



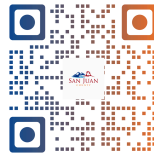
PLANNING COMMISSION MEETING

117 South Main Street, Monticello, Utah 84535. Commission Chambers
Thursday, October 8, 2026 at 6:00 PM

AGENDA

Google Meet – Joining Information

meet.google.com/oco-znwg-gbt



Phone: (US) +1 478-292-3950 PIN: 675 750 213#

WELCOME

ROLL CALL

PLEDGE OF ALLEGIANCE

CONFLICT OF INTEREST DISCLOSURE

PUBLIC COMMENT - Time reserved for public comment on items or issues not listed on the agenda.

GENERAL BUSINESS

1. Approval of Planning Commission Meeting Minutes from September 10, 2026 (Corey Coleman, Planning)

LAND USE APPLICATIONS

2. Conner Simmons 160 Terra Drive 001300000013 / SVR
Estimated Time: 40 minutes
3. Brandon Daley 64 East Mount Peale 000620000410 / SVR
Estimated Time: 20 minutes

ADMINISTRATIVE ITEMS (discussions)

4. Non Conforming Uses and Complaints
Estimated Time: 20 minutes

5. Old Business
Estimated Time: 5 minutes
6. New Business
Estimated Time: 5 minutes

BUILDING PERMIT(S) REVIEW

7. Building permit & Inspection report -
Estimated Time: 5 minutes

ADJOURNMENT

****In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice****



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
September 10, 2026

Minutes

CALL TO ORDER AND ADMINISTRATIVE ITEMS

WELCOME (0:00) Trent Schafer

COMMISSION MEMBERS PRESENT

Trent Schafer, Melissa Rigg, Shea Walker, TC Garcia, Ann Austin, Lloyd Wilson,

COMMISSION MEMBERS ONLINE

Cody Nielson

STAFF IN ATTENDANCE

Corey Coleman, Jens Nielson and Tamra Lewis

PLEDGE OF ALLEGIANCE

Corey Coleman

CONFLICT OF INTEREST DISCLOSURE

The Chair asked whether any commissioners had a conflict of interest regarding items on the agenda. No conflicts were declared.

PUBLIC COMMENT

Ed Williamson, a resident of McElhaney Lane in the Mt. Peale addressed the Commission regarding road and drainage conditions near his property. He discussed the history of the road, ATV traffic, flooding and drainage through the wash, culvert capacity, road maintenance, and concerns regarding the financial impact of unresolved road issues on existing property owners.

He stated that residents have paid taxes and worked to maintain their properties and encouraged the County to consider practical solutions to the road and drainage problems.

No additional in-person or online public comments were received.

GENERAL BUSINESS

APPROVAL OF AUGUST 13, 2026 MINUTES

The Commission reviewed the August 13, 2026 Planning Commission meeting minutes. Corrections were identified, including the spelling of Shea Walker and Trent's name referenced within the minutes.

Motion: Melissa Rigg moved to approve the August 13, 2026 Planning Commission meeting minutes as corrected.

Second: Lloyd Wilson.

Vote: Motion carried unanimously.

LEGISLATIVE

WILSON ARCH RESORT COMMUNITY – PHASE 2 CONDITIONAL USE PERMIT

Staff presented a Conditional Use Permit application for lodging and overnight accommodations within Wilson Arch Resort Community Phase 2. The application proposed a maximum of 73 lodging/overnight accommodation units.

Staff explained that available historical zoning information is limited and that there is some uncertainty regarding the property's zoning designation. Staff's review indicated the property appears to be within the A-1 zoning district with a possible commercial overlay. Staff used the 2011 San Juan County Zoning Ordinance as the primary basis for review and determined that recreational uses, supporting dwellings and related commercial service activities provided a basis for considering the application.

Staff recommended approval subject to conditions, including:

1. Development will be limited to a maximum of 73 lodging or overnight accommodation units.
2. Any increase beyond 73 units requires separate County review and approval.
3. Approval of the CUP does not replace future subdivision, building, fire, health, utility, business licensing, transportation, or other applicable approvals.

4. The project must comply with applicable County, State, fire, health, utility and regulatory requirements.
5. The approval is subject to a five-year review period.
6. The approval remains active during that period provided there is ongoing demonstrable progress.
7. The applicant returns to the County and Planning Commission before the end of the review period to report on development, remaining phases, compliance and material changes. Material changes may require additional review or amendment of the CUP.

Staff reported that a Will-Serve had been received from the Special Service District. Final water availability, engineering, fire-flow requirements, sewer, utility capacity and related infrastructure issues will need to be addressed as the project proceeds through subdivision, development and building permit processes.

Applicant Curtis Wells discussed the history and proposed redevelopment of Wilson Arch Phase 2. The existing Phase 2 plat was originally approved for approximately 73 residential lots. The applicant intends to vacate the existing configuration, consolidate most of the property and later submit a new development layout designed around a resort/lodging concept while maintaining a maximum of 73 units.

The applicant discussed the project's relationship to nearby recreational and lodging development, the Wilson Arch Water and Sewer Service Agency, potential infrastructure upgrades, fire-flow requirements, HOA coordination, access, and future UDOT requirements.

Commission discussion included:

- The original intent and historical approvals for Wilson Arch.
- Whether the development was originally intended primarily for residential, vacation or lodging uses.
- Short-term rentals and the County's ongoing LUDMO update.
- The distinction between lodging in a recreation/tourism-oriented area and short-term rentals within established residential neighborhoods.
- The project's location and separation from existing residences.
- Water and sewer capacity.
- Fire-flow and fire-suppression requirements.
- Future subdivision and plat amendments.
- UDOT access and transportation requirements.
- HOA and CC&R considerations.
- Uncertainty within historical County zoning maps.
- The need for future development proposals and material changes to return through the applicable County review process.

The Commission clarified that approval would authorize lodging/overnight accommodations for no more than 73 units but would not approve a final site layout or eliminate future subdivision, building, utility, fire, transportation or other regulatory reviews.

The Commission agreed that Condition No. 3 should specifically reference the Utah Department of Transportation (UDOT).

Motion: (1:00:00) Shea Walker moved to approve the Conditional Use Permit for Wilson Arch Resort Community Phase 2 for lodging and overnight accommodations, subject to Conditions 1 through 7 as presented, with Condition No. 3 amended to specifically include UDOT among the applicable regulatory entities.

Second: Lloyd Wilson.

Vote: All Commissioners present voted in favor. No opposed votes were received. Motion carried unanimously.

ADMINISTRATIVE ITEMS

LUDMO UPDATE (1:03:00)

Staff provided an update regarding the ongoing Land Use, Development and Management Ordinance (LUDMO) revision. Staff reported receiving significant public input and continuing individual discussions with residents, consultants and representatives from rural communities.

Staff stated that the current approach is moving back toward the structure of the 2011 code while tightening and clarifying language. One goal is to clearly identify uses as permitted or prohibited whenever practical rather than relying heavily on conditional uses.

Staff anticipates continuing work through the fall and developing a more complete draft for public and Planning Commission review. Staff encouraged members of the public to contact the department early in the process with concerns or suggestions.

(1:07:00) The Commission discussed requiring public hearings for Conditional Use Permit applications while the LUDMO revision remains underway. Commissioners expressed that public hearings would provide additional transparency and allow the public an opportunity to comment before action is taken. Staff indicated that hearings could generally be noticed in advance and action could still occur during the same meeting.

(1:13:00) The Commission reached general consensus that, during the interim period, Conditional Use Permit applications should be scheduled with public hearings when possible. Commissioners also discussed whether regulations should vary based upon density and

availability of infrastructure such as sewer and water. Discussion included rural areas, future growth, lot sizes, infrastructure planning, Spanish Valley, drainage, roads and the need to anticipate future development when drafting regulations.

CONDITIONAL USE PERMIT TRAINING (1:33:00)

Jens Nielson provided and led the Commission in training and discussion regarding Conditional Use Permits using materials from the Utah League of Cities and Towns.

