

**Legend**

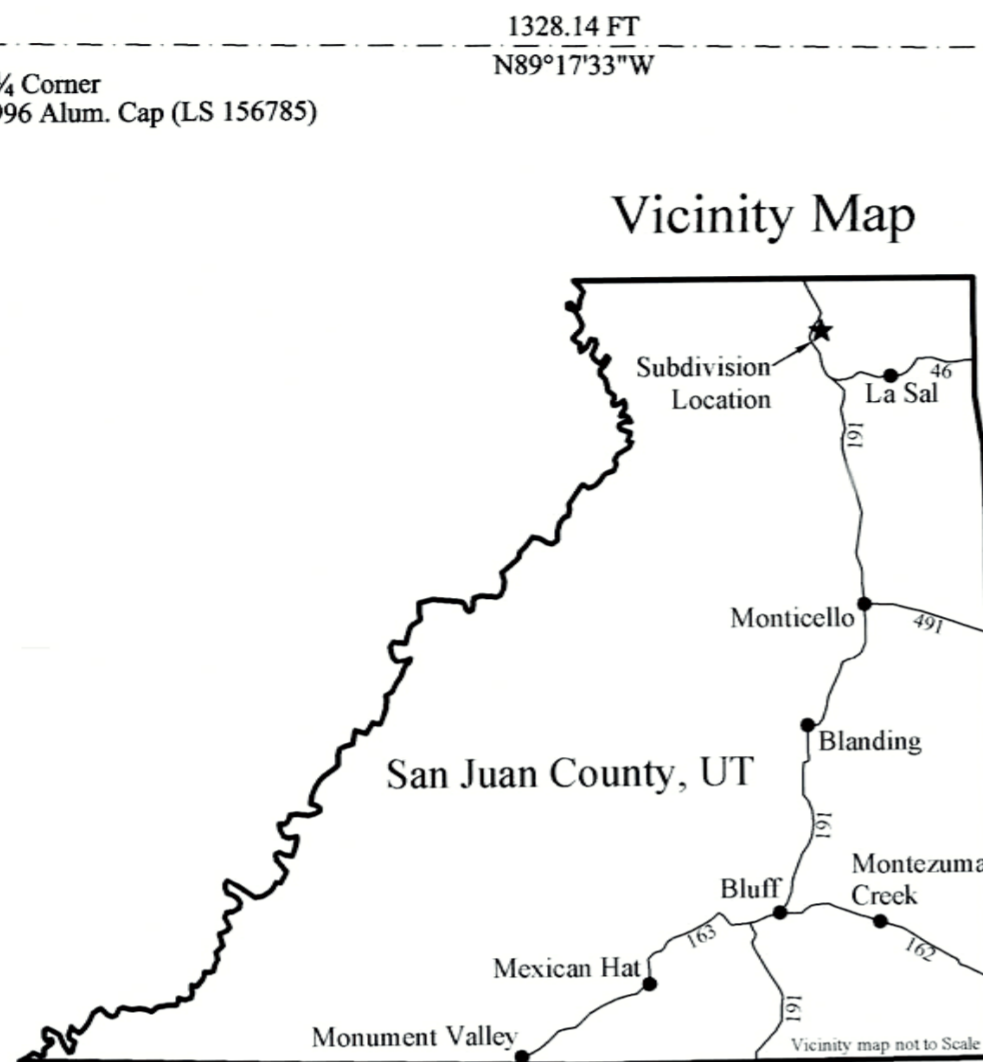
- ⊙ Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- ⊙ Found monument as labeled
- ★ Found 3/8" Rebar
- ◆ Bearing break or calculated corner location (not set)

