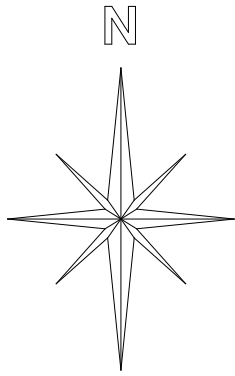


BASIS OF BEARING (FROM VALLEY CONTROL)
S 89°50'54" E 1371.62'
FROM THE NW COR
SECTION 12 T26S R21E

A FINAL PLAT OF
ALLEN SUBDIVISION
WITHIN SECTION 12, T 26 S, R 21 E, SLM, MOAB CITY GRAND COUNTY, UTAH
SHEET 1 OF 2

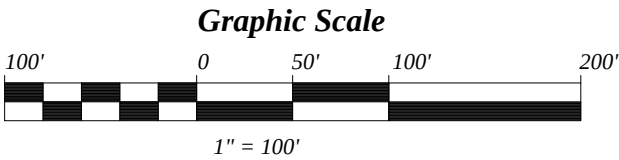
THIS PLAT IS FOR NAME CHANGE RECORDS ONLY
SEE OFFICIAL PLAT FOR ALL OTHER PURPOSES



NOTES

- ALL FRONT LOT LINES ARE SUBJECT TO A 10 FT. WIDE UTILITY EASEMENT AS DEPICTED HEREON.
- LOTS 19-39 ARE SUBJECT TO A BUILDING HEIGHT RESTRICTION OF 20.0 FT MAXIMUN. HEIGHT SHALL BE MEASURED AS DEFINED IN THE MOST CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
- TRACTS A, B, C, D, E, F, & G ARE BLANKETED IN THEIR ENTIRETY WITH A PUBLIC ACCESS EASEMENT FOR NON-MOTORIZED USE. THE OWNER OF SAID TRACTS MAY NOT PROHIBIT USE BY THE GENERAL PUBLIC FOR HIKING, BICYCLING, AND/OR HORSE BACK RIDING, AND SHALL PROVIDE REASONABLE ACCESS FOR SAID USES. THE OWNER MAY PROHIBIT MOTORIZED ACTIVITY NOT ASSOCIATED WITH THE EXISTING PUBLIC, PUBLIC UTILITY & DRAINAGE EASEMENT.

NW 1/16 SECTION 12,
T 26 S, R 21 E.