Topics included:

- The purpose of conditional uses and mitigation of reasonably anticipated detrimental effects.
- The difference between legislative and administrative land-use decisions.
- The importance of clearly written and enforceable conditions.
- Public hearings for conditional uses.
- Legal implications of CUP approvals.
- Vested rights associated with approved land uses.
- Enforcement of conditions.
- Complaint-driven enforcement.
- Home occupations as an example of conditional-use standards.
- The benefit of reducing the number of conditional uses in future ordinances where uses can instead be clearly classified as permitted or prohibited.

The training emphasized that conditions imposed on a CUP should be realistic, relevant and enforceable. Discussion also addressed how application materials, staff reports, presentations and the actual motion interact in documenting what the Commission approved.

The Commission discussed the Wilson Arch approval as a practical example and clarified that the motion approved the general lodging use and conditions rather than every possible development scenario contained within the applicant's informational materials.

PROPOSED BUILDING FEES (2:00:00)

Staff presented proposed changes to the County's building permit fee structure. Staff explained that the goal is to simplify the fee schedule and use a defensible valuation-based system consistent with International Code Council methodology.

The proposed structure would generally calculate permit fees using building valuation data and a percentage of project valuation, while certain smaller projects such as roofing, siding, windows

and similar work may use flat fees. Solar permit fees and manufactured/modular construction were also discussed.

Staff explained that the proposed fee system is intended to better reflect the cost of operating the Building Department while simplifying the current fee structure. Discussion included inspection costs, travel throughout the County, unfinished basements, modular/manufactured homes, reinspection requirements and differences in the number of inspections required by project type. No formal action was taken by the Planning Commission on the proposed building fees.

BUILDING PERMITS

(02:11:00) Corey reviewed the Building Department permit and inspection reports and discussed ongoing projects.

Staff reported on a recent electrical continuing education class that was provided locally for licensed electricians in coordination with Utah State University. The class was taught by Chris Jensen, a UL instructor. San Juan County staff received approximately 32 hours of training, Moab City staff received approximately 16 hours, and 17 licensed electricians were able to complete required continuing education locally.

Staff also explained inspection report terminology. A failed/not-approved inspection means corrections are necessary and another inspection is required. A conditional approval allows construction to proceed when an item can reasonably be verified during a subsequent inspection.

SUBDIVISION ORDINANCE DISCUSSION

The Commission discussed requirements adopted in the 2024 subdivision ordinance regarding amendments to existing subdivisions and signatures from property owners.

Concerns were raised that requiring applicants to obtain signatures from numerous property owners within an existing subdivision can create unnecessary disputes between neighbors, particularly in subdivisions that have changed substantially over time.

The Commission discussed whether subdivision amendments should instead proceed through a public hearing process with appropriate notice, allowing the Planning Commission to consider the application and public input at the meeting.

Staff explained that the issue is under legal review and that the County must also consider CC&Rs, road capacity, fire access, drainage, flooding, infrastructure and historical subdivision approvals. Particular concern was expressed regarding subdivisions in Spanish Valley where

one-acre lots have previously been divided into smaller parcels after water and sewer infrastructure became available.

Staff identified Section 11-2-B-3 of the 2024 subdivision ordinance as containing language related to property-owner signatures and affected lots. Commissioners requested that the applicable language be provided for further review.

Discussion also included private road standards and whether developers should be required to construct roads to County standards when the County does not intend to accept or maintain those roads. Staff advised that upcoming subdivision applications may require the Commission to further address road paving and infrastructure standards.

No formal action was taken. The subdivision ordinance issues will be brought back for additional review.

ADJOURNMENT

Motion: Lloyd Wilson moved to adjourn the meeting.

Second: Melissa Rigg.

Vote: Motion carried unanimously.

The meeting was adjourned.



STAFF REPORT
SAN JUAN COUNTY
PLANNING COMMISSION

MEETING DATE:	October 8, 2026
ITEM TITLE:	160 Tera Drive, Spanish Valley – Subdivision Amendment
PRESENTER:	Corey Coleman, Building Official / Planning Administrator
PARCEL # / ZONE	001300000013 / SVR
REQUEST:	Subdivision / Creation of Two Additional Lots (3 Lots to 5 Lots – Exhibit D)
APPLICANT:	Conner Simmons
RECOMMENDATION:	1. Approval Motion: <i>I move to approve the proposed subdivision amendment based on the findings and conditions of approval, contingent upon satisfactory review and approval by all applicable County departments and affected agencies.</i> 2. Denial Motion – Statement of Reasons: <i>I move to deny the subdivision amendment for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.</i>

Background

The subject property is located at 160 Tera Drive in Spanish Valley and is identified as Parcel No. 001300000013. Based on the information currently available to staff and included in the application packet, the property was largely undeveloped in approximately 2018 and has since undergone a series of land divisions. The current request proposes the creation of two additional lots, increasing the property from three lots to five lots.

Because the property has been divided in stages, Staff has reviewed the current proposal in the context of the overall subdivision pattern, access, and cumulative development rather than solely as an isolated request for two additional lots.

Approximate Date	Property History	Property Ownership
August 2018	Property appears to have been undeveloped land. (Exhibit A)	Sarah J. Mersereau and Daniel Wright
March 2022	Lot Line Adjustment between Lot 1 and lot 2 (Exhibit B)	Sarah J. Mersereau and Daniel Wright
July 2022	An additional lot was created through a subsequent division of the property. (Exhibit C)	Daniel Wright
October 2026 (<i>Current request</i>)	Applicant requests approval to create two additional lots. (Exhibit D)	Daniel Wright, Megan Simmons, Karson Geissinger,

Applicable Ordinances

Several County ordinances apply to the review of this property. Because the regulations were adopted at different times and address different portions of the subdivision and land-use process, staff has reviewed the application under the provisions applicable to the specific issue being considered.

Applicable ordinances include:

- 2011 San Juan County Zoning Ordinance
- 2019 Spanish Valley Supplementary Ordinance
- 2024 San Juan County Subdivision Ordinance, including the current subdivision review process
- 2016 San Juan County Subdivision Ordinance / Development Standards, to the extent the County determines that technical development standards not addressed or replaced by the 2024 Subdivision Ordinance remain applicable.

The 2019 Spanish Valley standards are particularly important because the property is located within Spanish Valley and those provisions contain specific requirements for access, street frontage, flag lots, and development within the area.

Access and Street Frontage Requirements

The 2019 Spanish Valley Supplementary Ordinance provides that every building and lot must have direct access to one of the following:

1. A public street;
2. An approved private street or driveway; or
3. A public or private street via a public or private alley.

The ordinance further requires that:

“Each new lot or building tract shall front upon a public street.”

These provisions address both access and street frontage for new lots within Spanish Valley.

Staff must therefore evaluate how each existing and proposed lot obtains legal and compliant access and whether the proposed lots satisfy the applicable frontage requirements. The existence of an access easement alone may not establish compliance with all applicable frontage and subdivision requirements. A private road maintenance agreement has been submitted and is currently under review.

Mersereau Drive currently provides access to the proposed lots and is privately owned and maintained. Staff recommends that the Planning Commission determine whether Mersereau Drive may provide public access while remaining privately owned and maintained and whether that arrangement satisfies the applicable public-street frontage requirement.

The historic configuration of the property also appears to include at least one flag-lot or panhandle configuration. Staff has reviewed the previous and proposed divisions to determine whether the existing access continues to meet applicable standards as additional lots are created.

The applicant should demonstrate how each newly proposed lot complies with the required public-street frontage requirements.

Subdivision Street Standards

The County's 2016 Subdivision Ordinance development standards provide additional technical requirements for residential streets.

The 2016 ordinance provides that, unless otherwise determined by the San Juan County Road Department, residential streets shall have a minimum right-of-way of fifty feet (50'). It also establishes a minimum paved surface width of 24 feet and provides that gravel streets in Spanish Valley are not permitted and must be paved.

