

Land Surveying

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
R.O.W.
SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
SR. 313
Moab, Utah 84532

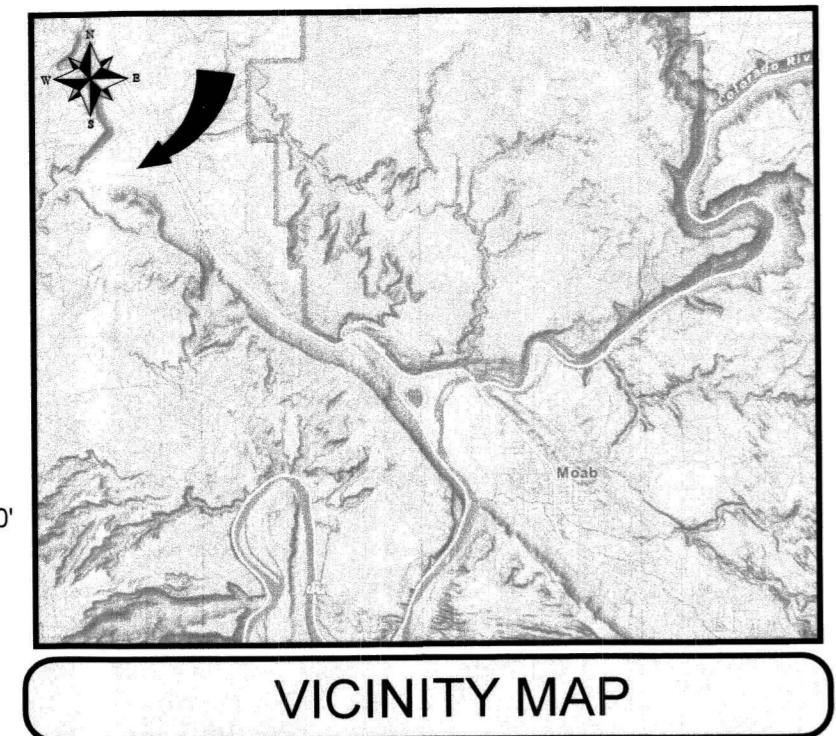
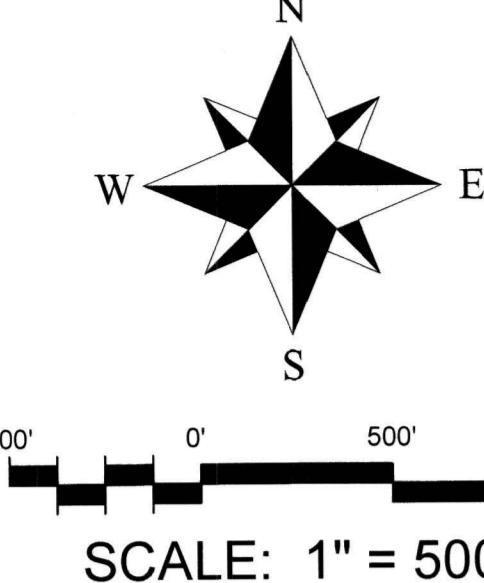
PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

DEVELOPER:
MATT KAREAUS

DATE:
02/20/2024

JOB NUMBER:
029-24

SHEET 1 OF 1



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

Lucas Blake
License No. 7540504



2/22/25

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

Beginning at a point being North 89°50'18" East 1057.3 feet from the West Quarter corner of Section 3, Township 25 South, Range 20 East, Salt Lake Base and Meridian, and proceeding thence North 89°50'18" East 271.17 feet to the Southwest corner of Lot 14 of said Section 3; thence North 01°17'50" West 1307.65 feet to the Northwest corner of Lot 14 of said Section 3; thence North 89°37'07" East 1325.52 feet to the Southwest corner of Lot 10 of said Section 3; thence North 01°25'11" West 1312.77 feet to the Northwest corner of Lot 10 of said Section 3; thence North 89°23'55" East 1317.50 feet to the Southwest corner of Lot 8 of said Section 3; thence North 01°24'03" West 2282.52 feet to the Northwest corner of Lot 1 of said Section 3; thence North 89°49'04" East 1318.13 feet to the Northeast corner of said Section 3; thence South 01°22'56" East 494.63 feet to the Northeast corner of said Section 3; thence North 88°25'00" East 1319.62 feet to the Northeast corner of the NW1/4SW1/4 of Section 2, T25S, R20E, SLBM; thence South 01°23'55" East 1313.20 feet to the Southeast corner of the NW1/4SW1/4 of said Section 2; thence North 88°29'58" East 1320.04 feet to the Northeast corner of the SE1/4SW1/4 of said Section 2; thence North 88°29'50" East 1320.23 feet to the Northeast corner of the SW1/4SE1/4 of said Section 2; thence South 01°16'27" East 1316.94 feet to the Southeast corner of the SW1/4SE1/4 of said Section 2; thence North 88°34'37" West 1321.27 feet to the South Quarter corner of said Section 2; thence South 01°09'28" East 2638.88 feet to the Southeast corner of Section 11, T25S, R20E, SLBM; thence South 88°37'12" West 2640.51 feet to the East Quarter corner of Section 10, T25S, R20E, SLBM; thence South 89°06'01" West 2630.82 feet to the Southwest corner NE1/4 of said Section 10; thence North 00°59'17" West 1318.96 feet to the Northeast corner SE1/4NW1/4 of said Section 10; thence South 89°05'02" West 2656.73 feet to the Northwest corner SW1/4NW1/4 of said Section 10; thence North 01°11'26" West 1318.25 feet to the Northwest corner of said Section 10; thence North 01°18'40" West 2110.19 feet to a point on the Red Earth Venue parcel, with said parcel following the five courses: North 89°34'56" East 684.18 feet; thence South 33°18'12" East 646.16 feet; thence North 85°53'22" East 363.31 feet; thence North 33°18'12" West 648.07 feet; thence North 00°09'42" West 551.43 feet to the point of beginning, having an area of 1131.04 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

7 MILE 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.

CHRISTINA SHEEHAN
ITS: General Power

ACKNOWLEDGMENT

STATE OF New Mexico
COUNTY OF Bernalillo } S.S.

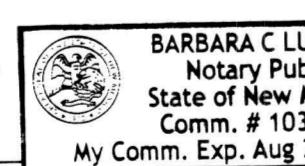
ON THE 11th DAY OF March 2025, PERSONALLY APPEARED
BEFORE ME

Christina Sheehan

WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S
DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES
STATED THEREIN.

Barbara C. Lucero

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Barbara C. Lucero
COMMISSION NUMBER: 1038260
MY COMMISSION EXPIRES: 08/28/2027



PLAT NOTES

1. Future development on Lot 1 or Lot 2 shall require approval of a UDOT Highway Access Permit and may require improved on-site access.

2. Drinking water source and wastewater disposal systems have not been approved as part of this subdivision. Any future development shall seek approval of drinking water and wastewater disposal systems from the Southeast Utah Health Department or the Utah Department of Environmental Quality, depending on the size of the development.

3. Upon recording of the applicable documents, Lot 2 will be subject to Ordinance No. 696, Overnight Accommodations Overlay OAO-RV/Campground rezone, and the associated Development Agreement and Master Plan. The Development Agreement provides, among other things, that prior to final site plan approval for Lot 2, the owner or developer will record a deed restriction against a portion of Lot 2 (consisting of approximately 1.36 acres, as shown on the Master Plan), dedicating such portion of Lot 2 as open space in perpetuity. The rights, benefits, and requirements of the OAO will be null and void in the event that the OAO Zoning District is removed from Lot 2 via ordinance.

