

PLAT NO. _____

BOOK _____ PAGE _____

SETBACKS
 FRONT = 20'
 SIDE = 0
 REAR = 0

(A)
 10' WIDE SANITARY
 EASEMENT GRANTED
 TO LOTS 1, 2, & 3

(B)
 10' WIDE P.U.E.
 IS ALSO 10' SANITARY
 EASEMENT GRANTED TO LOT 3



SCALE: 1" = 20'

HIGHWAY 89

BEQUIA INVESTMENTS FLP 1/2 INT
 B&C EQUITIES FLP 1/2 INT
 41-18-00-041

(EAST BR)

±2.2' S 88°31'50" E ±1.7' 179.50'

36.16' 109.50' 20.00' 70.00'

132.00' (122.5' BR) 40.00' 15 16 17

LOT 2 Existing Building ±1,300 s.f. 208 North

6,194s.f. 11.7' ±7.3' 89.50' 14

EASEMENT N 88°31'50" W EASEMENT

EASEMENT EASEMENT EASEMENT

10' 2.8' PUE PUE PUE

Office ±1,100 s.f. 206 North

21.39' 92.00' 54.1' SETBACK SETBACK SETBACK

LOT 1 8,181s.f. N 01°18'59" E 90.84'

179.50' 20.00' 70.00' 18 19 20 21 22

N 00°40'59" E BR N 01°18'59" E

17.16 1931.10' P.O.B. 89.50' 179.50' N 89°16'24" W (WEST BR)

20' 21' 515.06' N 89°16'24" W 2625.66'

BRASS CAP MONUMENT 16 16 21 21

T. 14 N. R. 5 E. S.L.B.&M. SPIKE

200 NORTH STREET

74.25'

74.25'

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LEGEND

- PUE — 10' PUBLIC UTILITY EASEMENT
- SETBACK — 20' FRONT SETBACK
- EXISTING PROPERTY CORNER (TYPE AS NOTED)
- TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
- ⊕ RIGHT OF WAY MARKER
- ⊕ SECTION CORNER BY RECORD

JSB
SURVEYING & DRAFTING INC.
 PO BOX 300 • WELLSVILLE, UTAH 84339
 (435) 245-9090 • TOLL FREE 1-888-420-0268

REVISIONS:

200 NORTH
 COMMERCIAL BEACH
 SUBDIVISION

SECTION: 16
 T: 14 N, R: 5 E
 S.L.B.&M.

BOOK _____
 PAGE _____
 SCALE: 1" = 20'