The 50-foot right-of-way standard allows the San Juan County Road Department to determine otherwise; therefore, Staff is not recommending that a 50-foot right-of-way be automatically required. Staff recommends that Mersereau Drive function as a public-access roadway while remaining privately owned and maintained by the benefiting property owners. A 20-foot hard-surfaced roadway represents the minimum fire-access width identified by Staff and should not be interpreted as replacing any greater roadway width determined to be applicable under the subdivision standards.

Summary

The subject property has undergone multiple land divisions since approximately 2018. The current application proposes the creation of two additional lots and must be reviewed for compliance with applicable subdivision, access, frontage, and Spanish Valley development standards.

Mersereau Drive currently provides access to the proposed lots and is privately owned and maintained. The applicable ordinances contain provisions addressing both private access and public-street frontage. Staff recommends that the Planning Commission determine whether the proposed access arrangement satisfies the applicable frontage requirement and, if approved, establish clear conditions regarding public access, private ownership and maintenance, roadway surfacing, and continued access to the newly created lots.

If the application is approved, Staff recommends that Mersereau Drive be hard surfaced through the extent of the newly created lots. A minimum 20-foot roadway width is recommended based upon

fire-access considerations, subject to any greater width or other roadway standard determined to be applicable by the Planning Commission or County Road Department. Mersereau Drive would provide public access while remaining privately owned and maintained by the benefiting property owners, with a road maintenance agreement recorded against each affected lot. Required water and sewer utilities shall be installed prior to recording the amended plat, and any structures made nonconforming by the proposed subdivision shall be removed, relocated, or otherwise brought into compliance, subject to final review by Staff and Legal.

The Planning Commission should take formal action to approve, approve with conditions, or deny the application based upon the applicable ordinances, submitted materials, public input, and findings made at the meeting.

Planning Commission Consideration

Issue	Commission Consideration
Access and Frontage	Determine whether Mersereau Drive, including a public-access/private-ownership arrangement, satisfies the applicable access and public-street frontage requirements for the proposed lots.
Roadway Standards	Determine the roadway improvements applicable to the proposed subdivision, including roadway width, hard surfacing, maintenance responsibilities, and whether the 50-foot right-of-way standard applies or may be modified based upon the existing configuration and determination of the San Juan County Road Department.
Conditions of Approval	If approved, establish the conditions that must be satisfied prior to recording, including roadway improvements, recorded maintenance agreements, installation of water and sewer utilities, and correction of any structures made nonconforming by the proposed subdivision, subject to final review by Staff and Legal.

EXHIBIT A

Original Mersereau Subdivision Plat

160 Tera Drive - 2018



FINAL PLAT OF
MERSEREAU SUBDIVISION
A SUBDIVISION LOCATED IN
THE SOUTH-EAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

WEST 1/4 CORNER
SECTION 35, T36S, R22E, SLB&M
(FOUND GLO MON. 1912)

SOUTH 89°58' WEST
(BASIS OF BEARING)

(1704.9')

EAST 1/4 CORNER
SECTION 35, T36S, R22E, SLB&M
(FOUND MON. UNMARKED)

SURVEYOR'S CERTIFICATE

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 7540504. I further certify that a survey was made of the property described below, and have subdivided said tract of land into lots and streets hereafter to be known as:

MERSEREAU SUBDIVISION

and that same has been correctly surveyed and stated on the ground as shown on this plat.

Lucas Blake
License No. 7540504

Date

6/14/18



BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°58' WEST 1704.90 FEET ALONG THE CENTER SECTION LINE AND SOUTH 29.1 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 172.0 FEET; THENCE WEST 604.6 FEET; THENCE NORTH 30°00' WEST 198.58 FEET; THENCE EAST 703.9 FEET (RECORD=703.8') TO THE POINT OF BEGINNING.

CONTAINS 112,526 SQ. FT. or 2.59 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

MERSEREAU SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

Sarah J. Mersereau
SARAH J. MERSEREAU

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Grand } S.S.
ON THE 21st DAY OF August, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Sarah J. Mersereau WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE owner OF Lot 1 AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Elizabeth Stortz
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Elizabeth Stortz
COMMISSION NUMBER: 1029
MY COMMISSION EXPIRES: 9-25-18

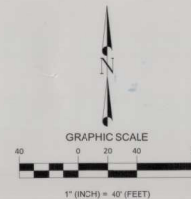


Est 156716, Bl 1029 Pg 424
Expirs 9-25-2018 10293394
Fees \$1.00 Credit (not filed bys ft)
SANDY D. GONZALES, Recorder
SAN JUAN COUNTY, UTAH
FOR MORE DETAILS

RED DESERT
Land Surveying

30 South 100 East
Mesa, UT 84032
435.208.8172

Project 069-18
Date 6/14/18
Sheet 1 of 1



A SUBDIVISION LOCATED IN
THE SOUTH-EAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE
CORRECT AND IN ACCORDANCE WITH INFORMATION
ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR



9-19-18
DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12th DAY OF September, 2018.

Walter B. Bitt
ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS 13th DAY OF September, 2018.

Walter B. Bitt
CHAIRMAN

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 14th DAY OF JUNE, 2018.

BY SAN JUAN COUNTY PLANNING COMMISSION.

Walter B. Bitt
CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE SJC Commission

THIS 25th DAY OF September, 2018.

SUBDIVISION WAS ACCEPTED AND APPROVED:

ATTEST Bruce Adams

COUNTY RECORDER NO.

STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF

Daniel Wright

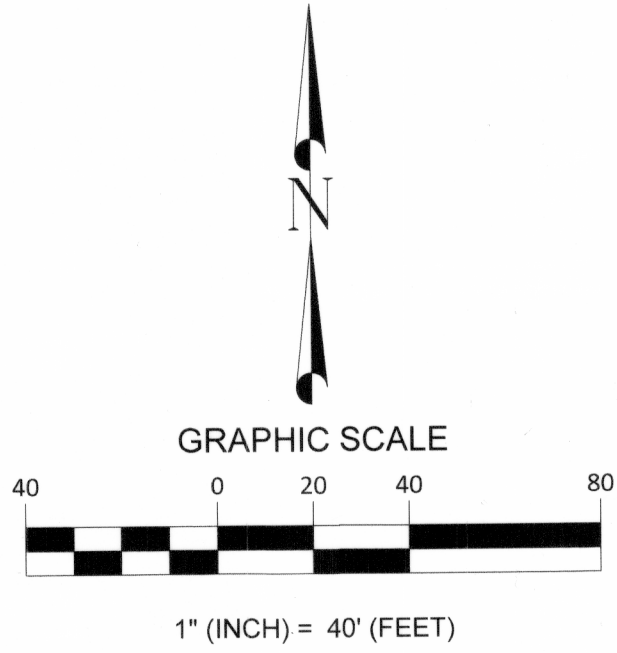
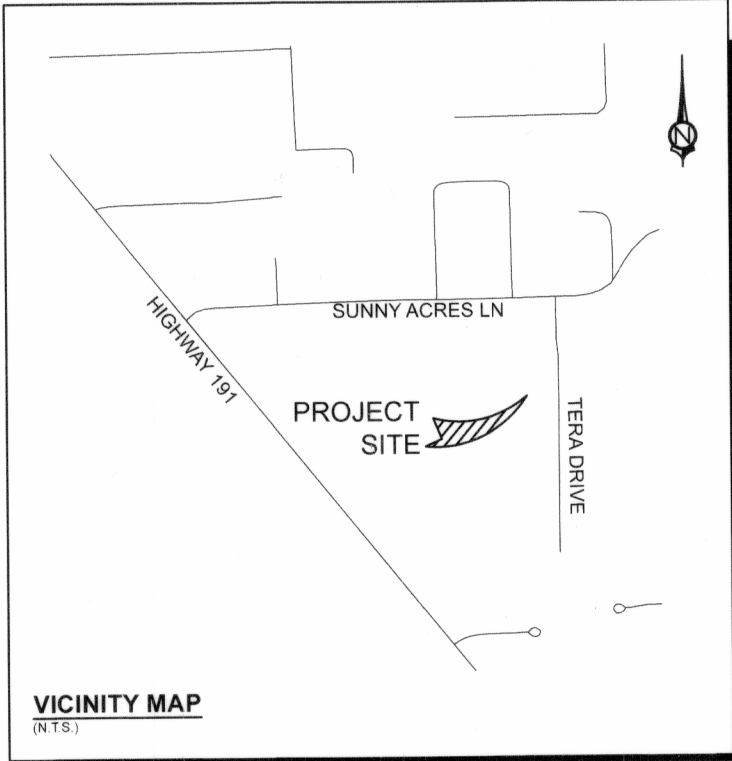
DATE 9-25-18 BOOK 1029 PAGE 424 FEE \$31.00