- Fence
- - - Section 1 Subdivision Line
- (---) Record Measurements

# Final Plat

## Terwilleger Subdivision

Within the S1/2 of Section 01, Township 28 South, Range 22 East, SLB&M



**Descriptions**

**Record Terwilleger (774-191)**

Description of a tract of land located in Section 1, T28S, R22E, SLB&M, San Juan County, Utah. Beginning at the southwest corner of the tract, a point which bears N20°02'08"W a distance of 643.15 feet from the south quarter-section corner of Section 1, T28S, R22E, SLB&M, and proceeding thence North a distance of 705.80 feet to the northwest corner of the tract on the north line of the southeast quarter of the southwest quarter of the aforesaid Section 1; thence S89°29'24"E along the said line a distance of 226.77 feet to the northwest corner of the southwest quarter of the southeast quarter of the aforesaid Section 1; thence S89°34'53"E along the north line of the southwest quarter of the southeast quarter of the aforesaid Section 1 a distance of 1326.73 feet to the northwest corner of Lot 7 of the aforesaid Section 1; thence S00°11'19"W along the west line of the said Lot 7 a distance of 698.35 feet to the southeast corner of the tract; thence N89°50'34"W a distance of 1551.16 feet to the point of beginning and containing 25.01 acres more or less.

**"Retraced" Subdivision Boundary (As Surveyed)**

A tract of land within the S1/2 of Section 1, Township 28 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows: Beginning at a point located N20°01'57"W 642.79 feet to a 3/8" rebar, thence N00°00'15"E 352.92 feet to a point on the north line of S1/2 of Section 1 monumented by a 3/8" rebar, thence S89°32'47"E 226.75 feet to the CS 1/6 corner, thence S89°33'58"E 1328.16 feet to the northwest corner of Lot 7 of said Section 1, thence S00°17'13"E 698.35 feet along the west line of said Lot 7, thence N89°50'18"W 1551.43 feet to the point of beginning containing 25.03 acres more or less.

**Narrative**

The purpose of the survey was to split the Terwilleger Tract as recorded in a warranty deed and recorded in Book 774 Page 191 as shown hereon. The Terwilleger tract had been surveyed previously per San Juan County Record of Survey No. 170a. Many of the monuments set in that survey were found. The basis of bearings for this survey is N00°00'32"W between the southeast corner and the E1/4 corner of Section 1, Township 28 South, Range 22 East, SLB&M. This is in accordance with the bearing for the same line per San Juan County Record of Survey No. 170a.

**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.
8. Roads must be constructed to San Juan County Standards before accepted by San Juan County for continual maintenance.

