

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROPERTY LINES
- EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPERTY ADJOINING
- ASPHALT
- PROP. CORNER FOUND
- PROP. CORNER SET
- MAG. NAIL FOUND
- MAG. NAIL SET
- BLOCK CORNER
- SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
3059 DESERT ROAD
Moab, Utah 84532

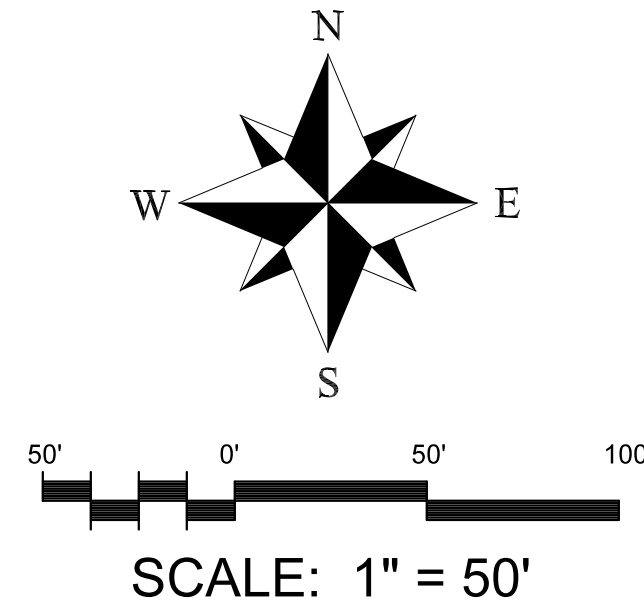
PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