Walter B. Bitt

EXHIBIT B

Mersereau Subdivision, Amendment III

160 Tera Drive - 2022



FINAL PLAT OF
MERSEREAU SUBDIVISION, AMENDMENT III
AMENDING LOT 1, MERSEREAU SUBDIVISION &
AMENDING LOT 2A, MERSEREAU SUBDIVISION, AMENDED LOT 2,
BY LOT LINE ADJUSTMENT
LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

WEST 1/4 CORNER
SECTION 35, T26S, R22E, SLB&M
(FOUND GLO MON. 1912)

SOUTH 89°58' WEST
(BASIS OF BEARING)

EAST 1/4 CORNER
SECTION 35, T26S, R22E, SLB&M
(FOUND MON. UNMARKED)

SURVEYOR'S CERTIFICATE

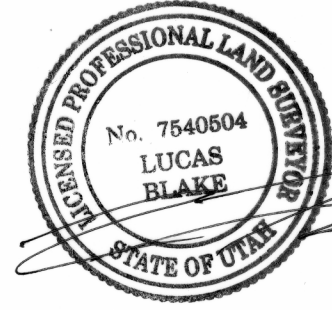
I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and have subdivided said tract of land into lots and streets hereafter to be known as:

MERSEREAU SUBDIVISION, AMENDMENT III

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Lucas Blake
License No. 7540504

Date

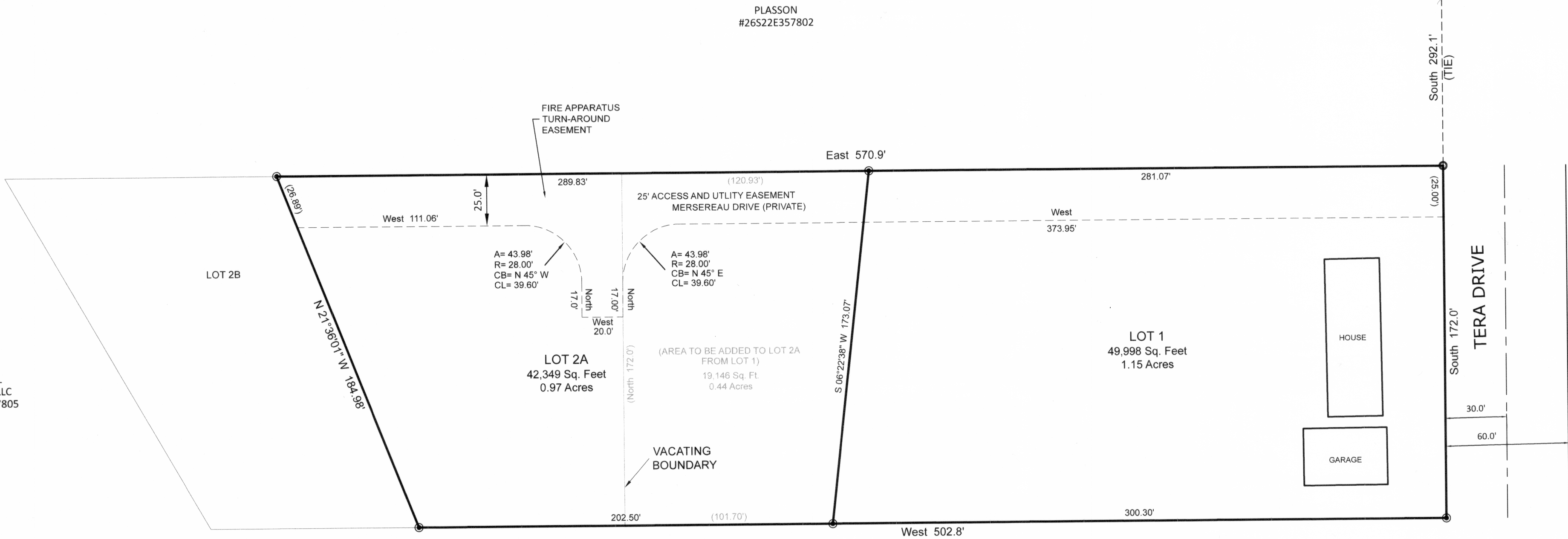


BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, MERSEREAU SUBDIVISION, SAID POINT BEING SOUTH 89°58' WEST 1704.90 FEET ALONG THE CENTER SECTION LINE AND SOUTH 292.1 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 172.0 FEET; THENCE WEST 502.8 FEET; THENCE N 21°36'01" W 184.98 FEET; THENCE EAST 570.9 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.12 ACRES.

CARROLL
DRILLING LLC
#26522E357805



PLASSON
#26522E357802

CARLSON
#26522E357800

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

MERSEREAU SUBDIVISION, AMENDMENT III

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

Daniel Wright
DANIEL WRIGHT

Sarah J. Mersereau
SARAH J. MERSEREAU

ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Grand }
ON THE 11 DAY OF March, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Daniel Wright WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS THE owner OF
Mersereau Subdivision AND THAT THEY EXECUTED THE
FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY BEING AUTHORIZED AND EMPOWERED TO DO
SO, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND
PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Jameth A. Jones
COMMISSION NUMBER: 702589
MY COMMISSION EXPIRES: October 1, 2022

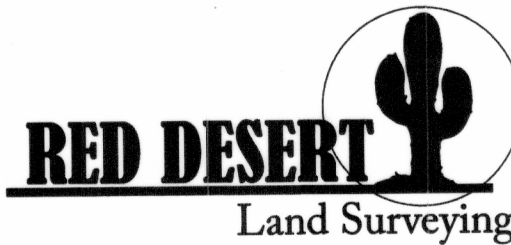
ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Grand }
ON THE 11 DAY OF March, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Sarah Mersereau WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS THE owner OF
Mersereau Subdivision AND THAT THEY EXECUTED THE
FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY BEING AUTHORIZED AND EMPOWERED TO DO
SO, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND
PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Jameth A. Jones
COMMISSION NUMBER: 702589
MY COMMISSION EXPIRES: October 1, 2022

Ent 168902 Bk 1077 Pg 384
Date 11-16-2022 1:25:33PM
File #84.00 Credit Card Filed By: TR
COURT HOLYOAK, Recorder
SAN JUAN COUNTY CORPORATION
For: DANIEL WRIGHT

A SUBDIVISION LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



88 E. Center Street
Moab, UT 84532
435.259.8171

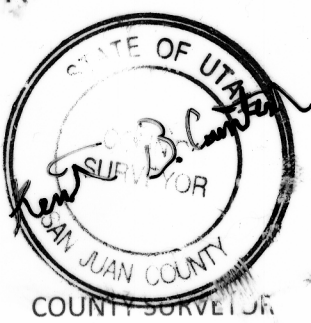
Project	111-21
Date	2/24/22
Sheet	1 of 1

SURVEY NARRATIVE

This plat is to adjust the boundaries between Lot 1 and 2A of the Mersereau Subdivision.

COUNTY SURVEYOR

APPROVAL IN ACCORDANCE
WITH INFORMATION AND
RECORDS ON FILE IN THIS OFFICE



2-7-22
DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 8th DAY OF
March, 2022.

