

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
- PROP. CORNER FOUND
- PROP. CORNER SET
- MAG. NAIL FOUND
- MAG. NAIL SET
- BLOCK CORNER
- SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
2880 ROBERTS DRIVE &
2880 RIMROCK ROAD
Moab, Utah 84532

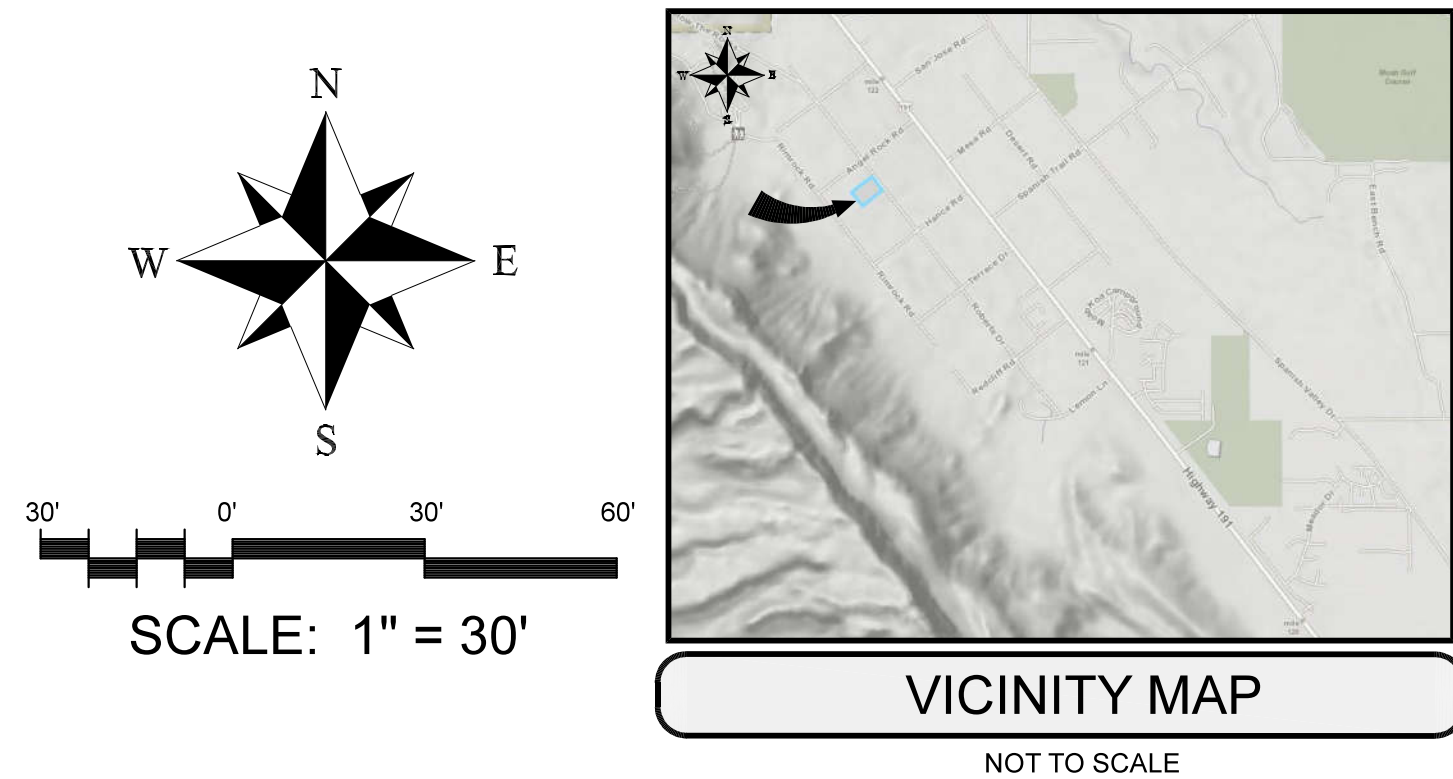
PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:
MARK DAVIS

