

NOV 16 2015

Fee: \$890<sup>00</sup>

Paid: ck # 1938

List of Prop. Owners:

REQUEST FOR **LOT JOINDER** WITHIN A SUBDIVISION PLAT

Property Owner's Name: Dale A. Fry

Address: 9520 W. Avenida Del Sol Peoria, Az 85383

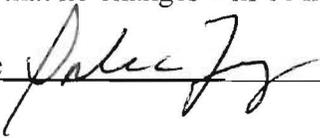
Home Phone: 602-909-4500 Cell or Other Phone: \_\_\_\_\_

Location and Legal Description of Subdivision Plat: \_\_\_\_\_

Lots 91 & 92, Meadow View Estates, Plat D

Reason for Parcel Joinder Request:  
To Join these 2 lots to save on Taxes

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  Date: 10/30/15

Signature of Owner/Trustee \_\_\_\_\_ Date: \_\_\_\_\_

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

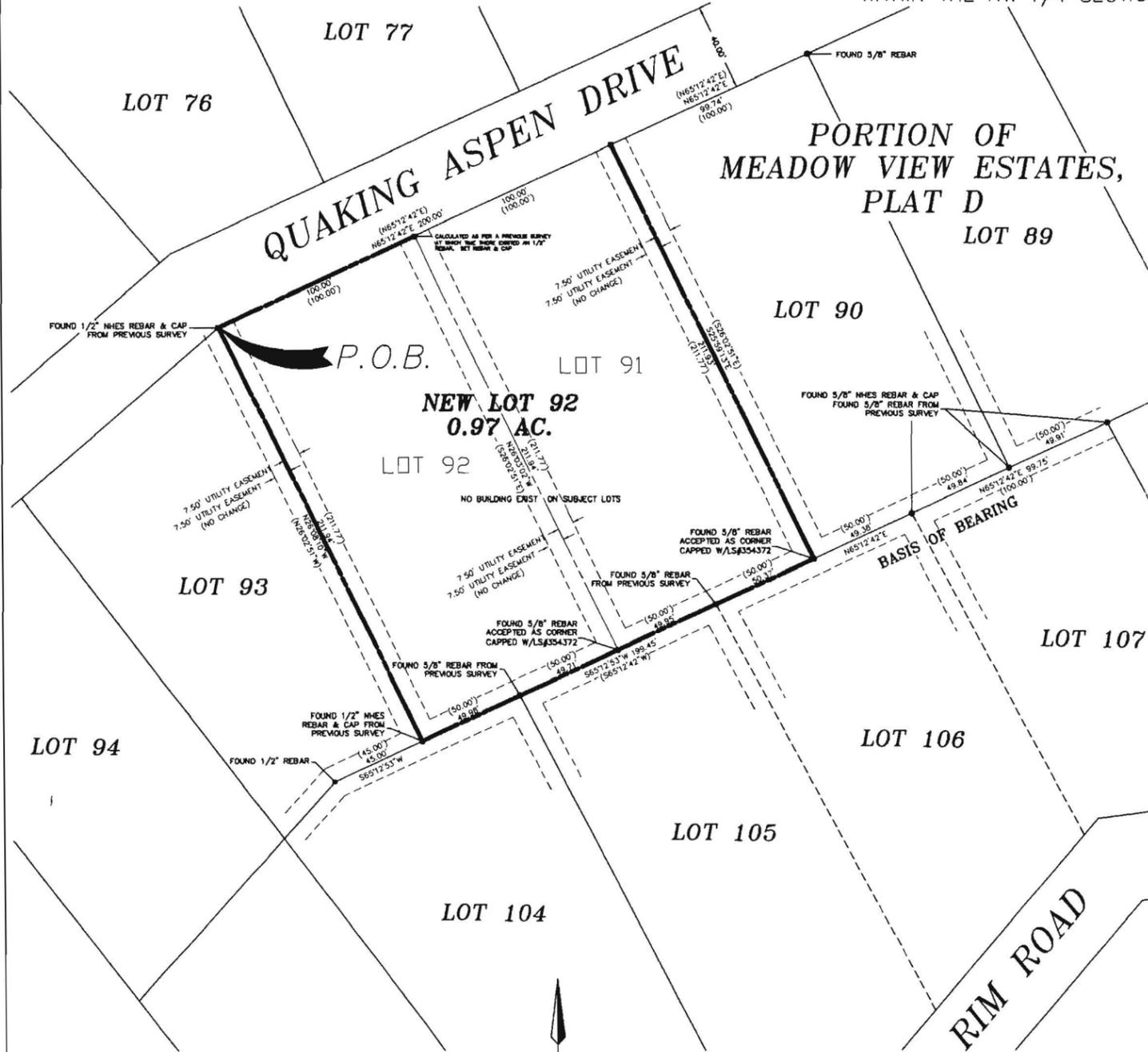
Planning Commission Action: Approve \_\_\_\_\_ Deny \_\_\_\_\_

