

REQUEST FOR LOT LINE ADJUSTMENT WITHIN A SUBDIVISION PLAT

Property Owner's Name: Duck Creek Ventures, LLC - Series 1 (Lot 128) &
Duck Creek Ventures, LLC - Series 5 (Lot 129)
C/O: William D. Williams - President

Address: 6983 E. Bonanza Road Las Vegas, Nv. 89110

Home Phone: 702-220-5040 Cell or Other Phone: 702-220-5040

Location and Legal Description of Subdivision Plat: _____

Lot 128, Swains Creek Pines, Unit 1 Amended & Lot 129, Amended Plat of Lots 129
& 130, Swains Creek Pines, Unit 1 Amended

Reason for Lot Line Adjustment Request:

To fix an encroachment issue.

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.

William D. Williams *William D. Williams* 1-17-2017
President of Duck Creek Ventures, LLC - Series 1 (Lot 128) Date:

William D. Williams *William D. Williams* 1-17-2017
President of Duck Creek Ventures, LLC - Series 5 (Lot 129) Date:

Note: Once parcels are Joined they may not be re subdivided

Planning Commission Action: Approve _____ Deny _____

Comments: _____

Planning Commission Chairman _____ Date: _____

AMENDED PLAT OF LOTS 128 & 129, SWAINS CREEK PINES, UNIT 1 AMENDED

WITHIN SW1/4 SW1/4 SECTION 34, T38S-R7W, S.L.B.&M.

LEGEND

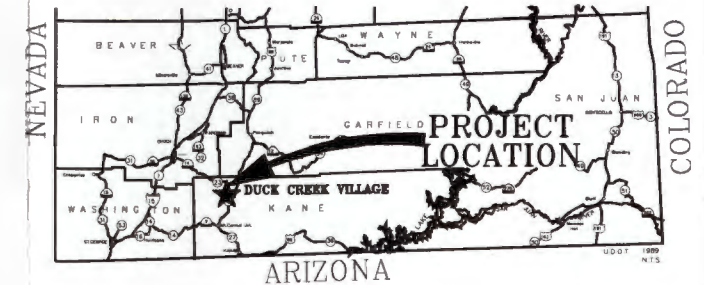
- (100.00') RECORD DIMENSION
- WATER METER
- FOUND MONUMENT
- SECTION CORNER
- SET REBAR & PLASTIC CAP L.S. NO. 354372
- BUILDING
- EASEMENT LINE
- BOUNDARY LINE
- SUBDIVISION LOT LINE
- FENCE

OWNER INFO:
 W. Doug Williams - President - Duck Creek Ventures, llc
 - Series 1, a Utah Series Limited Liability Company (As to Lot 128)
 6983 East Bonanza Road. Las Vegas, Nevada 89110
 W. Doug Williams - President - Duck Creek Ventures, llc
 - Series 5, a Utah Series Limited Liability Company (As to Lot 129)
 6983 East Bonanza Road. Las Vegas, Nevada 89110

GENERAL NOTES:
 1-THERE ARE NO FENCES ALONG THE BOUNDARIES OF THE SUBJECT LOTS.
 2-THERE IS EXISTING WATER METERS AS SHOWN HEREON.
 3-THE WATER IS SUPPLIED BY THE WKWCOD.

GRAPHIC SCALE

(IN FEET)
 11" X 17" PRINTS 1"=80'
 24" X 36" PRINTS 1"=40'



LAND USE AUTHORITY APPROVAL

On this the _____ day of _____, 20____, the Land Use Authority of Kane County, Utah, having reviewed the above Subdivision amendment plat, and having found that it complies with the requirements of the Land Use Ordinances. Do hereby approve for recording in the office of the Kane County Recorder.

LAND USE AUTHORITY CHAIRMAN - KANE COUNTY

COUNTY ATTORNEY CERTIFICATE

I, _____ Attorney for Kane County, do hereby certify that I have examined the above subdivision amendment plat and said plat meets the requirements of Kane County and I hereby recommend for approval this _____ day of _____, 20____.

KANE COUNTY ATTORNEY

COUNTY SURVEYOR APPROVAL

I, _____ the Kane County Surveyor, do hereby certify that this office has examined the above subdivision amendment plat, and has determined that it is correct and in accordance with information on file in this office and recommend it for approval this _____ day of _____, 20____.

