675.81 feet along the section line and West 273.26 feet and N87°32'59"W 113.03 feet from the southeast corner of said Section 22 and considering the bearing between the southeast corner and the E $\frac{1}{2}$  corner to be N00°04'19"E; thence North 380.35 feet, thence East 112.92 feet, thence North 257.01 feet, thence N89°39'53"W 363.92 feet, thence N89°39'53"W 22.58 feet, thence S00°03'29"W 627.89 feet, thence S87°32'59"E 274.45 feet to the point of beginning, containing 4.65 acres more or less.

Tract "D"  
4.65 Acres±  
Part of Calvin Black Trust  
Book 781 Page 536



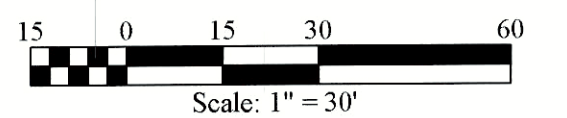
### Surveyor's Certificate

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 Clayton Holt and Garrin Palmer.



*Brad D. Bunker*  
Brad D. Bunker Utah P.L.S. #4769309  
8/2/2019 Date

Ent 141326 Bl 1042 Pg 472  
Date: 17-OCT-2019 3:52:18PM  
Fees: \$32.00 Check Filed by: IH  
UNITED O CARPENTER, Recorder  
SAN JUAN COUNTY CORPORATION  
FOR: ANDERSON OLIVER TITLE



### County Recorder

State of Utah, County of San Juan, Recorded at the request of \_\_\_\_\_  
Filed: Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_ Fee: \_\_\_\_\_  
County Recorder

### Blanding City Planning Department

Approved by the Blanding City Planner on this  
6<sup>th</sup> Day of September, 2019.  
*Bret Hosler*  
Bret Hosler Blanding City Planner

### Blanding City Engineer

I hereby certify that I have examined the foregoing plat and in my opinion all statutes and ordinances prerequisite to the city engineer's approval have been met.  
*Terry Ekker*  
Terry Ekker Blanding City Engineer

### Owners Dedication

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the "Northside Subdivision", and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.  
In witness whereof I have hereunto set my hand this 5<sup>th</sup> Day of September, 2019.  
By: *Trevor Olsen* Trevor Olsen Owner  
By: *Nicolette Olsen* Nicolette Olsen Owner

### Acknowledgement

Approval as to Form  
Approved this 6<sup>th</sup> Day of September, 2019.  
*Clayton Holt*  
City Attorney

State of Utah, County of San Juan, on the 6<sup>th</sup> Day of September, 2019, personally appeared before me *Brad D. Bunker* 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 12/27/2020  
Residing in San Juan County  
*Kim V. Palmer*  
Notary Public - State of Utah  
My Comm. Exp. 12/27/2020  
Commission # 692182

### Blanding City Planning Commission Approval

Approved by the Blanding City Planning Commission this 5<sup>th</sup> Day of September, 2019.  
*DeW Boyer*  
Chairman

### Bunker Engineering

965 South Creek Road, Monticello, UT 84535  
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: Aug. 2, 2019 Drawn By: B.D. Bunker Scale: 1" = 30'  
Drawing Name: Survey Reference Number: BE882 Sheet: 1 of 1