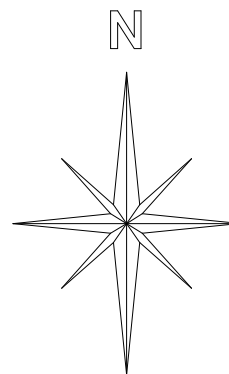
AMENDED TRACT C &
LOT 32 OF
ALLEN SUBDIVISION

EN 477501 BK 695 BK 309

SEE SHEET 2

A FINAL PLAT

SHEET 2 OF 2

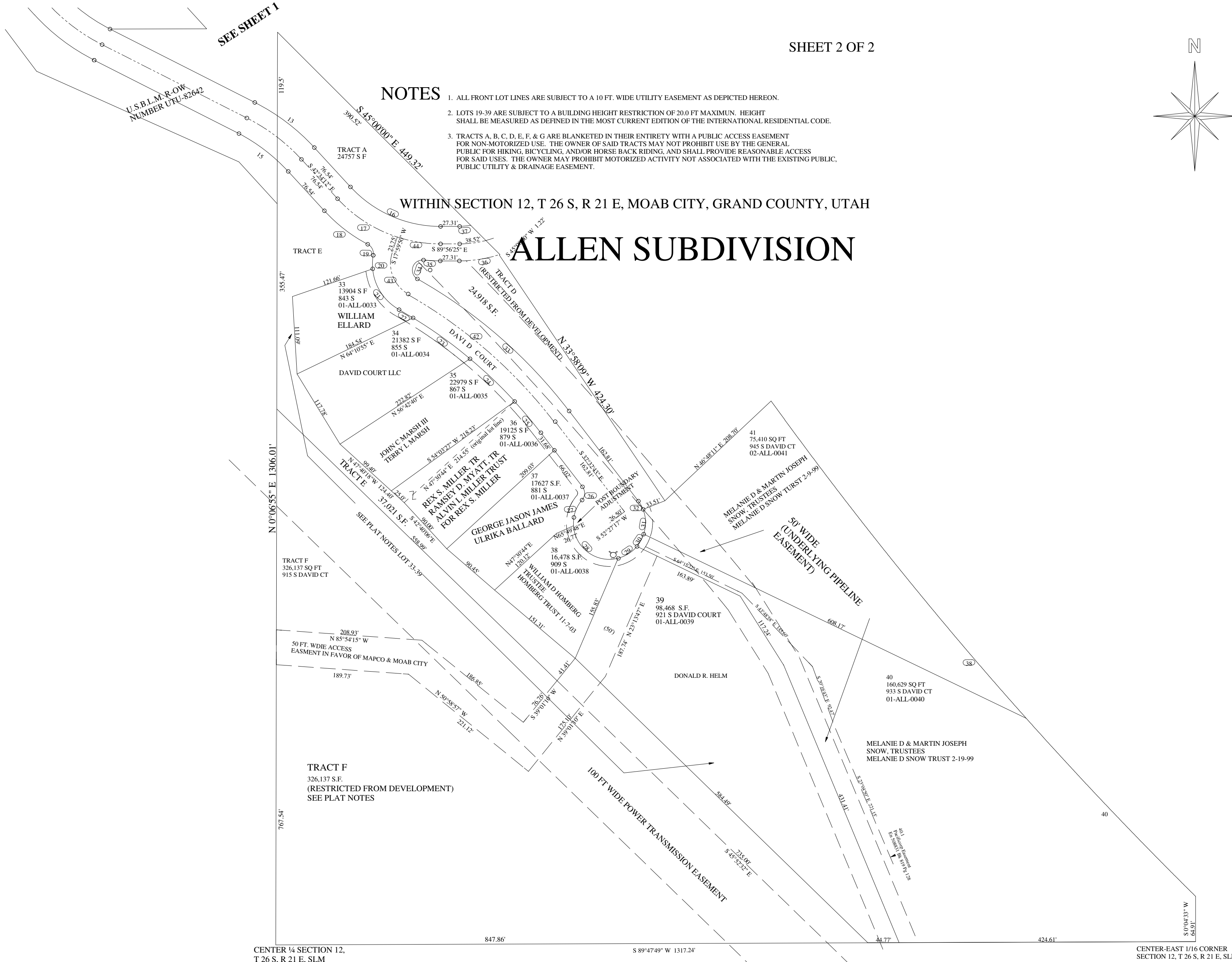


NOTES

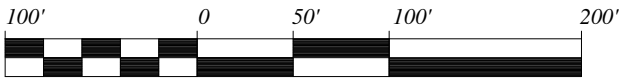
1. ALL FRONT LOT LINES ARE SUBJECT TO A 10 FT. WIDE UTILITY EASEMENT AS DEPICTED HEREON.
2. LOTS 19-39 ARE SUBJECT TO A BUILDING HEIGHT RESTRICTION OF 20.0 FT MAXIMUN. HEIGHT SHALL BE MEASURED AS DEFINED IN THE MOST CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
3. TRACTS A, B, C, D, E, F, & G ARE BLANKETED IN THEIR ENTIRETY WITH A PUBLIC ACCESS EASEMENT FOR NON-MOTORIZED USE. THE OWNER OF SAID TRACTS MAY NOT PROHIBIT USE BY THE GENERAL PUBLIC FOR HIKING, BICYCLING, AND/OR HORSE BACK RIDING, AND SHALL PROVIDE REASONABLE ACCESS FOR SAID USES. THE OWNER MAY PROHIBIT MOTORIZED ACTIVITY NOT ASSOCIATED WITH THE EXISTING PUBLIC, PUBLIC UTILITY & DRAINAGE EASEMENT.