DATE:
08/09/2022

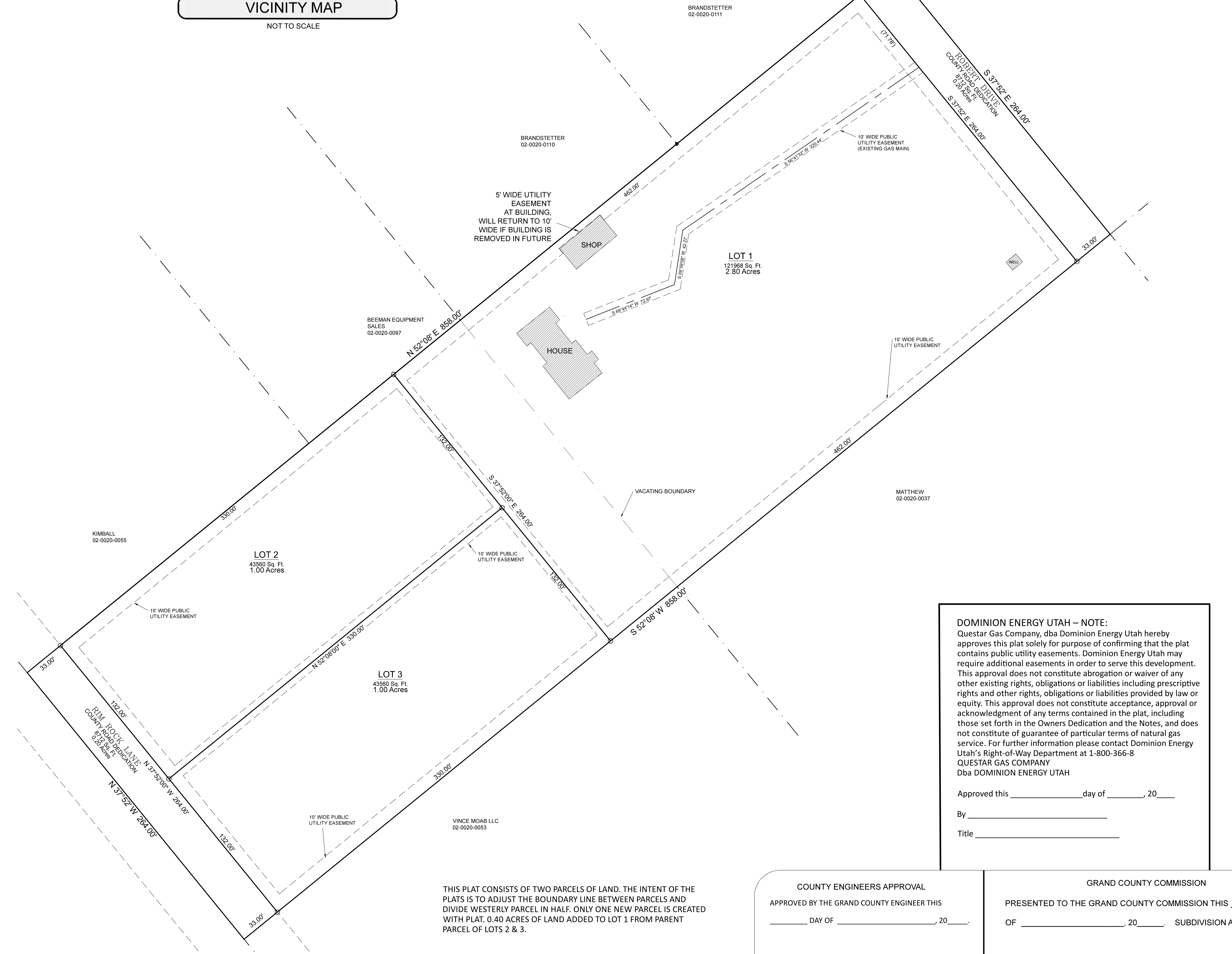
JOB NUMBER:
079-22

SHEET 1 OF 1



DAVIS MINOR SUBDIVISION

A SUBDIVISION OF GOVERNMENT LOTS 59 & 78
LOCATED WITHIN THE NORTHEAST QUARTER
OF SECTION 20, T26S, R22E, SLB&M



THIS PLAT CONSISTS OF TWO PARCELS OF LAND. THE INTENT OF THE PLATS IS TO ADJUST THE BOUNDARY LINE BETWEEN PARCELS AND DIVIDE WESTERLY PARCEL IN HALF. ONLY ONE NEW PARCEL IS CREATED WITH PLAT. 0.40 ACRES OF LAND ADDED TO LOT 1 FROM PARENT PARCEL OF LOTS 2 & 3.

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

Approved this _____ day of _____, 20____
By _____
Title _____

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 DAVIS MINOR SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake _____ DATE
License No. 7540504

LEGAL DESCRIPTION

Lot 59 & 78, Section 20, Township 26 South, Range 22 East, SLB&M, being more particularly described as follows:
Beginning at the a point on the centerline of Roberts Drive, said point being South 34°39'08" West 189.3 feet from the Northwest corner of section 21, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence South 37°52'00" East 264.00 feet to the most Easterly corner of said Lot 59; thence South 52°08'00" West 858.00 feet to the most Southerly corner of Lot 78 of said Section 20; thence North 37°52'00" West 264.00 feet to the most Westerly corner of said Lot 78; thence North 52°08'00" East 429.00 feet to the point of beginning, having an area of 5.20 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 DAVIS 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.

MARK J. DAVIS, TRUSTEE
MARK J. DAVIS LIVING TRUST DTD.
2/1/11; 50% INTEREST

CHRISTINE D. DAVIS, TRUSTEE
MARK J. DAVIS LIVING TRUST DTD.
2/1/11; 50% INTEREST

MARK J. DAVIS, TRUSTEE
CHRISTINE D. DAVIS LIVING TRUST
DTD. 2/1/11; 50% INTEREST

CHRISTINE D. DAVIS, TRUSTEE
CHRISTINE D. DAVIS LIVING TRUST
DTD. 2/1/11; 50% INTEREST

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____ }
ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME,
MARK J. DAVIS, TRUSTEE & CHRISTINE D. DAVIS, TRUSTEE OF THE MARK J. DAVIS LIVING TRUST DTD. 2/1/11; 50% INTEREST & CHRISTINE D. DAVIS, TRUSTEE & MARK J. DAVIS, TRUSTEE OF THE CHRISTINE D. DAVIS LIVING TRUST DTD. 2/1/11; 50% INTEREST, 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: _____

A SUBDIVISION LOCATED WITHIN
THE NORTHEAST QUARTER OF SECTION 20, T26S, R22E, SLB&M

SURVEYOR NOTES

THE BASIS OF BEARING IS SOUTH 89°22'01" WEST BETWEEN THE NW AND THE NE OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.
THE INTENT OF THE SURVEY IS SUBDIVIDE WEST PARCEL INTO TWO LOTS AND ADJUST THE BOUNDARY BETWEEN TWO EXISTING PARCELS OF LAND.
5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

COUNTY ENGINEERS APPROVAL
APPROVED BY THE GRAND COUNTY ENGINEER THIS _____ DAY OF _____, 20____

COUNTY ENGINEER

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

COUNTY CLERK

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

COUNTY RECORDER