Comments: \_\_\_\_\_

Planning Commission Chairman \_\_\_\_\_ Date: \_\_\_\_\_

AMENDED PLAT OF LOTS 91 & 92, MEADOW VIEW ESTATES, PLAT D

WITHIN THE NW 1/4 SECTION 7, T38S-R7W, S.L.B.&M.



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 91 & 92, MEADOW VIEW ESTATES, PLAT D", located in Kane County, Utah. As shown hereon and described as follows:

LEGAL DESCRIPTION OF THAT PORTION OF MEADOW VIEW ESTATES, PLAT D, EFFECTED BY THIS AMENDMENT:  
 (NEW LOT 92) LOTS 91 & 92, MEADOW VIEW ESTATES, PLAT D, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE ORIGINAL WEST CORNER OF LOT 92, MEADOW VIEW ESTATES, PLAT D; RUNNING THENCE N65°12'42"E 200.00 FEET TO THE ORIGINAL NORTH CORNER LOT 91; THENCE S25°59'13"E 211.93 FEET TO THE ORIGINAL EAST CORNER OF LOT 91; THENCE S65°12'53"W 199.45 FEET TO THE ORIGINAL SOUTH CORNER OF LOT 92; THENCE N26°08'10"W 211.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.97 ACRES.



*Newell Brent Carter*  
 NEWELL BRENT CARTER DATE 11-13-15

GENERAL NOTES

- 1-THERE ARE NO FENCES ON THE SUBJECT LOTS.
- 2-WATER IS PROVIDED BY WKWCW.

LAND USE AUTHORITY APPROVAL

I, \_\_\_\_\_ chairman of the Land Use Authority of Kane County, do hereby certify that this plat of "AMENDED PLAT OF LOTS 91 & 92, MEADOW VIEW ESTATES, PLAT D" was accepted and approved by the Kane County Land Use Authority on this the \_\_\_\_\_ day of \_\_\_\_\_. And is hereby ordered filed for record in the office of the Kane County Recorder. In witness whereof, I have set my hand by authority of a resolution of the County Commission.

LAND USE AUTHORITY CHAIRMAN - KANE COUNTY

COUNTY SURVEYOR CERTIFICATE

I, \_\_\_\_\_ the Kane County Surveyor, do hereby certify that this office has examined the above subdivision amendment 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

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 abandoning of lot 91, adding that area to lot 92, as per this plat.  
 IN WITNESS, I have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