WITHIN SECTION 12, T 26 S, R 21 E, MOAB CITY, GRAND COUNTY, UTAH

ALLEN SUBDIVISION



Graphic Scale



BASIS OF BEARING (FROM VALLEY CONTROL)
S 89°50'54"E

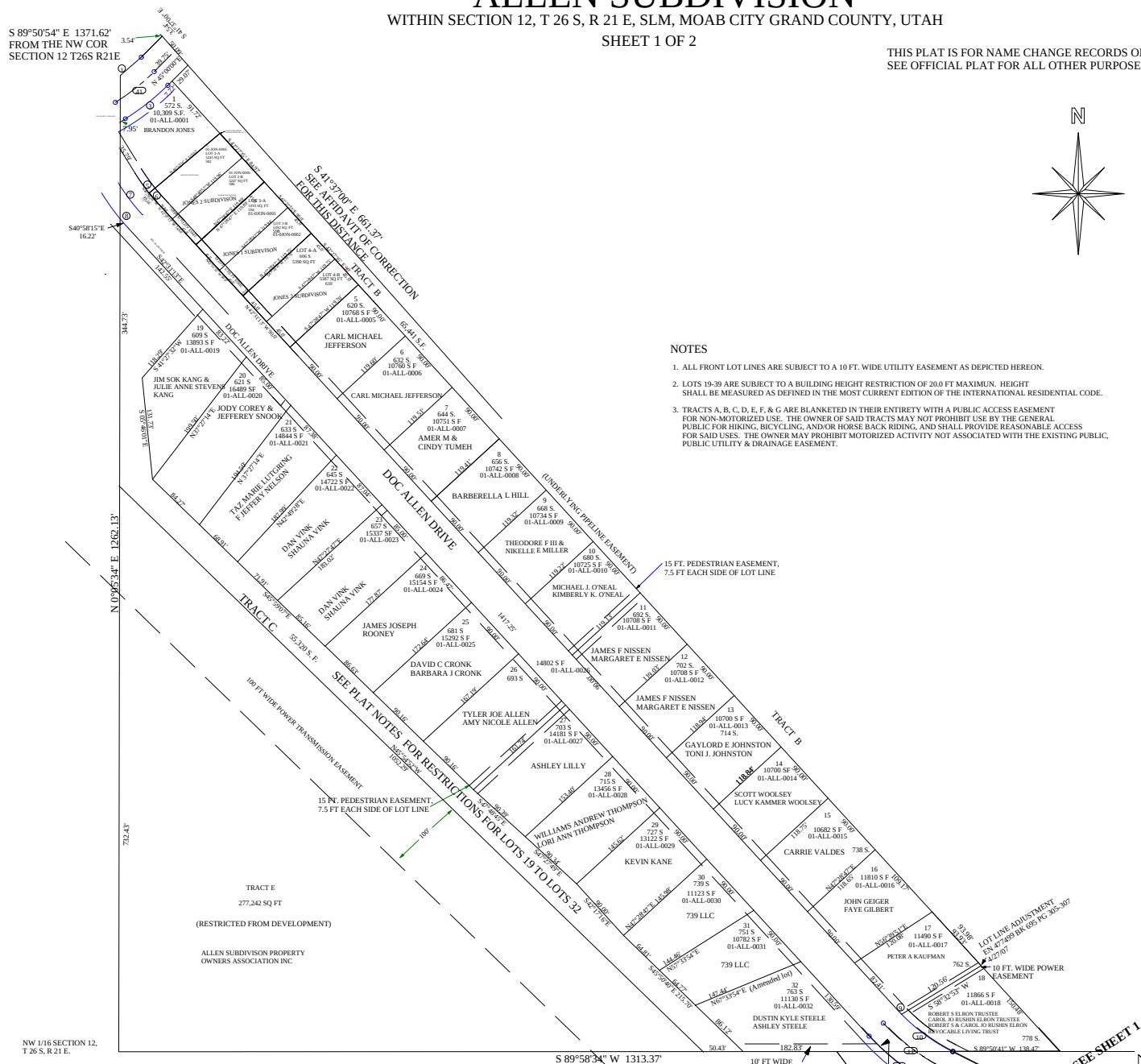
A FINAL PLAT OF
ALLEN SUBDIVISION
WITHIN SECTION 12, T 26 S, R 21 E, SLM, MOAB CITY GRAND COUNTY, UTAH
SHEET 1 OF 2

THIS PLAT IS FOR NAME CHANGE RECORDS ONLY
SEE OFFICIAL PLAT FOR ALL OTHER PURPOSES



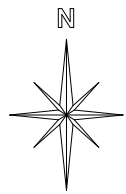
NOTES

1. ALL FRONT LOT LINES ARE SUBJECT TO A 10 FT. WIDE UTILITY EASEMENT AS DEPICTED HEREON.
2. LOTS 19-39 ARE SUBJECT TO A BUILDING HEIGHT RESTRICTION OF 20.0 FT MAXIMUM. HEIGHT SHALL BE MEASURED AS DEFINED IN THE MOST CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
3. TRACTS A, B, C, D, E, F, & G ARE BLANKETED IN THEIR ENTIRETY WITH A PUBLIC ACCESS EASEMENT FOR NON-MOTORIZED USE. THE OWNER OF SAID TRACTS MAY NOT PROHIBIT USE BY THE GENERAL PUBLIC FOR HIKING, BICYCLING, AND/OR HORSE BACK RIDING, AND SHALL PROVIDE REASONABLE ACCESS FOR SAID USES. THE OWNER MAY PROHIBIT MOTORIZED ACTIVITY NOT ASSOCIATED WITH THE EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT.



AMENDED TRACT C &
LOT 32 OF
ALLEN SUBDIVISION
EN 477501 BK 695 BK 309

A FINAL PLAT
ALLEN SUBDIVISION
WITHIN SECTION 12, T 26 S, R 21 E, MOAB CITY, GRAND COUNTY, UTAH
SHEET 2 OF 2



NOTES

1. ALL FRONT LOT LINES ARE SUBJECT TO A 10 FT. WIDE UTILITY EASEMENT AS DEPICTED HEREON.
2. LOTS 19-39 ARE SUBJECT TO A BUILDING HEIGHT RESTRICTION OF 20.0 FT MAXIMUM. HEIGHT SHALL BE MEASURED AS DEFINED IN THE MOST CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
3. TRACTS A, B, C, D, E, F, & G ARE BLANKETED IN THEIR ENTIRETY WITH A PUBLIC ACCESS EASEMENT FOR NON-MOTORIZED USE. THE OWNER OF SAID TRACTS MAY NOT PROHIBIT USE BY THE GENERAL PUBLIC FOR HIKING, BICYCLING, AND/OR HORSE BACK RIDING, AND SHALL PROVIDE REASONABLE ACCESS FOR SAID USES. THE OWNER MAY PROHIBIT MOTORIZED ACTIVITY NOT ASSOCIATED WITH THE EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT.

