

Fee: ^{to} 670⁰⁰
Paid: 19445 (SW)
List of Prop. Owners: yes

REQUEST FOR LOT JOINDER WITHIN A SUBDIVISION PLAT

Property Owner's Name: Dennis Marshall

Date: _____ Address: 3955 Blackwood st

Phone: _____ Cell Phone: 803-341-9239 Fax: _____

City: Newby Park State: Ca Zip Code: 91320

Location and Legal Description of Subdivision Plat:

Reason for Lot Joinder Request:
To simplify Management

I (We) certify that the proposed subdivision plat will conform to the Kane County Subdivision Ordinance and that no changes will be made without prior approval.

Signature of Owner / Trustee: Dennis Marshall

Signature of Owner / Trustee: _____

Note: Once lots are joined they may not be subdivided again.

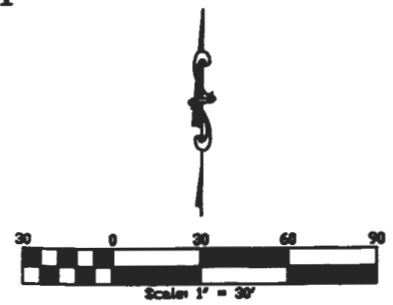
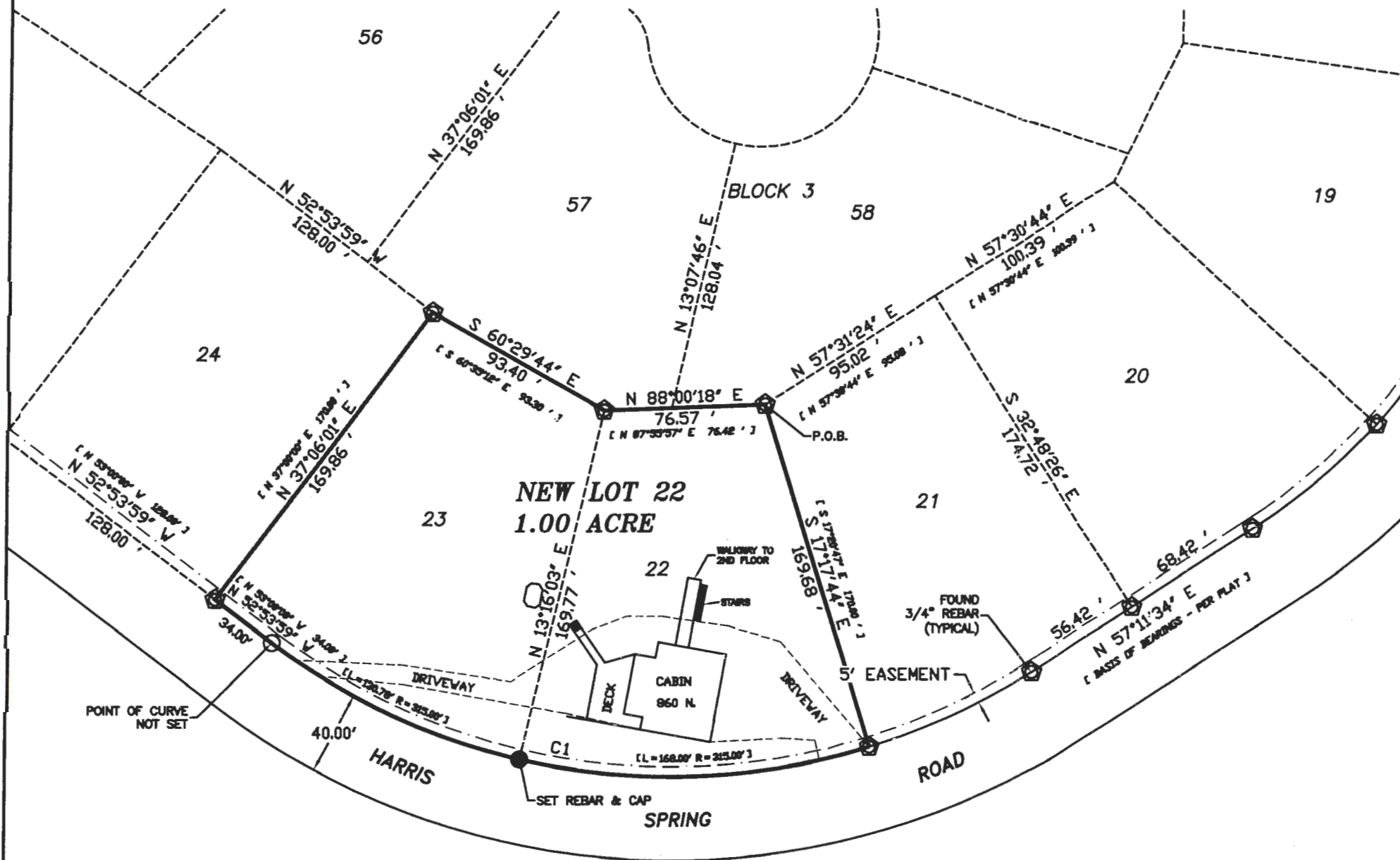
Planning Commission Action: Approve _____ Deny _____

