

Project #15041
Rec'd signed 11-18-15

Fee: \$690⁰²
Paid: CK#1512

List of Prop. Owners:

REQUEST FOR LOT JOINDER WITHIN A SUBDIVISION PLAT

Property Owner's Name: Douglas M Crowe

Date: 10/26/15 Address: 6740 Targhee Ct

Phone: (702) 279-9722 Cell Phone: _____ Fax: _____

City: Las Vegas State: Nevada Zip Code: 89156

Location and Legal Description of Subdivision Plat:

Elk Ridge Estates, Unit No. 1 Lots 23 and 24

Reason for Lot Joinder Request:

To combine lot 23 and lot 24 into one lot

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: 

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: _____

AMENDED LOT 23 of ELK RIDGE ESTATES, UNIT No. 1 & LOT 24 of AMENDED LOTS 24 & 25 of ELK RIDGE ESTATES, UNIT No. 1

LOCATED IN SECTION 22,
TOWNSHIP 38 SOUTH, RANGE 6 WEST
SALT LAKE BASE AND MERIDIAN

Description of Subdivision Boundary (As-Surveyed):

All of Lot 23 of Elk Ridge Estates, Unit No. 1 and all of Lot 24 of Amended Lots 24 & 25 of Elk Ridge Estates, Unit No. 1, more particularly described as follows:

BEGINNING at the Northwest Corner of said Lot 24; thence, along the southerly right-of-way of Elk Ridge Drive and curve to the right, 67.04 feet, having a radius of 125.00 feet, a central angle of 30° 43' 39" and whose long chord bears South 49° 22' 43" East 66.24 feet; thence South 34° 08' 23" East 67.41 feet, to the beginning of a non-tangential curve; thence, along the curve to the left, 64.80 feet, having a radius 175.00 feet, a central angle of 21° 12' 59" and whose long chord bears South 44° 41' 41" East 64.43 feet, to a non-tangent curve and the north corner common to said Lots 23 and 24; thence, along the curve to the left, 21.24 feet, having a radius of 175.00 feet, a central angle of 06° 57' 11" and whose long chord bears South 58° 19' 26" East 21.22 feet; thence South 61° 49' 34" East 106.63 feet, to the Northeast Corner of said Lot 23; thence, departing said right-of-way and along the southeasterly line of said Lot 23, South 35° 01' 10" West 176.56 feet, to the Southern Corner of said Lot 23; thence, along the southwesterly line of said Lot 23, North 56° 08' 45" West 128.80 feet, to the Southern Corner common to said Lots; thence, along the southerly lines of said Lot 24, North 55° 37' 16" West 15.02 feet; thence South 78° 38' 36" West 27.19 feet, to the Southwestern Corner of said Lot 24; thence, along the westerly line of said Lot 24, North 00° 23' 03" East 275.94 feet, to the POINT OF BEGINNING, containing 1.00 acres (more or less).

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate of Registration No. (License No.) 5561917, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this Subdivision Plat and described above to be hereafter known as "AMENDED LOT 23 of ELK RIDGE ESTATES, UNIT No. 1 & LOT 24 of AMENDED LOTS 24 & 25 of ELK RIDGE ESTATES, UNIT No. 1" and that said tract of land has been combined into a lot, and Public Utility and Drainage Easements as shown on this plat.

Thomas W. Avant R.P.L.S. No. 5561917

DATE

OWNER'S CERTIFICATION

The Owner of the Property described in the Boundary Description, does consent to the preparation and recording of this Amended Plat and Subject to any conditions and restrictions stated hereon, have caused the same to be subdivided into Lots and Easements and does hereby offer and convey to all public utility agencies and their successors and assigns a permanent easement and right-of-way for the construction and maintenance of subterranean electrical, telephone, water lines and appurtenances, together with the right of access thereto.

IN WITNESS we have hereunto set our hands this _____ day of _____, 20__.

Douglas M. Crow
6740 Targhee Ct.
Las Vegas, NV 89156

ACKNOWLEDGMENT

STATE OF UTAH,) ss.
COUNTY OF _____)

On this _____ day of _____, 20__, personally appeared before me Douglas M. Crow, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he executed this Amended Plat.

NOTARY PUBLIC

Reason for Amended Plat:
To combine Lots 23 & 24 into one lot.

LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
- ⊙ FOUND REBAR AND CAP MARKED PLS 4098 U.N.O.

- _____ PROPERTY LINE
- _____ PROPERTY LINE TO BE REMOVED
- _____ ADJACENT PROPERTY LINE
- _____ PUBLIC UTILITY EASEMENT
- _____ STREET CENTER LINE
- _____ SURVEY BOUNDARY
- [] RECORD BEARING AND DISTANCE

COUNTY ATTORNEY CERTIFICATE

I, _____ Attorney for Kane County, do hereby certify that I have examined the above Amended Plat and said plat meets the requirements of Kane County and is hereby recommended for approval this _____ day of _____, 20__.

KANE COUNTY ATTORNEY
Kane County, Utah

CERTIFICATE OF RECORDING

I, _____ Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20__.

KANE COUNTY RECORDER ENTRY NO. _____
RECORDED AND FILED AT THE REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____

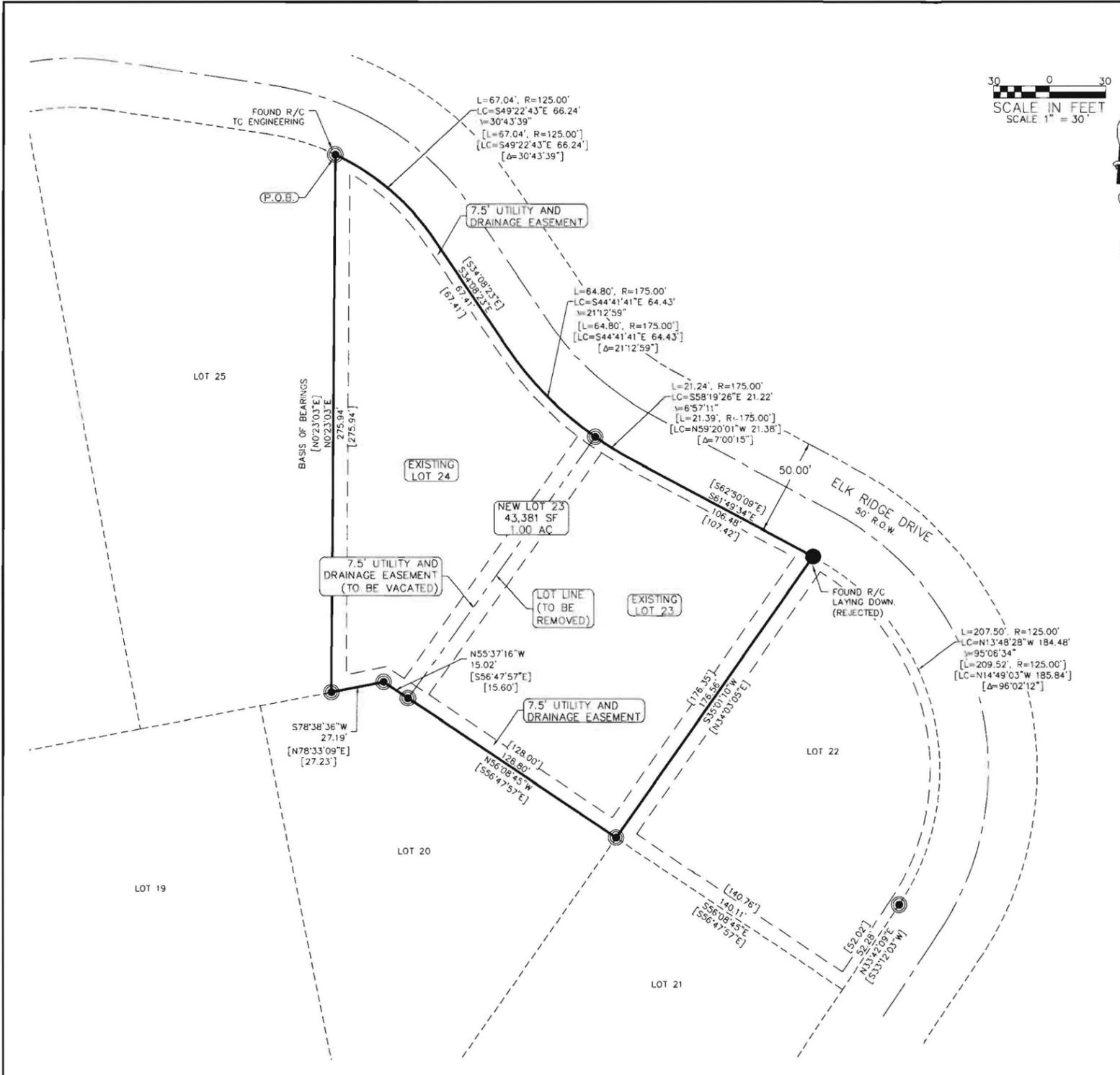
DATE:	REVISION:

ELK RIDGE ESTATES, UNIT No. 1
AMENDED LOTS 23 & 24
KANE COUNTY, UT

SCALE: 1" = 30'
REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

TC ENGINEERING
DESIGNING and BUILDING A
BETTER FUTURE
460 EAST 300 SOUTH
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (office) / (435)644-2969 (fax)

FILE: ELK RIDGE_3
DRAWN BY: TWA
SHEET: 1 OF 1



COUNTY SURVEYOR CERTIFICATE
I, _____ Kane County Surveyor, do hereby certify that this office has examined the above Amended 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 _____, 20__.

KANE COUNTY SURVEYOR
Kane County, Utah

APPROVAL of the LAND USE AUTHORITY
On this _____ day of _____, 20__, the Land Use Authority of Kane County, Utah, having reviewed the above Amended Plat and having found that it complies with the requirements of the Kane County's Land Use Ordinance, and by authorization of said authority hereby recommend approval of said plat for acceptance by Kane County, Utah.

CHAIRMAN Land Use Authority
Kane County, Utah

APPROVAL AND ACCEPTANCE
By the Kane County Commission
We the Kane County Commission have reviewed the herein Amended Plat and by authorization of said Kane County Commission recorded in the minutes of its meeting of the _____ day of _____, 20__, hereby accept the said Amended Plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

Attest: _____ Chairman -
Kane County Clerk Kane County, Utah

COUNTY ATTORNEY CERTIFICATE
I, _____ Attorney for Kane County, do hereby certify that I have examined the above Amended Plat and said plat meets the requirements of Kane County and is hereby recommended for approval this _____ day of _____, 20__.

KANE COUNTY ATTORNEY
Kane County, Utah

CERTIFICATE OF RECORDING
I, _____ Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20__.

KANE COUNTY RECORDER ENTRY NO. _____
RECORDED AND FILED AT THE REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____



STAFF REPORT

DATE: 12/01/2015

PROJECT: An incomplete application for Vacating or Amending a Subdivision Plat for a Lot Joinder, on behalf of Douglas M. Crowe, Elk Ridge Estates, Unit 1, Lots 23& 24, New Lot 23; vacating a 7.5 right-of-way/utility easement; submitted by Surveyor, Tom Avant of Iron Rock Engineering, holding Power of Attorney for the project.

FINDINGS: Vacating and amending the above stated lots conforms to the standards in the Kane County Land Use Ordinance, 9-21E-9, A-F. Utah Code Sections 17-27a-201, 202, 205, 207 & 17-27a-609.5 & 17-27a-608 requirements have all been met. Notices have been mailed out to all property owners within 500 feet of the lot joinder. The public notice was published in the local newspaper, placed on the State and County web sites and a sign visible to the public was posted on the lot.

STAFF RECOMMENDATION: Kane County Engineer, Warren Monroe does not recommend approval of this project. Kane County Land Use Administrator, Shannon McBride cannot recommend approval until all documents have been received. The termination letters from the utility companies agreeing with the termination of utility easement pertaining to this project have not been submitted. The 2015 taxes have not been paid. Also the lien holder consent has not been submitted. The plat needs to be revised to the engineer's specifications and application terms. The engineering review is enclosed in the Kane County Planning Commission's packet for reference. All items on the engineering review have been addressed and corrected. Therefore, I am not recommending approval to the Kane County Commission for vacating the utility easements and amending the plat.

A motion to postpone needs to be made. POSTPONE

A motion needs to be made to recommended to the County Commissioner's to approve the vacating of the 7.5' utility easement for the lot joinder in behalf of Douglas M. Crowe, Elk Ridge Estates, Unit 1, Lots 23& 24, New Lot 23.