Kenneth A. Jones
ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS 9th DAY OF MARCH, 2022.

[Signature]

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 10th DAY OF February, 2022.
BY SAN JUAN COUNTY PLANNING COMMISSION.

[Signature]
CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE SIC Commission
THIS 15th DAY OF February, 2022.
SUBDIVISION WAS ACCEPTED AND APPROVED

ATTEST [Signature] [Signature]

COUNTY RECORDER NO.

STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF

Daniel Wright & Sarah J. Mersereau

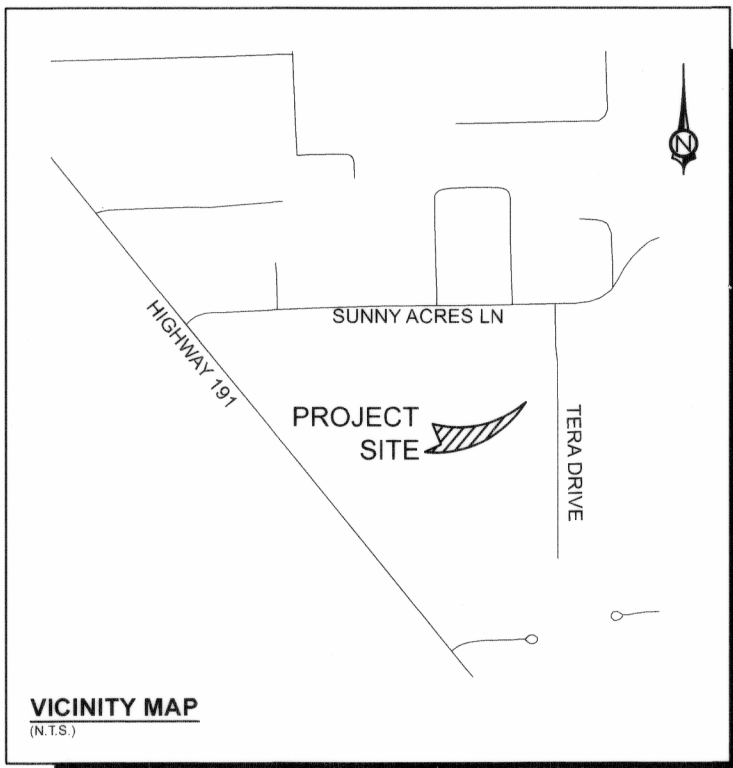
DATE March 11, 2022 BOOK 1077 PAGE 384 FEE \$54.00

[Signature]

EXHIBIT C

Mersereau Subdivision, Amended Lot 2

160 Tera Drive - 2022



FINAL PLAT OF
MERSEREAU SUBDIVISION, AMENDED LOT 2
A SUBDIVISION OF LOT 2, MERSEREAU SUBDIVISION
LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

WEST 1/4 CORNER
SECTION 35, T36S, R22E, SLB&M
(FOUND GLO MON. 1912)

SOUTH 89°58' WEST
(BASIS OF BEARING)

EAST 1/4 CORNER
SECTION 35, T36S, R22E, SLB&M
(FOUND MON. UNMARKED)

SURVEYOR'S CERTIFICATE

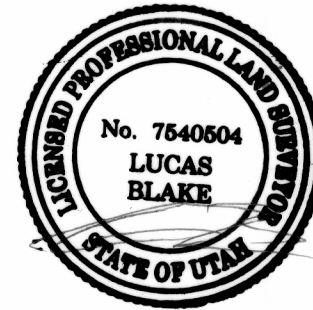
I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and have subdivided said tract of land into lots and streets hereafter to be known as:

MERSEREAU SUBDIVISION, AMENDED LOT 2

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Lucas Blake
License No. 7540504

Date



BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, MERSEREAU SUBDIVISION, SAID POINT BEING SOUTH 89°58' WEST 1704.90 FEET ALONG THE CENTER SECTION LINE AND SOUTH 292.1 FEET AND WEST 402.0 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 172.0 FEET; THENCE WEST 202.6 FEET; THENCE NORTH 30°00' WEST 198.58 FEET; THENCE EAST 301.9 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.00 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREFTER KNOWN AS:

MERSEREAU SUBDIVISION, AMENDED LOT 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

Daniel Wright
DANIEL WRIGHT

ACKNOWLEDGMENT

STATE OF Utah } S.S.
COUNTY OF San Juan

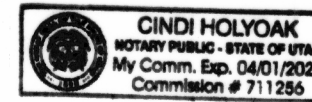
ON THE 27th DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY: Daniel Wright WHO BEING BY ME DULY

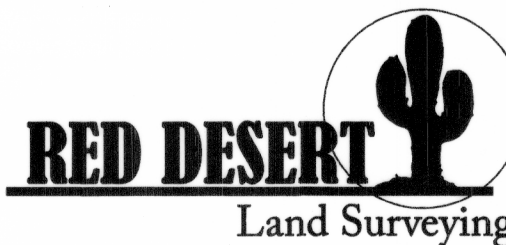
SWORN, DID SAY THAT HE IS THE Requestor OF

Mersereau Subdivision, Amended Lot 2, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Cindi Holyoak
COMMISSION NUMBER: 711256
MY COMMISSION EXPIRES: 04/01/2024



Ent: 165974 Bk: 1065 Pg: 789
Date: 22-JUL-2021 12:57:19PM
Fee: \$50.00 Credit Card Filed By: JH
CINDI HOLYOAK, Recorder
SAN JUAN COUNTY CORPORATION
For: WRIGHT DANIEL



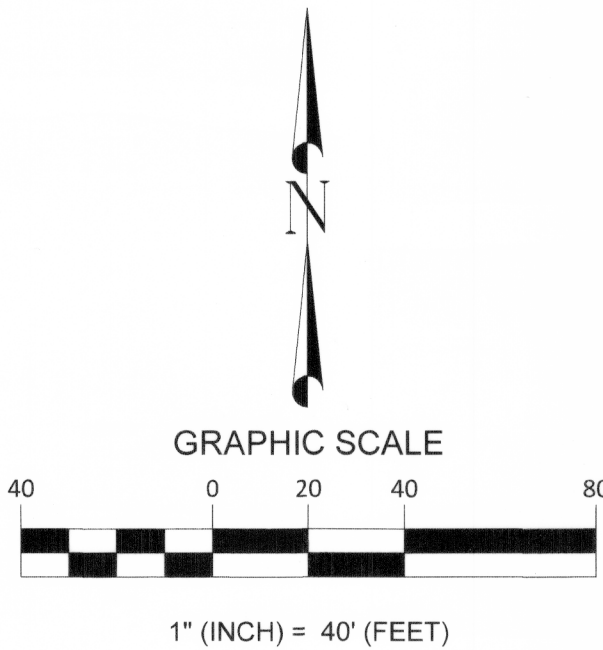
Project	111-21
Date	7/12/21
Sheet	1 OF 1

LEGEND

- Property Corner
○ Found Property Corner
- ✚ Section Corner Monument

SURVEY NARRATIVE

This plat is to subdivide Lot 2 of Mersereau Subdivision into two lots. The 25' wide access & utility easement has been extend to Lot 2B and the emergency vehicle turnaround easement has been modified some for that.



A SUBDIVISION LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

COUNTY SURVEYOR

APPROVAL IN ACCORDANCE
WITH INFORMATION AND
RECORDS ON FILE IN THIS OFFICE

Keith B. Catlett
COUNTY SURVEYOR
DATE: 7-12-21

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 16 DAY OF
July, 2021.

Blair S.
ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS 15 DAY OF July, 2021.

[Signature]

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 8th DAY OF July, 2021.

BY SAN JUAN COUNTY PLANNING COMMISSION.

Just Sha
CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE San Juan County Commission

THIS 20th DAY OF July, 2021.

SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST *[Signature]*

COUNTY RECORDER NO.

STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF

Daniel Wright
DATE 7/12/2021 BOOK 1065 PAGE 789 FEE 54.00

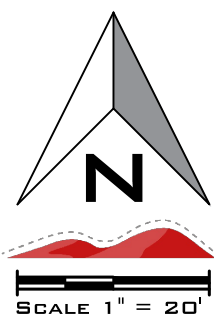
[Signature]

EXHIBIT D

Preliminary Plat - Mersereau Subdivision, Amendment 4

Lot 1 Amended

160 Tera Drive - 2026



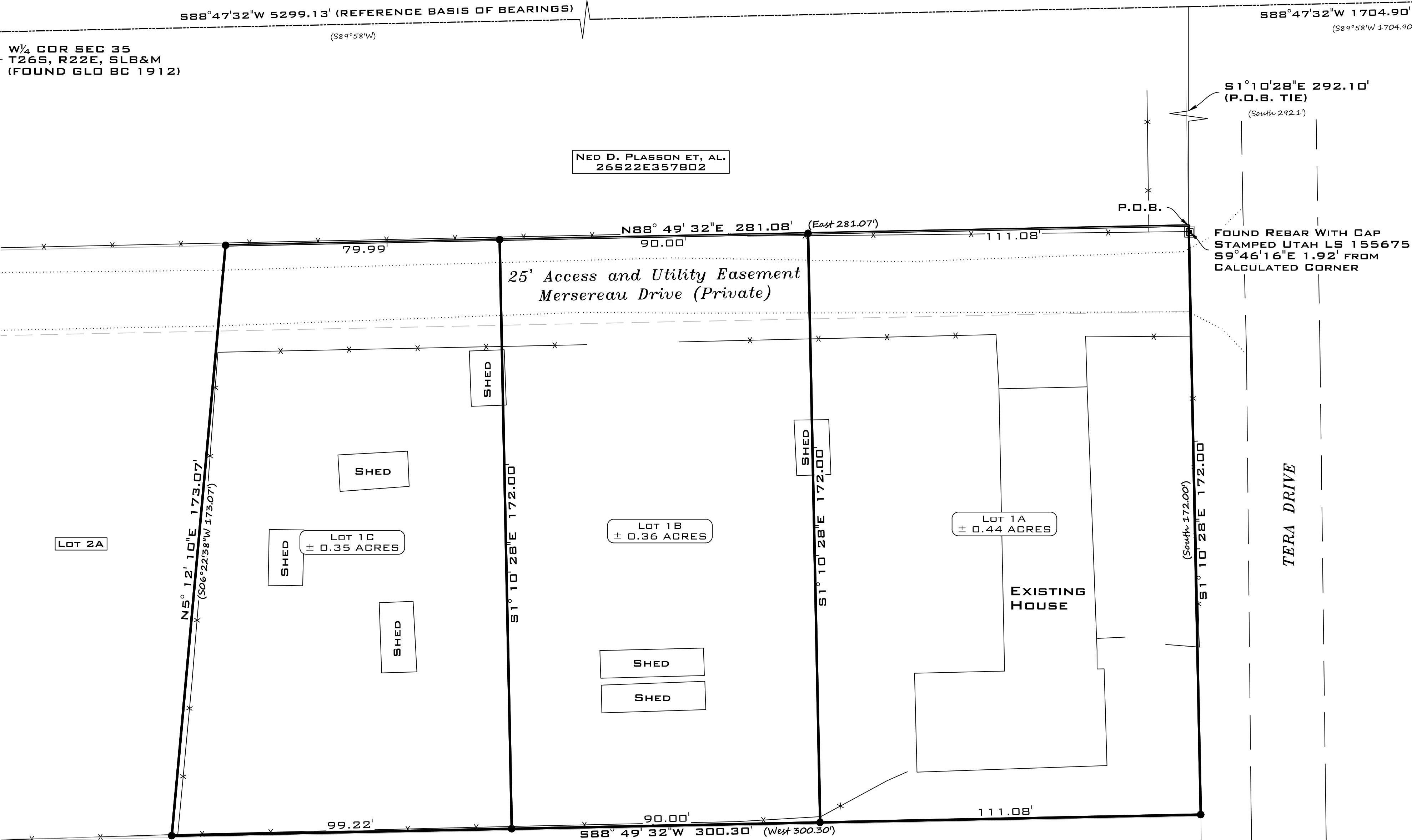
PRELIMINARY PLAT

MERSEREAU SUBDIVISION, AMENDMENT 4

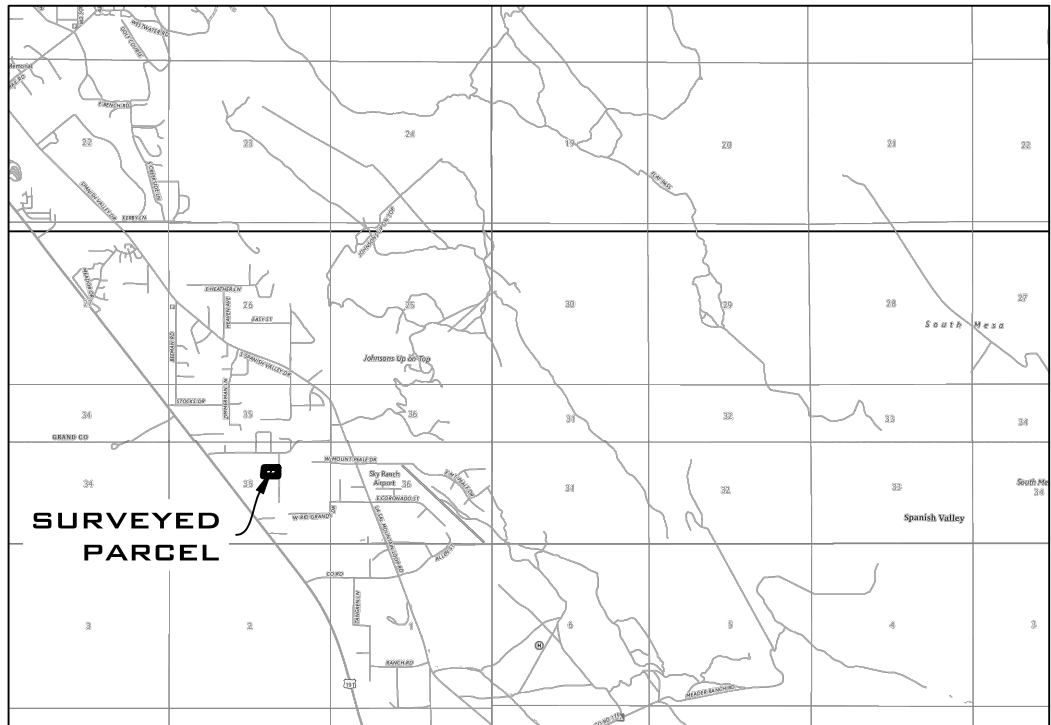
LOT 1 AMENDED

WITHIN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN
2026

E 1/4 COR SEC 35
T26S, R22E, SLB&M
(FOUND SJC AC 2019)



VICINITY MAP
NOT TO SCALE



OWNERSHIP: SHAYNE HOWELL AND MEGAN SIMMONS

SURVEY DATE: MARCH 3, 2026

AS PART OF THIS SURVEY, RED SANDS GEOMATICS, LLC HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- WARRANTY DEED: 2023, ENTRY NUMBER 178733, BOOK 1104 AND PAGE 419.
- MERSEREAU SUBDIVISION, AMENDMENT III PLAT AS RECORDED IN THE SAN JUAN COUNTY RECORDERS OFFICE AS ENTRY NUMBER 168902.

NOTES:

DIMENSIONS IN PARENTHESES INDICATE THE DIMENSIONS OF RECORD. NON PARENTHESES DIMENSIONS ARE THE SURVEYED MEASUREMENTS.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____, 20____, MEGAN SIMMONS; PERSONALLY APPEARED BEFORE ME, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))



SURVEYOR'S CERTIFICATE

I, TYLER NIELSON, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 13525534, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS PLAT OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-7-1504. I CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE THIS PLAT OF: 'LOT 1 AMENDED, MERSEREAU SUBDIVISION'.