Comments:

Planning Commission Chairman _____ Date : _____

LOT JOINDER AMENDED PLAT OF LOTS 22 & 23, BLOCK 3, SWAINS CREEK UNIT 1

WITHIN SW1/4 SECTION 26, T. 38 S., R. 7 W., SLB&M



COUNTY SURVEYOR'S APPROVAL

I, THOMAS AVANT, KANE COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS LOT JOINDER PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND RECOMMEND IT FOR APPROVAL THIS DAY OF _____, 2016.

COUNTY SURVEYOR

COUNTY ATTORNEY APPROVAL

I, ROB VANDYKE, ATTORNEY FOR KANE COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS LOT JOINDER PLAT AND SAID PLAT MEETS THE REQUIREMENTS OF KANE COUNTY AND IS HEREBY RECOMMENDED FOR APPROVAL THIS DAY OF _____, 2016.

COUNTY ATTORNEY

LAND USE AUTHORITY'S APPROVAL

THE KANE COUNTY LAND USE AUTHORITY DOES HEREBY CERTIFY THAT I HAVE EXAMINED THIS LOT JOINDER PLAT AND SAID PLAT MEETS THE REQUIREMENTS OF KANE COUNTY AND IS HEREBY RECOMMENDED FOR APPROVAL THIS DAY OF _____, 2016.

LAND USE AUTHORITY

OWNER OF RECORD

DENNIS V. MARSHALL AKA DENNIS VAL MARSHALL
3905 BLACKWOOD STREET
NEWBURY PARK, CA 91320

OWNER'S CERTIFICATE

I DENNIS V. MARSHALL, ALSO KNOWN AS DENNIS VAL MARSHALL, THE OWNER OF LOTS 22 & 23, BLOCK 3, SWAINS CREEK SUBDIVISION, UNIT 1 DO HEREBY CONSENT TO THE PREPARATION OF THIS LOT JOINDER PLAT FOR THE PURPOSE OF COMBINING SAID LOTS 22 AND 23, BLOCK 3 INTO A SINGLE LOT TO BE KNOWN AS NEW LOT 22, SWAINS CREEK SUBDIVISION, UNIT 1.

DENNIS V. MARSHALL, AKA
DENNIS VAL MARSHALL

ACKNOWLEDGEMENT

STATE OF CALIFORNIA) s.s.
COUNTY OF _____)

ON THIS THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME DENNIS V. MARSHALL, ALSO KNOWN AS DENNIS VAL MARSHALL, THE SIGNER OF THE OWNER'S CERTIFICATE, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNER'S CERTIFICATE FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF RECORDING

I, VERJEAN CARUSO, COUNTY RECORDER OF KANE COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS LOT JOINDER PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2016.

