

NOV 16 2015

Fee: \$550⁰⁰
Paid: CK # 1940
List:

Request for Lot Line Adjustment

Property Owner's Name: Alan L. Hughes + Sheri L. Hughes
Date: Oct. 8, 2015 Address: 4828 Nightwood Ct, Las Vegas, NV 89149
Phone: 702-656-4987 Cell Phone: 702-234-7703 Fax: 702-656-4987

Applicant: Same Phone: _____
Address: _____ Fax: _____
City: _____ State: _____ E-Mail: _____

Location and Legal Description

Lot 21, Mirror Lake Subdivision, Plat "B"

Reason for Parcel/Lot Line Adjustment Request:

Amend the line between these 2 lots to fit existing
Occupation lines.

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

Signature of Owner: Alan L. Hughes + Sheri L. Hughes

NOV 16 2015

Fee: \$550⁰⁰

Paid: CK# 1940

List of Prop. Owners:

REQUEST FOR LOT LINE ADJUSTMENT WITHIN A SUBDIVISION PLAT

Property Owner's Name: Maxene Tanner – Trustee of the “Maxene Tanner Trust”

Address: P.O. Box 1767 Cedar City, Utah 84721-1767

Home Phone: 435-682-3302 Cell or Other Phone: _____

Location and Legal Description of Subdivision Plat: _____

Lot 20, Mirror Lake Subdivision, Plat “B”

Reason for Lot Line adjustment Request:

Amend the Line between these 2 lots to fit existing occupation lines

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.

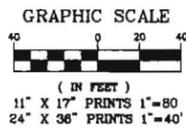
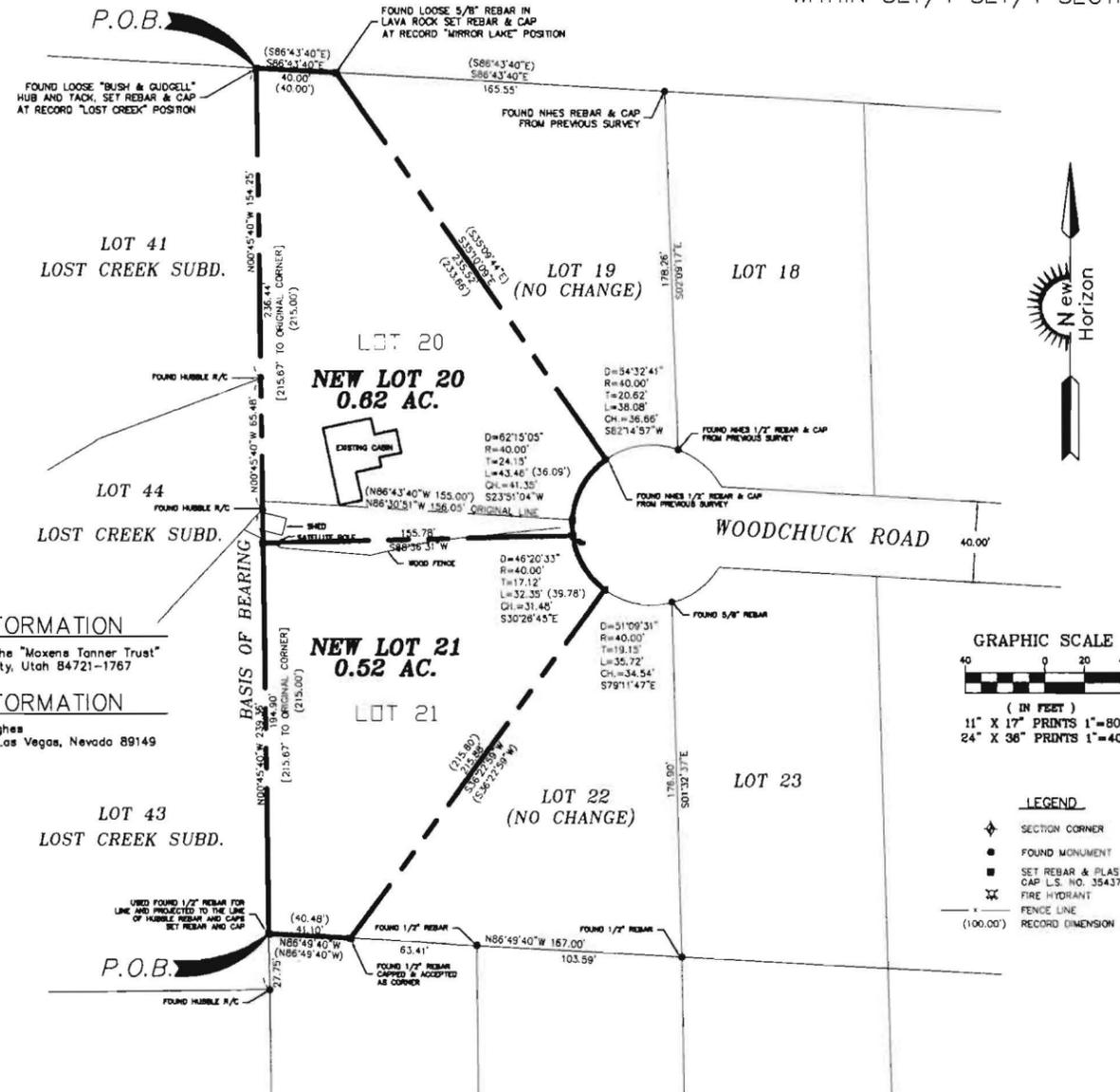
Signature of Owner/Trustee