DEVELOPER:
KRISTIN RIDGES

DATE:
06/14/2022

JOB NUMBER:
137-20

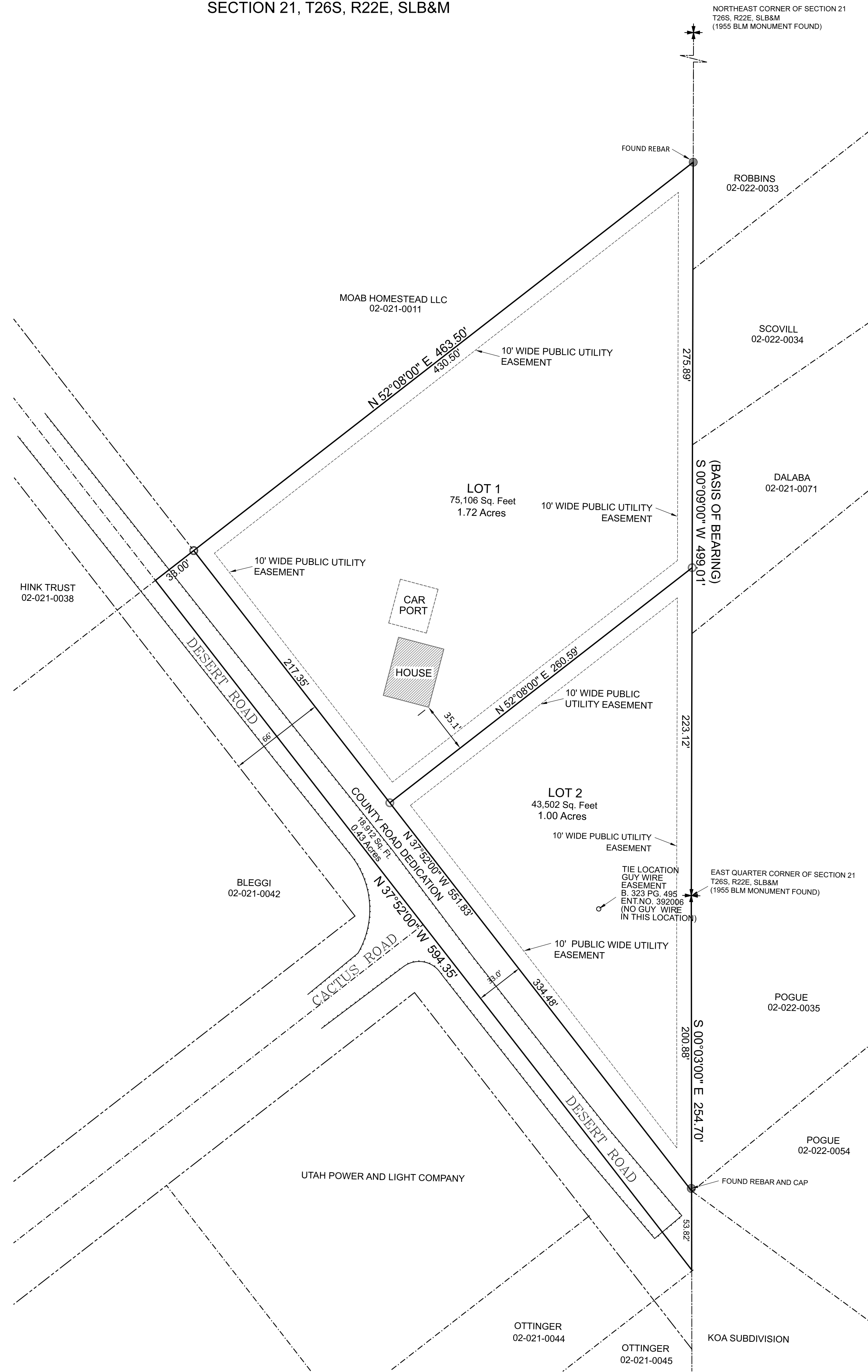
SHEET 1 OF 1



VICINITY MAP - NOT TO SCALE

RIDGES MINOR SUBDIVISION

A SUBDIVISION LOCATED WITHIN
SECTION 21, T26S, R22E, SLB&M



SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as RIDGES MINOR SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake
License No. 7540504

DATE

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

LOT 20, SECTION 21, T26S, R22E, SLB&M

Being more particularly describes as follows:

Beginning at the East Quarter corner Section 21, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence along the East line of said Section 21 South 00°03'00" East 254.7 feet; thence North 37°52'00" West 594.35 feet along Desert Road centerline; thence North 52°08'00" East 463.50 feet; thence following the East line of Section 21 South 00°09'00" West 499.01 to the point of beginning, having an area of 137,392 Square Feet, 3.15 Acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as RIDGES MINOR SUBDIVISION and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements (and private roads) shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

KRISTIN M. RIDGES

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, KRISTIN M. RIDGES WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SURVEYOR NOTES

THE BASIS OF BEARING IS S 00°09' W BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

COORDINATE SYSTEM: UTAH STATE PLANE CENTRAL (NAD83, US SURVEY FEET)

THE INTENT OF THE SURVEY IS TO MONUMENT OR LOCATE ORIGINAL PROPERTY CORNERS. THE SURVEY WAS PERFORMED USING BEST LEGAL EVIDENCE OF OCCUPATION IMPROVEMENTS LOCATED ON THE GROUND. OUR RESEARCH AND SITE WORK HAS DETERMINED NOTES OF IMPORTANCE AS FOLLOWS:

1. LOCATED PROPERTY CORNERS ALONG EAST BOUNDARY.

DOMINION ENERGY UTAH – NOTE:
Questar Gas Company, dba Dominion Energy Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes, and does not constitute of guarantee of particular terms of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8 QUESTAR GAS COMPANY Dba DOMINION ENERGY UTAH

Lots 1 & 2 created by Ridges Minor Subdivision shall each be restricted to impervious surface area less than 15% of the respective lot or 7,000 square feet. If the owner of either Lot 1 and applies for a land use or building permit that exceeds this restriction, the owner shall provide a drainage plan for the improvements in accordance with the requirements of Section 6.7 of the Grand County Land Use Code (Drainage Requirements) prior to the issuance of the land use or building permit.

COUNTY ENGINEERS APPROVAL
APPROVED BY THE GRAND COUNTY ENGINEER THIS _____ DAY OF _____, 20____.
Approved this _____ day of _____, 20____.
By _____
Title _____

GRAND COUNTY COMMISSION
PRESENTED TO THE GRAND COUNTY COMMISSION THIS _____ DAY OF _____, 20____. SUBDIVISION APPROVED.

COUNTY CLERK CHAIR, GRAND COUNTY COMMISSION

GRAND COUNTY RECORDER
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____
DATE _____ BOOK _____ PAGE _____ FEE _____

COUNTY RECORDER