TYLER NIELSON UT PLS 13525534

DATE

SURVEY NARRATIVE

THE PURPOSE OF THIS AMENDED PLAT IS TO AMEND LOT 1 OF THE MERSEREAU SUBDIVISION, AMENDMENT III SHOWN HEREON. LOT 1 WILL BECOME LOTS 1A, 1B, AND 1C. THIS AMENDMENT WAS REQUESTED BY CONNER SIMMONS. ALL OTHER LOTS AND DIMENSIONS REMAIN UNCHANGED. I HAVE CONDUCTED A FIELD SURVEY OF THE SHOWN PROPERTY AND HAVE DISCOVERED DIFFERENCES IN RECORDED BEARINGS AND DISTANCES WHICH ARE SHOWN FOR INFORMATIONAL AND RETRACEMENT PURPOSES ONLY. DUE TO THE LEGAL AND CONVEYING CHARACTERISTIC OF A SUBDIVISION PLAT, PRIORITY IS BEING PLACED UPON THE ORIGINAL BEARING AND DISTANCES WHICH ARE SHOWN IN PARENTHESES ON THIS PLAT. IT IS THE INTENT OF THIS AMENDMENT TO ONLY CHANGE THE ABOVE MENTIONED LOT AND TO LEAVE EVERYTHING ELSE AS IT HAS BEEN RECORDED, RELIED UPON, AND CONVEYED IN DEEDS AND OTHER LEGAL DOCUMENTS, THUS PRESERVING THE INTEGRITY AND BONA FIDE RIGHTS OF ADJACENT OWNERS. EASEMENTS AFFECTED BY THIS AMENDMENT ARE DEPICTED HEREON. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE UTAH STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, U.S. SURVEY FEET. THE BEARING SHOWN BETWEEN THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN IS PROVIDED FOR REFERENCE ONLY AND REFLECTS THE GRID BEARING COMPUTED FROM THE PROJECT CONTROL. GPS OBSERVATIONS WERE PERFORMED ON THE ABOVE-STATED COORDINATE SYSTEM, SCALED TO GROUND WITH NO LOCALIZATION APPLIED. RECORD BEARINGS WERE ROTATED TO THIS BASIS OF DURING BOUNDARY ANALYSIS; HOWEVER, THEY ARE SHOWN HEREON AS PUBLISHED IN THE SOURCE DOCUMENTS.

LEGAL DESCRIPTION

ALL OF LOT 1 IN THE MERSEREAU SUBDIVISION AS RECORDED IN THE SAN JUAN COUNTY RECORDERS OFFICE AS ENTRY NUMBER 168902. (CONTAINING 1.15 ACRES MORE OR LESS).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE RESPECTIVE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND HEREAFTER TO BE KNOWN AS THE 'MT. PEALE ESTATES, LOT 1C AMENDED,' 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 SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS THE _____ DAY OF _____, 20____.

SHAYNE HOWELL

MEGAN SIMMONS

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____, 20____, SHAYNE HOWELL; PERSONALLY APPEARED BEFORE ME, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

LEGEND

- SET #5 REBAR & PINK PLASTIC CAP
- MARKED RED SANDS GEOMATICS 13525534 (UNLESS NOTED)
- MONUMENT AS DESCRIBED
- NOTHING SET
- PROPERTY LINE
- FENCE LINE
- ADJACENT PROPERTY LINE
- 1/2 SECTION LINE
- EASEMENT EXTENTS
- EXISTING GRAVEL ROAD
- EDGE OF ASPHALT

REV. #	DATE	DESCRIPTION



STAFF REPORT
SAN JUAN COUNTY
PLANNING COMMISSION

MEETING DATE:	October 8, 2026
ITEM TITLE:	64 East Mount Peale, Spanish Valley – Subdivision Amendment
PRESENTER:	Corey Coleman, Building Official / Planning Administrator
PARCEL # / ZONE	0006200000410 / SVR
REQUEST:	Subdivision Amendment / Creation of Two Additional Lots (2 Lots to 4 Lots) Mount Peale Drive (Collector Road) (Exhibit 1 and 2)
APPLICANT:	Brandon Daley
RECOMMENDATION:	1. Approval Motion: <i>I move to approve the proposed subdivision amendment based on the findings and conditions of approval, contingent upon satisfactory review and approval by all applicable County departments and affected agencies.</i> 2. Denial Motion – Statement of Reasons: <i>I move to deny the subdivision amendment for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.</i>

Background

The subject property is located at 64 East Mount Peale in Spanish Valley and is identified as Parcel No. 0006290000410. Based on the information currently available to Staff and included in the application packet, the property is located within San Juan Estates. The current request is a subdivision amendment to create two additional lots, increasing the property from two lots to four lots.

Applicable Ordinances

Several County ordinances apply to the review of this property. Staff has reviewed the application under the provisions applicable to the specific issue being considered.

Access and Street Frontage Requirements

The proposed lots will obtain ingress and egress from Mt. Peale Drive, which is identified as a collector street.

Subdivision Street Standards

The County's 2016 Subdivision Ordinance development standards provide additional technical requirements for residential streets.

The 2016 San Juan County Subdivision Ordinance provides that “unless deemed otherwise by the San Juan County Road Department, residential streets shall have a minimum right-of-way of fifty feet (50').” The ordinance further requires a minimum paved surface width of 24 feet and specifically states that “gravel streets in Spanish Valley are not permitted and must be paved.” These standards should be considered in determining whether the existing or proposed access meets the applicable roadway requirements for the subdivision.

Residents in the area have raised concerns regarding additional lot divisions and increased traffic volume. Staff measured Mt. Peale Drive at two locations and found the existing width to be less than the 24-foot minimum referenced in the applicable subdivision standards. The subdivision is also served by a single point of ingress and egress.

Required notifications have been sent by the County in accordance with state law. The applicant has represented that owners within the subdivision have also been notified. Staff has received six responses as of the date of this report.