KANE COUNTY SURVEYOR

OWNERS CONSENT

The Owner(s) of the Property described in the Boundary Description, consent to the preparation and recording of this Amended Plat and also to the adjusting of the lot line between lot 128 & 129, as per this plat.
 IN WITNESS we have hereunto set our hands this _____ day of _____, 20____.

W. Doug Williams - President
 Duck Creek Ventures, llc - Series 1, a Utah Series Limited Liability Company

NEWELL BRENT CARTER DATE

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, W. Doug Williams - President Duck Creek Ventures, llc - Series 1, a Utah Series Limited Liability Company, THE SIGNER(S) OF THE OWNERS CONSENT WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY.

RESIDING IN _____ COUNTY
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNERS CONSENT

The Owner(s) of the Property described in the Boundary Description, consent to the preparation and recording of this Amended Plat and also to the adjusting of the lot line between lot 128 & 129, as per this plat.
 IN WITNESS we have hereunto set our hands this _____ day of _____, 20____.

W. Doug Williams - President
 Duck Creek Ventures, llc - Series 5, a Utah Series Limited Liability Company

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, W. Doug Williams - President Duck Creek Ventures, llc - Series 1, a Utah Series Limited Liability Company, THE SIGNER(S) OF THE OWNERS CONSENT WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY.

RESIDING IN _____ COUNTY
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Newell Brent Carter, do hereby certify that I am a registered land surveyor, and that I hold Certificate No. 354372, As prescribed under the laws of the state of Utah. I further certify that I have made this plat of "AMENDED PLAT OF LOTS 128 & 129, SWAINS CREEK PINES, UNIT 1 AMENDED", Located in Kane County, Utah. As shown hereon and described as follows:

LEGAL DESCRIPTION OF THAT PORTION OF SWAINS CREEK PINES, UNIT 1 AMENDED, EFFECTED BY THIS AMENDMENT:

ALL OF LOTS 128 & 129, SWAINS CREEK PINES, UNIT 1 AMENDED, DESCRIBED BY METES & BOUNDS AS FOLLOWS: BEGINNING AT THE ORIGINAL SOUTHWEST CORNER OF LOT 129, SWAINS CREEK PINES, UNIT 1 AMENDED; RUNNING THENCE N25°34'13"E 249.91 FEET; THENCE S84°25'09"E 100.05 FEET; THENCE N25°34'51"E 198.41 TO THE ORIGINAL NW CORNER OF LOT 128; THENCE N88°13'08"E 58.38 FEET TO THE ORIGINAL NE CORNER OF LOT 128; THENCE S01°39'16"E 257.28 FEET TO THE ORIGINAL WEST CORNER BETWEEN LOTS 128 AND 127; SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT, NORTHWESTERLY, CURVE DATA: DELTA= 24°51'24", RADIUS= 120.00', CHORD BEARING= N51°42'33"W 51.65', THENCE ALONG THE ARC OF SAID CURVE 52.06 FEET TO THE PT; THENCE N64°08'15"W 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.24 ACRES.

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF DOUG WILLIAMS TO ESTABLISH THE BOUNDARY AND MONUMENT THE CORNERS OF THE LOTS SHOWN HEREON, AND TO PROVIDE A RECORD OF SAID SURVEY.
 THE BASIS OF BEARING IS N35°56'20"E BETWEEN THE SE CORNER LOT 133 (NHES REBAR & CAP) AND THE NE CORNER LOT 133 (NHES REBAR & CAP) SWAINS CREEK PINES, UNIT 1 AMENDED, AS PER THE OFFICIAL PLAT THEREOF.

CERTIFICATE OF RECORDING

I, _____ COUNTY RECORDER OF KANE COUNTY, UTAH DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION AMENDMENT PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 20____.

BOOK _____ PAGE _____ FEE _____ KANE COUNTY RECORDER
 ENTRY NO.: _____ DATE _____ TIME _____

RECORDED AT THE REQUEST OF: _____

KANE COUNTY
 AMENDED PLAT OF LOTS 128 & 129,
 SWAINS CREEK PINES, UNIT 1 AMENDED

PREPARED FOR: DOUG WILLIAMS

LOCATION: SW1/4 SW1/4 SECTION 34, T38S-R7W, S.L.B.&M.
 SWAINS CREEK PINES, UNIT 1 AMENDED

DATE: 1/18/2017 REVISION #0:

NEW HORIZON
 Engineering & Surveying LLC
 4103 N. Morgan Drive (435) 586-8897
 Enoch, Utah 84721 (435) 559-4104

