Fogel Fuller Subdivision Site Plan Located in the Southeast Quarter, Section 1, T.34 S., R. 4 E., S.L.B. & M. SET REBAR WITH PLASTIC CAP **EXISTING POWER POLE** STAMPED JONES & DEMILLE ENG. EXISTING WATER METER UNLESS OTHERWISE NOTED Boulder Town, Garfield County, Utah FOUND SURVEY MONUMENT EXISTING YARD HYDRANT MARKED "TORG. ENG." EXISTING POWER METER / TRANSFORMER FOUND SURVEY MONUMENT EXISTING IRRIGATION RISER MARKED LS 16712 FOUND SECTION CORNER EXISTING FIRE HYDRANT AS NOTED **EXISTING BUILDING** NOT FOUND SECTION (SIZE / SHAPE VARIES) CORNER AS NOTED FOUND QUARTER SECTION SURVEYED BOUNDARY LINE CORNER AS NOTED · — SECTION LINE NOT FOUND QUARTER SECTION CORNER AS NOTED SUBDIVISION DESCRIPTIONS OVERHEAD POWER LINE BEGINNING AT A POINT WHICH IS SOUTH 00°03'50" EAST 1139.96 FEET ALONG — x — x — x — EXISTING FENCE THE EAST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 4 EAST, SALT LAKE EXISTING GRAVEL DRIVE BASE AND MERIDIAN, AND SOUTH 89°49'02" WEST 1829.50 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" EAST QUARTER CORNER WEST 348.50 FEET; THENCE NORTH 89°49'02" EAST 670.25 FEET TO THE POINT FOUND STONE MONUMENT OF BEGINNING. CONTAINING 5.36 ACRES±. 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 MERIDIAN, 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 348.50 FEET; THENCE NORTH 89°49'02" EAST 1041.94 FEET TO THE POINT CONTAINING 8.34 ACRES±. 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 YO SUBDIVISION SUGARLOAF VALLEY BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 00°03'50" EAST 348.50 FEET ALONG SAID EAST LINE; THENCE FARMS LLC SOUTH 89°49'02" WEST 787.57 FEET; THENCE NORTH 00°03'50" WEST 348.50 B-98 FEET; THENCE NORTH 89'49'02" EAST 787.57 FEET TO THE POINT OF BEGINNING. APPROXIMATE LOCATION OF A 5' WIDE RIGHT OF APPROXIMATE LOCATION OF A 25' WIDE RIGHT OF APPROXIMATE LOCATION OF A 12.5 ' WIDE RIGHT OF CONTAINING 6.30 ACRES±. WAY EASEMENT FOR A.P.V.C. IRRIGATION LINE IN WAY EASEMENT FOR OPERATION AND WAY EASEMENT FOR AN IRRIGATION LINE IN FAVOR FAVOR OF IVAN LYMAN AS RECORDED AS ENTRY MAINTENANCE OF AN UNDERGROUND IRRIGATION OF BOULDER FARMSTEAD WATER COMPANY AS NO. 188813 IN BOOK 276, AT PAGE 844 OF THE PIPELINE IN FAVOR OF BOULDER IRRIGATION RECORDED AS ENTRY NO. 85282 IN BOOK 91 AT OFFICIAL RECORDS COMPANY BY INSTRUMENT RECORDED JANUARY 13, PAGES 611-612 OF THE OFFICIAL RECORDS 1992 AS ENTRY NO. 205690 IN BOOK 308, AT PAGE 459 OF THE OFFICIAL RECORDS N89°49'02" N89°49'02"E AREA OVER 30% SLOPE CENTERLINE OF CREEK EXISTING SINGLE EXISTING DOMESTIC ANSON FOGEL FAMILY HOME ALEXANDRA FULLER AREA OVER 30% SLOPE B-98-1-2 GRAND STAIRCASE ESCALANTE LOT 1 NATIONAL -274467 SQ FT 363114 SQ FT $^+233580~\mathrm{SQ}~\mathrm{FT}^{\scriptscriptstyle +}$ MONUMENT **8.34 ACRES 5.36 ACRES** NEW HOME UNDER ANSON FOGEL CONSTRUCTION EXISTING SEPTIC TANK & LEACH FIELD ALEXANDRA FULLER `S89°49'02"W 787.57'/-ナーピー// [P] -4------\$89°49'02"W 670.25 EXISTING SEPTIC TANK & LEACH FIELD JOHN P. KELLY JR. ALL PROPOSED LOTS 30.0 FOOT WIDE ACCESS AND UTILITY EASEMENT susan m. Kelly B-98-1-2-2 **△**_x**®**¬x—x— **BOULDER TOWN** SOUTHEAST CORNER SECTION 1 FOUND STONE MONUMENT - — HIGHWAY 12 *--^-----*----~ 1. BASIS OF BEARINGS USED IS SOUTH 00°03'50" 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. Jones & DeMille Engineering, Inc. CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL SURVEYOR'S CERTIFICATE - infrastructure professionals -1.800.748.5275 www.jonesanddemille.com 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 SUBDIVISION LOCATION ROJECT NUMBER: 2112-036 h:\jd\proj\2112-036\dwg\2112-036 sub plat.dwg DRAWN BY: MP UPDATED: 2/15/2022 PLOTTED: 2/15/202 BEST OF MY KNOWLEDGE. Fogel Fuller Subdivision Site Plan MARTIN G PIERCE, L.S. #5561193 Boulder Town, Garfield County, Utah Scale: 1" = 100'