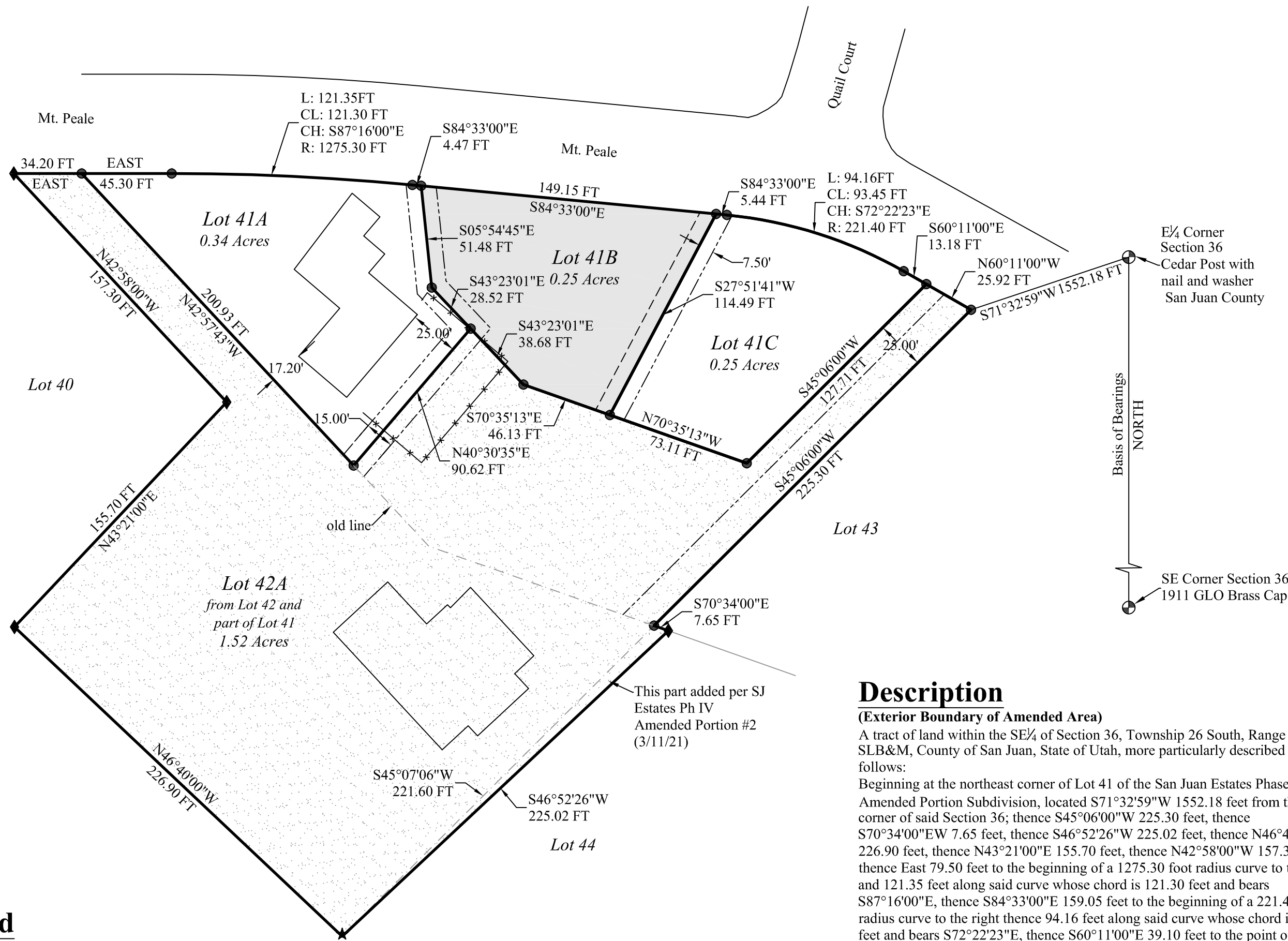
The Planning Commission should consider whether the Subdivision Amendment / Creation of Two Additional Lots (2 Lots to 4 Lots) is consistent with the applicable subdivision, access, and roadway standards and whether additional roadway or access improvements should be required as a condition of approval.

Planning Commission Considerations

Issue	Commission Consideration
Access & Traffic	Determine whether the proposed creation of two additional lots can be adequately served by the subdivision’s existing single point of ingress and egress and existing roadway conditions.
Roadway Standards	Determine whether Mt. Peale Drive must be improved to satisfy applicable roadway-width and paving standards.
Conditions of Approval	If approved, establish any required roadway, access, drainage, utility, or other improvements that must be completed before recording.

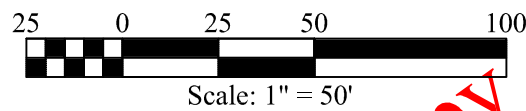
EXHIBIT 1

San Juan Estates - Preliminary Plat



Legend

- Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found rebar and plastic cap (LS171004)
- Calculated corner location (not set)
- 7.50' wide utility easement per previous subdivision plat (public utility easement)
- Fence
- Old lines
- 7.50' wide utility easement per this subdivision amendment (public utility easement)



Final Plat San Juan Estates Phase 4 Amendment 5

(Affects Lot 41 and Lot 42, Creates Lots 41A, 41B, 41C, 42A)
Within Section 36, Township 26 South, Range 22 East, SLB&M

Narrative

The purpose of this survey was to divide Lots 41 and 42 as shown hereon.

The basis of bearings for this survey is North between the southeast corner and E $\frac{1}{4}$ corner of Section 36, Township 26 South, Range 22 East, SLB&M. The basis of bearings for the original subdivision was along the east-west $\frac{1}{4}$ section line between the E $\frac{1}{4}$ corner and the C $\frac{1}{4}$ corner. It was found that the C $\frac{1}{4}$ corner monument had been disturbed. This survey verified the locations of the found original existing monuments for original Lot 41. These locations governed the location of this survey.

Notes

- Lot 41 was originally platted as part of San Juan Estates, Phase IV, and then amended per the San Juan Estates Phase IV, Amended Portion, recorded 9/25/06. There have been 4 amendments since the original plat, as such, this current plat is named "San Juan Estates, Phase IV, Amendment 5" as it is the 5th change to Phase IV according to San Juan County records.
- There are no new road dedications per this amendment.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
- 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 lots shall comply with R317-4 administrative rules for onsite wastewater systems. All lots must demonstrate acceptable soils within each lot boundary.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- If there are restrictive covenants which pertain to this subdivision, San Juan County has no responsibility for enforcing said covenants.

Description

(Exterior Boundary of Amended Area)

A tract of land within the SE $\frac{1}{4}$ of Section 36, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at the northeast corner of Lot 41 of the San Juan Estates Phase IV, Amended Portion Subdivision, located S71°32'59"W 1552.18 feet from the E $\frac{1}{4}$ corner of said Section 36; thence S45°06'00"W 225.30 feet, thence S70°34'00"E 7.65 feet, thence S46°52'26"W 225.02 feet, thence N46°40'00"W 226.90 feet, thence N43°21'00"E 155.70 feet, thence N42°58'00"W 157.30 feet, thence East 79.50 feet to the beginning of a 1275.30 foot radius curve to the right and 121.35 feet along said curve whose chord is 121.30 feet and bears S87°16'00"E, thence S84°33'00"E 159.05 feet to the beginning of a 221.40 foot radius curve to the right thence 94.16 feet along said curve whose chord is 93.45 feet and bears S72°22'23"E, thence S60°11'00"E 39.10 feet to the point of beginning, containing 2.38 acres more or less.

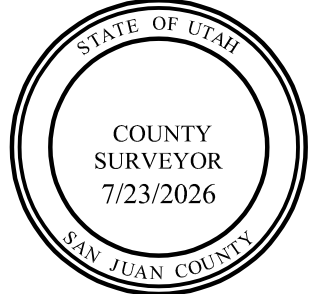
Health Department Approved this _____ Day of _____ 20___. _____ San Juan County Health Official	Form Approval Approved this _____ Day of _____ 20___. _____ San Juan County Attorney	Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed : Date: _____ Time: _____ Book: _____ Page: _____ Fee: _____ _____ San Juan County Recorder	Final Plat San Juan Estates Phase 4 Amendment 5 (Affects Lots 41 & 42, Creates Lots 41A, 41B, 41C, 42A) Within Section 36, Township 26 South, Range 22 East, SLB&M
San Juan County Surveyor Approved in accordance with information and records on file in this office _____ SJC Surveyor Date _____		Fire Official Approved this _____ Day of _____ 20___. _____ San Juan County Fire Official	Owner's Dedication Know all men by these presents that we, the undersigned owners of Lot 41, having caused the same to be divided into 4 lots and do hereby understand and agree that all utility easements shown hereon shall be for the placement of utilities whether they be by a public/government utility, or be by a public/private utility. By: _____ Brandon Daley In witness whereof I have hereunto set my hand this _____ Day of _____, 20____, Ashbrand, LLC a Utah Limited Liability Company 20____
Surveyor's Certificate I, Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 24, 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 Brandon Daley. _____ Brad D. Bunker Utah P.L.S. #4769309 7/22/2026 Date		Acknowledgement State of Utah, County of San Juan, on the _____ Day of _____, 20____, personally appeared before me _____ 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 _____ 20____ Residing in _____ County _____ Notary Public	
San Juan County Planning Administrator The amendment hereon was presented to the San Juan County Planning Administrator this _____ day of _____, 20____, and was accepted and approved. _____ Planning Administrator		Approved by the San Juan County Road Department this _____ Day of _____, 20____. _____ San Juan County Road Superintendent	Bunker Engineering, LLC 965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152 Date: 7/23/2026 Drawn By: B.D. Bunker Scale: 1" = 50' Drawing Name: Survey Reference Number: BE1581 Sheet: 1 of 1

EXHIBIT 2

San Juan Estates Road