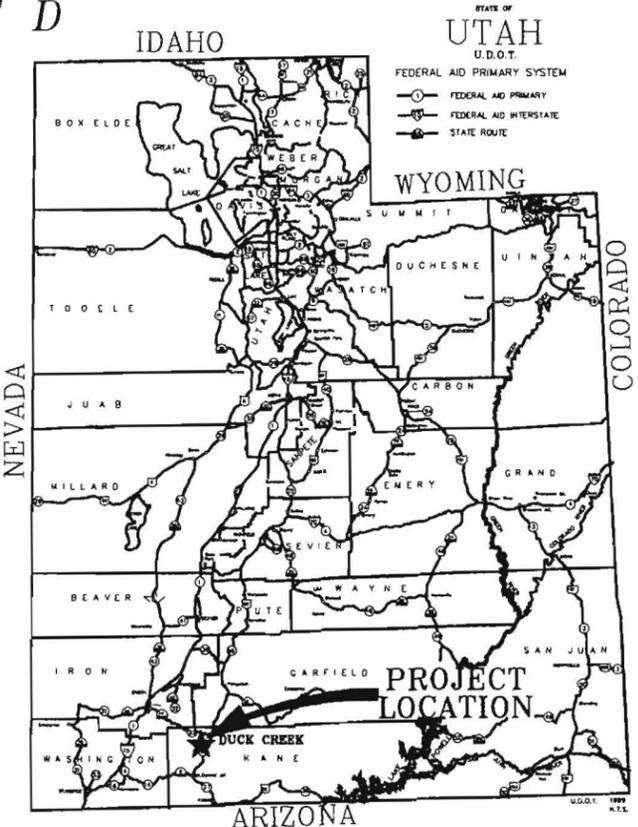
DALE A. FRY Date:

(a.k.a.) DALE FRY Date:

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ }  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, DALE A. FRY (a.k.a. DALE FRY), THE SIGNER OF THE OWNERS DEDICATION WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY.

NOTARY PUBLIC  
 RESIDING IN \_\_\_\_\_ COUNTY  
 MY COMMISSION EXPIRES \_\_\_\_\_



SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF DALE A. FRY 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 N65°12'42"E BETWEEN THE SOUTH CORNER LOT 90 (FOUND 5/8" REBAR) AND THE NORTH CORNER LOT 107 (FOUND 5/8" REBAR) MEADOW VIEW ESTATES, PLAT D, 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: \_\_\_\_\_

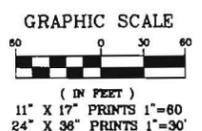
KANE COUNTY  
 AMENDED PLAT OF LOTS 91 & 92,  
 MEADOW VIEW ESTATES, PLAT D

PREPARED FOR: DALE A. FRY

LOCATION: NW 1/4 SECTION 7, T38S-R7W, S.L.B.&M.  
 MEADOW VIEW ESTATES, PLAT D

DATE: 11/12/2015 REVISION#: 0/0/2015

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



- LEGEND
- ◆ SECTION CORNER
  - FOUND MONUMENT
  - SET REBAR & PLASTIC CAP L.S. NO. 354372
  - ⊕ FIRE HYDRANT
  - FENCE LINE
  - (100.00') RECORD DIMENSION

OWNERS INFORMATION

DALE A. FRY  
 9520 W. AVENIDA DEL SOL PEORIA, ARIZONA 85383

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 is hereby recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

KANE COUNTY ATTORNEY



## STAFF REPORT

**DATE:** 12/012015

**PROJECT:** A complete application for Vacating or Amending a Subdivision Plat for a Lot Joinder, on behalf of Dale Fry, Meadow View Estates, Plat D, lots 91 & & 92 becoming new lot 92, has been submitted. The application was submitted by Brent Carter (holding Power of Attorney) of New Horizon Engineering as Surveyor. The reason for the lot joinder: the owners want to save on taxes.

**FINDINGS:** Amending (joining) 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, 206, 208 & 17-27a-608 & 17-27a-609 and 609.5 requirements have all been met. The project has been posted in three public places, noticed in the local newspaper and on the county and state websites. There are easements, but the owners do not desire to vacate at this time, even though it is highly recommended to do so. Combining these two lots is in compliance with all local ordinances.

**STAFF RECOMMENDATION:** Kane County Engineer, Tom Avant, recommends approval of this project after all the plat revisions were corrected. Land Use Administrator, Shannon McBride, recommends approval of this (complete) application and project. The plat has been revised to the engineer's specifications and application terms at this time. I am recommending approval to the Kane County Planning Commission for recording the lot joinder. The agenda was placed on the State and County web sites and in three public places. All property owners within 500' of the lot joinder have been notified through mail.

**No easements are being vacated so this project does not have to be recommended to the KC Commissioners.**

Thank you.