Maxene Tanner
Maxene Tanner – Trustee of the “Maxene Tanner Trust”

Date: 8/4/15

AMENDED PLAT OF LOTS 20 & 21, MIRROR LAKE SUBDIVISION, PLAT "B"

WITHIN SE1/4 SE1/4 SECTION 5, T38S-R7W, S.L.B.&M.



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

OWNERS INFORMATION
 Moxene Tanner - Trustee of the "Moxene Tanner Trust"
 P.O. Box 1767 Cedar City, Utah 84721-1767

OWNERS INFORMATION
 Alan L. Hughes & Sheri L. Hughes
 4828 Nightwood Court Las Vegas, Nevada 89149

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 Lots 20 & 21, as per this plat.

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

Moxene Tanner - Trustee of the "Moxene Tanner Trust"

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 Lots 20 & 21, as per this plat.

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

Alan L. Hughes

ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ }

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, Moxene Tanner - Trustee of the "Moxene Tanner Trust", THE SIGNER(S) 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 _____

ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ }

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, Alan L. Hughes, THE SIGNER(S) 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 _____

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 20 & 21, MIRROR LAKE SUBDIVISION, PLAT "B"", located in Kane County, Utah. As shown hereon and described as follows:

LEGAL DESCRIPTION OF THAT PORTION OF MIRROR LAKE SUBDIVISION, PLAT "B", EFFECTED BY THIS AMENDMENT:
 (NEW LOT 20) LOTS 20 INCLUDING A PORTION OF LOT 21, MIRROR LAKE SUBDIVISION, PLAT "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE ORIGINAL NW CORNER LOT 20, MIRROR LAKE SUBDIVISION, PLAT "B"; RUNNING THENCE S86°43'40"E 40.00 FEET TO THE ORIGINAL NE CORNER OF LOT 20; THENCE S35°10'09"E 235.52 FEET TO THE ORIGINAL SE CORNER OF LOT 20; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SOUTHWESTERLY, CURVE DATA: DELTA=62°15'05", RADIUS=40.00', CHORD BEARING= S23°31'04"W 41.35', THENCE ALONG THE ARC OF SAID CURVE 43.46 FEET; THENCE DEPARTING SAID CURVE AND RUNNING S88°36'31"W 155.78 FEET TO A POINT ON THE WEST LINE OF MIRROR LAKE SUBDIVISION; THENCE N00°45'40"W ALONG SAID WEST LINE 236.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.62 ACRES.