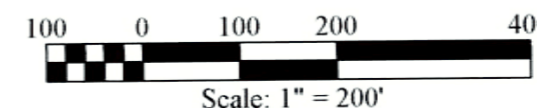
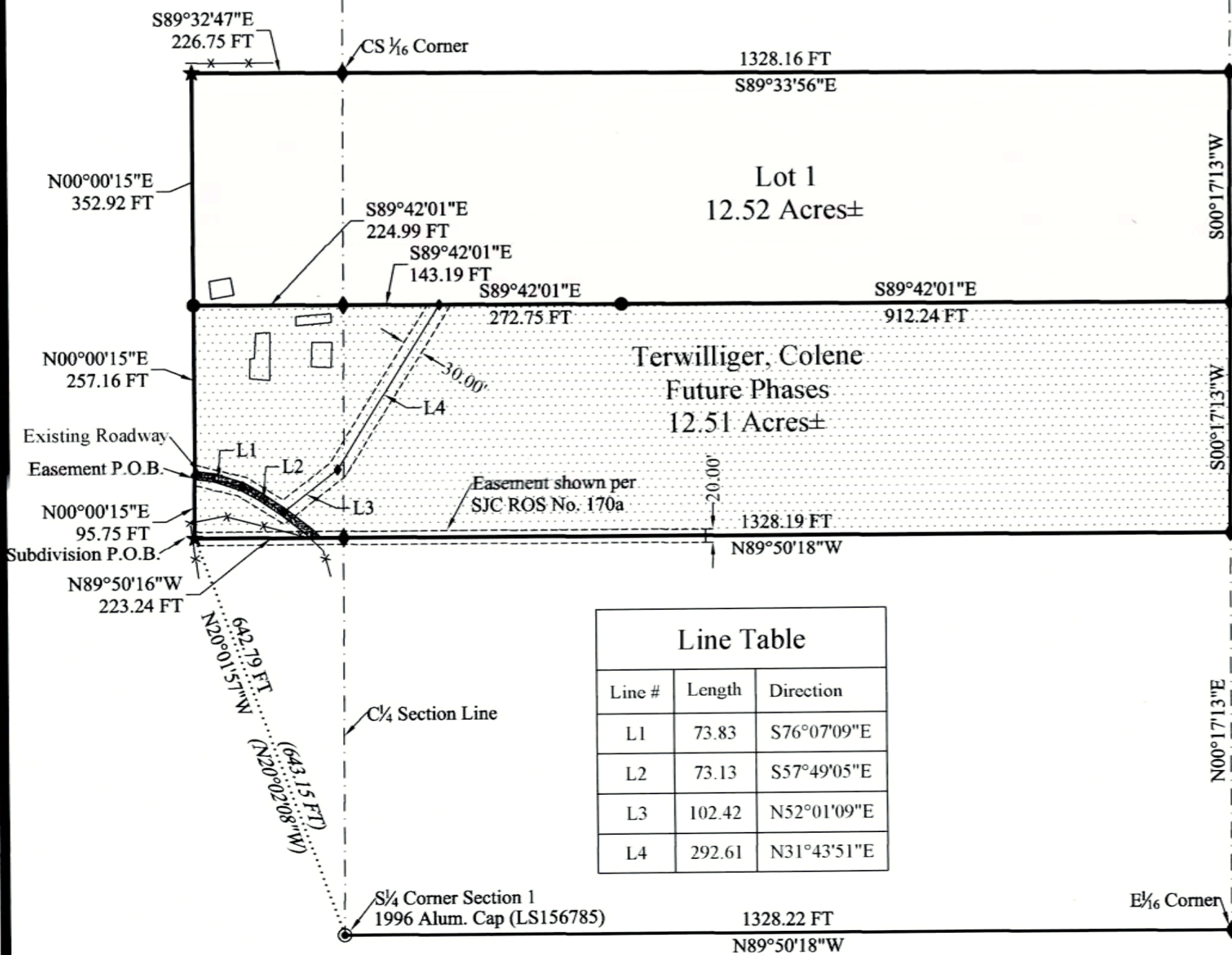
**Surveyor's Certificate**

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 Miya Finney.

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



Line #	Length	Direction
L1	73.83	S76°07'09"E
L2	73.13	S57°49'05"E
L3	102.42	N52°01'09"E
L4	292.61	N31°43'51"E



**Terwilleger Subdivision**

Within the S1/2 of Section 01, Township 28 South, Range 22 East, SLB&M

---

**County Recorder**  
State of Utah, County of San Juan, Recorded at the request of *Miya Finney*  
Filed: Date: 9-6-2018 Time: 9:51 AM  
Book: 1024 Page: 1558 Fee: 50.00

**County Recorder**  
*Miya Finney*  
County Recorder

---

**San Juan County Planning Commission**  
Approved by the San Juan County Planning Commission this 21<sup>st</sup> day of August, 2018  
*Just DeWalt*  
Chairman

---

**Health Department**  
Approved this 28<sup>th</sup> day of August, 2018  
*Richard Meyer*  
Health Official

---

**San Juan County Commission**  
The subdivision hereon was presented to the San Juan County Commission this 7<sup>th</sup> day of September, 2018, and was accepted and approved.  
*Shane Odgers*  
Commissioner

---

**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 two lots known as the Terwilleger Subdivision. This subdivision contains no public easements or access.  
In witness whereof I have hereunto set my hand this 17 Day of August, 2018  
By: *Colene Terwilleger*  
Owner

---

**Approval as to Form**  
Approved this 6<sup>th</sup> day of September, 2018  
*Walt R. B...*  
Attorney

---

**Acknowledgement**  
State of Utah, County of San Juan, on the 17<sup>th</sup> day of August, 2018, personally appeared before me *Colene Terwilleger* 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 June 18, 2019  
*Colene Terwilleger*  
County, San Juan  
Notary Public Commission No. 683399  
Residing in Monticello

**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" = 200'  
Drawing Name: Survey Reference Number: BE840 Sheet: 1 of 1