

Located in the Southeast Quarter, Section 1, T.34 S., R. 4 E., S.L.B. & M.
Boulder Town, Garfield County, Utah
2022



-
- LOT 1**
233580 SQ FT
5.36 ACRES
- LOT 2**
363114 SQ FT
8.34 ACRES
- LOT 3**
274467 SQ FT
6.30 ACRES
- EXISTING DOMESTIC WATER WELL**
- EXISTING BARN / SHOP**
- EXISTING SEPTIC TANK & LEACH FIELD**
- EXISTING TOOL SHED**
- EXISTING SEPTIC TANK & LEACH FIELD**
- EXISTING SINGLE FAMILY HOME**
- AREA OVER 30% SLOPE**
- AREA OVER 30% SLOPE**
- CENTERLINE OF CREEK**
- NEW HOME UNDER CONSTRUCTION**
- ANSON FOGEL & ALEXANDRA FULLER B-98-1-2**
- ANSON FOGEL & ALEXANDRA FULLER B-98-1-2-1**
- JOHN P. KELLY JR. & SUSAN M. KELLY B-98-1-2-2**
- APPROXIMATE LOCATION OF A 5' WIDE RIGHT OF WAY EASEMENT FOR A.P.V.C. IRRIGATION LINE IN FAVOR OF IVAN LYMAN AS RECORDED AS ENTRY NO. 188813 IN BOOK 276, AT PAGE 844 OF THE OFFICIAL RECORDS**
- APPROXIMATE LOCATION OF A 25' WIDE RIGHT OF WAY EASEMENT FOR OPERATION AND MAINTENANCE OF AN UNDERGROUND IRRIGATION PIPELINE IN FAVOR OF BOULDER IRRIGATION COMPANY BY INSTRUMENT RECORDED JANUARY 13, 1992 AS ENTRY NO. 205690 IN BOOK 308, AT PAGE 459 OF THE OFFICIAL RECORDS**
- APPROXIMATE LOCATION OF A 12.5' WIDE RIGHT OF WAY EASEMENT FOR AN IRRIGATION LINE IN FAVOR OF BOULDER FARMSTEAD WATER COMPANY AS RECORDED AS ENTRY NO. 85282 IN BOOK 91 AT PAGES 611-612 OF THE OFFICIAL RECORDS**
- 30.0 FOOT WIDE ACCESS AND UTILITY EASEMENT**
- EXISTING ROAD TO ALL PROPOSED LOTS**
- SUGARLOAF VALLEY FARMS LLC B-98**
- YO SUBDIVISION**
- ALFRED CONRAD JEPSEN B-95-1-1**
- ALFRED CONRAD JEPSEN B-95-1-1**
- ALFRED CONRAD JEPSEN B-95-1-1**
- BOULDER TOWN**
- GRAND STAIRCASE ESCALANTE NATIONAL MONUMENT**
- SOUTHEAST CORNER SECTION 11 FOUND STONE MONUMENT**



1. BASIS OF BEARINGS USED IS SOUTH 00°33'50" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 1, T. 34 S., R. 4 E. S.L.B.&M. ALL DEEDS WERE ROTATED TO MATCH THE BASIS OF BEARINGS.
2. NO CHANGES WILL BE MADE TO THE CURRENT STORM WATER DRAINAGE.
3. THERE IS A TOTAL OF 0.07 ACRES THAT EXCEEDS 30% SLOPE.

I, MARTIN G PIERCE, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561193, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED TO THE BEST OF MY KNOWLEDGE.

MARTIN G PIERCE, L.S. #5561193 DATE

LOT 1
BEGINNING AT A POINT WHICH IS SOUTH 00°03'50" EAST 1139.96 FEET ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SALT LAKE BASE, AND SOUTH 89°49'02" WEST 1809.50 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 00°03'50" EAST 348.50 FEET; THENCE SOUTH 89°49'02" WEST 670.25 FEET; THENCE NORTH 00°03'50" WEST 1041.94 FEET; THENCE NORTH 89°49'02" EAST 670.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.36 ACRES.

LOT 2
BEGINNING AT A POINT WHICH IS SOUTH 00°03'50" EAST 1139.96 FEET ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SALT LAKE BASE, AND SOUTH 89°49'02" WEST 787.57 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 00°03'50" EAST 348.50 FEET; THENCE SOUTH 89°49'02" WEST 1041.94 FEET; THENCE NORTH 00°03'50" WEST 1041.94 FEET; THENCE NORTH 89°49'02" EAST 1041.94 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.34 ACRES.

LOT 3
BEGINNING AT A POINT WHICH IS SOUTH 00°03'50" EAST 1139.96 FEET ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SALT LAKE BASE, AND SOUTH 89°49'02" WEST 787.57 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 00°03'50" EAST 348.50 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°49'02" WEST 787.57 FEET; THENCE NORTH 00°03'50" WEST 348.50 FEET; THENCE NORTH 89°49'02" EAST 787.57 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.30 ACRES.

PROJECT NUMBER: 2112-036		FILE NAME: h:\jd\proj\2112-036\dwg\2112-036 sub plat.dwg	
SURVEYED BY: MP		DRAWN BY: MP	
		UPDATED: 2/15/2022 PLOTTED: 2/15/2022	

Boulder Town, Garfield County, Utah
Scale: 1" = 100'