LEGAL DESCRIPTION OF THAT PORTION OF MIRROR LAKE SUBDIVISION, PLAT "B", EFFECTED BY THIS AMENDMENT:
 (NEW LOT 21) A PORTION OF ORIGINAL LOT 21, MIRROR LAKE SUBDIVISION, PLAT "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE ORIGINAL SW CORNER LOT 21, MIRROR LAKE SUBDIVISION, PLAT "B"; RUNNING THENCE N00°45'40"W ALONG THE WEST LINE OF SAID LOT 194.90 FEET; THENCE N88°36'31"E 155.78 FEET; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SOUTHEASTERLY, CURVE DATA: DELTA=46°20'33", RADIUS=40.00', CHORD BEARING= S30°26'45"E 31.48', THENCE ALONG THE ARC OF SAID CURVE 32.35 FEET TO THE ORIGINAL EAST CORNER OF LOT 21; THENCE DEPARTING SAID CURVE AND RUNNING S36°22'59"W 215.88 FEET TO THE ORIGINAL SE CORNER OF LOT 21; THENCE N86°49'40"W 41.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES.

NEWELL BRENT CARTER DATE _____

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

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

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 Kane County's Land Use ordinances, and by authorization of said Land Use Authority hereby approve said plat for acceptance by Kane County, Utah.

 LAND USE AUTHORITY CHAIRMAN - KANE COUNTY

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 Lots 20 & 21, as per this plat.

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

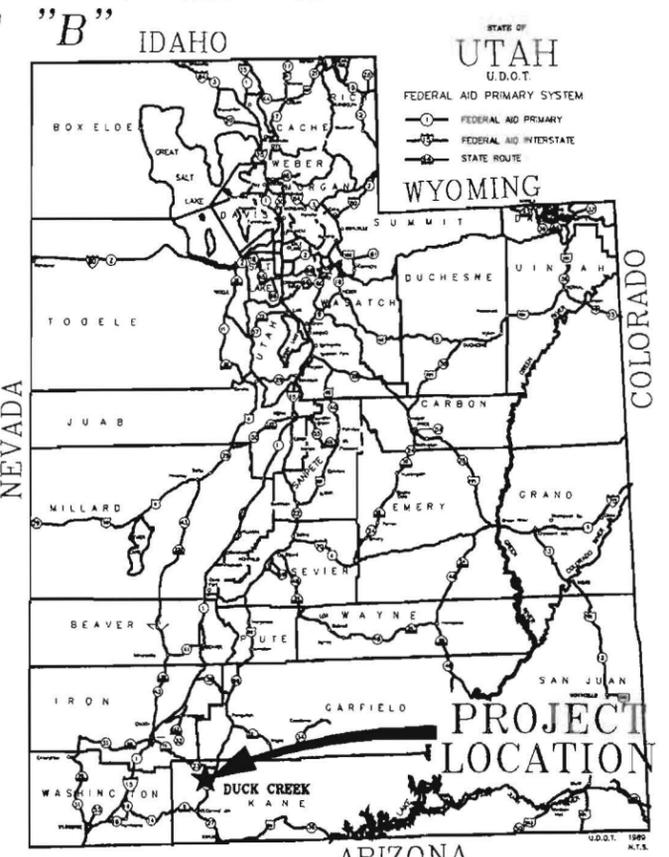
Sheri L. Hughes

ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ }

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, Sheri L. Hughes, THE SIGNER(S) 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 MAXNE TANNER AND ALAN & SHERI HUGHES 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 N00°45'40"W BETWEEN THE SE CORNER LOT 43 (HUBBLE REBAR & CAP) AND THE NE CORNER LOT 44 (HUBBLE REBAR & CAP) OF LOST CREEK SUBDIVISION. AS PER THE OFFICIAL PLAT THEREOF.

GENERAL NOTES

- 1-THERE IS AN EXISTING FENCE BETWEEN LOTS 20 & 21.
- 2-THERE IS AN EXISTING WATER SYSTEM IN PLACE INCLUDING FIRE HYDRANTS AND WATER METERS.

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 20 & 21, MIRROR LAKE SUBDIVISION, PLAT "B"

PREPARED FOR: Tanner / Hughes

LOCATION: SE1/4 SECTION 5, T38S-R7W, S.L.B.&M.
 MIRROR LAKE SUBDIVISION, PLAT "B"

DATE: 11/13/2015 REVISION #0 DATE: 00/00/0000

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