VERJEAN CARUSO
KANE COUNTY RECORDER

BOOK _____ PAGE _____
ENTRY NO. _____ FEE _____
RECORDED AT THE REQUEST OF _____

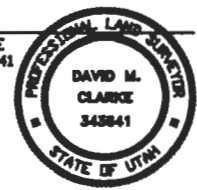
NUMBER	DEFLECTION ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	54°22'39"	N 80°07'42" W	161.81	315.00	298.96	287.86

SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT I HOLD LICENSE NO. 343641. I FURTHER CERTIFY THAT THIS LOT JOINDER PLAT HAS BEEN PREPARED BY ME FOR THE PURPOSE OF COMBINING LOTS 22 & 23, BLOCK 3 SWAINS CREEK UNIT 1 SUBDIVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME. I ALSO CERTIFY THAT THE PROPERTY CORNERS ARE OF THE TYPE SHOWN AND OCCUPY THE POSITIONS INDICATED AS OF THE DATE HEREON, AND THAT THE LEGAL DESCRIPTIONS ARE CORRECT.

DATE _____

DAVID M. CLARKE
UTAH L.S. #343641



LEGAL DESCRIPTION, NEW LOT 22, BLOCK 3, AMENDED PLAT OF LOTS 22 & 23, BLOCK 3, SWAINS CREEK UNIT 1, SUBDIVISION

BEGINNING AT THE ORIGINAL NORTHEAST CORNER OF LOT 22, BLOCK 3, SWAINS CREEK UNIT 1, THENCE S 17°17'44" E 169.68 FEET TO THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 22, THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 315.00 FEET A DISTANCE OF 298.96 FEET (THE CHORD OF SAID CURVE BEARS N 80°07'41" W, 287.86 FEET), THENCE N 52°53'59" W, 34.00 FEET TO THE ORIGINAL SOUTHWEST CORNER OF LOT 23, BLOCK 3, THENCE N 37°06'01" E 169.86 FEET TO THE ORIGINAL NORTHWEST CORNER OF SAID LOT 23, THENCE S 60°29'44" E 93.40 FEET TO THE ORIGINAL CORNER TO LOTS 22 & 23 SAID BLOCK 3, THENCE N 88°00'18" E 76.57 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.00 ACRE OF LAND.
SUBJECT TO A 5 FOOT WIDE UTILITY & ROAD EASEMENT ALONG THE SOUTHERLY SIDE OF THE ABOVE DESCRIBED PROPERTY.

SURVEY NARRATIVE

THIS LOT JOINDER PLAT HAS BEEN PREPARED AT THE REQUEST OF MR. DENNIS MARSHALL OF NEWBURY PARK, CA. THE PURPOSE OF THE PLAT PREPARATION IS TO JOIN LOTS 22 AND 23, BLOCK 3, SWAINS CREEK UNIT 1 INTO A SINGLE LOT TO BE KNOWN AS NEW LOT 22, BLOCK 3, AMENDED PLAT OF LOTS 22 AND 23, BLOCK 3, SWAINS CREEK UNIT 1.
BASIS OF BEARINGS FOR THIS SURVEY IS N 57°11'34" E, BETWEEN THE FOUND 3/4" REBAR AND CAP AT THE POINT OF CURVE FOR LOT 21 AND THE POINT OF CURVE OF LOT 20, PER THE OFFICIAL PLAT OF SWAINS CREEK UNIT 1.

LEGEND

- DENOTES 5/8" DIAMETER BY 80" REBAR WITH YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC., L.S. 343641.
- DENOTES FOUND 3/4" REBAR.
- DENOTES CORNER NOT SET
- (B & B) DENOTES RECORD BEARINGS AND DISTANCES PER OFFICIAL PLAT.

D:\P\2016\Denmar Marshall\Swains Creek Loting

DRAWN BY: A. CLARKE
CHECKED BY: D.M.C.
DATE: 08/11/16
APPROVED BY: D.M.C.
P.L.S. PLAT

PLATT & PLATT, INC.
CIVIL ENGINEERS & SURVEYORS
188 N. 100 E., CEDAR CITY, UTAH 84720
PHONE 435-588-9191
FAX 435-588-8887



LOT JOINDER AMENDED PLAT OF LOTS 22 & 23, BLOCK 3
SWAINS CREEK UNIT No. 1
for DENNIS MARSHALL
WITHIN SW1/4 SECTION 26, T. 38 S., R. 7 W., SLB&M
KANE COUNTY, UTAH

2016
1