JAN 07 2015

Fee: $300.00
Paid: 105 ✓ (gw)
List of Property Owners: yes

REQUEST FOR VACATING OR AMENDING A SUBDIVISION PLAT

Property Owner's Name: Arthur N. Manteris

Date: 11/14/14 Address: 227 Hallet Cove Court

Phone: (702) 334-9518 Cell Phone: Fax:

City: Boulder City State: NV Zip Code: 89005

Location and Legal Description of Subdivision Plat: See Attached
Vacating BryceView Rural Unimproved Subdivision

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: [redacted]

Land Use Action: Approve: Deny

Comments:

Land Use Authority Chairman Date:

Reason for Survey:
To divide Parcel 8-6-2-1B into 10 Parcels. Parcel 8-6-2-1B was previously divided into 7 Parcels through "Bryce View Estates, a Rural Unimproved Subdivision", which has been vacated to re-divide the Parcel into 10 Lots.

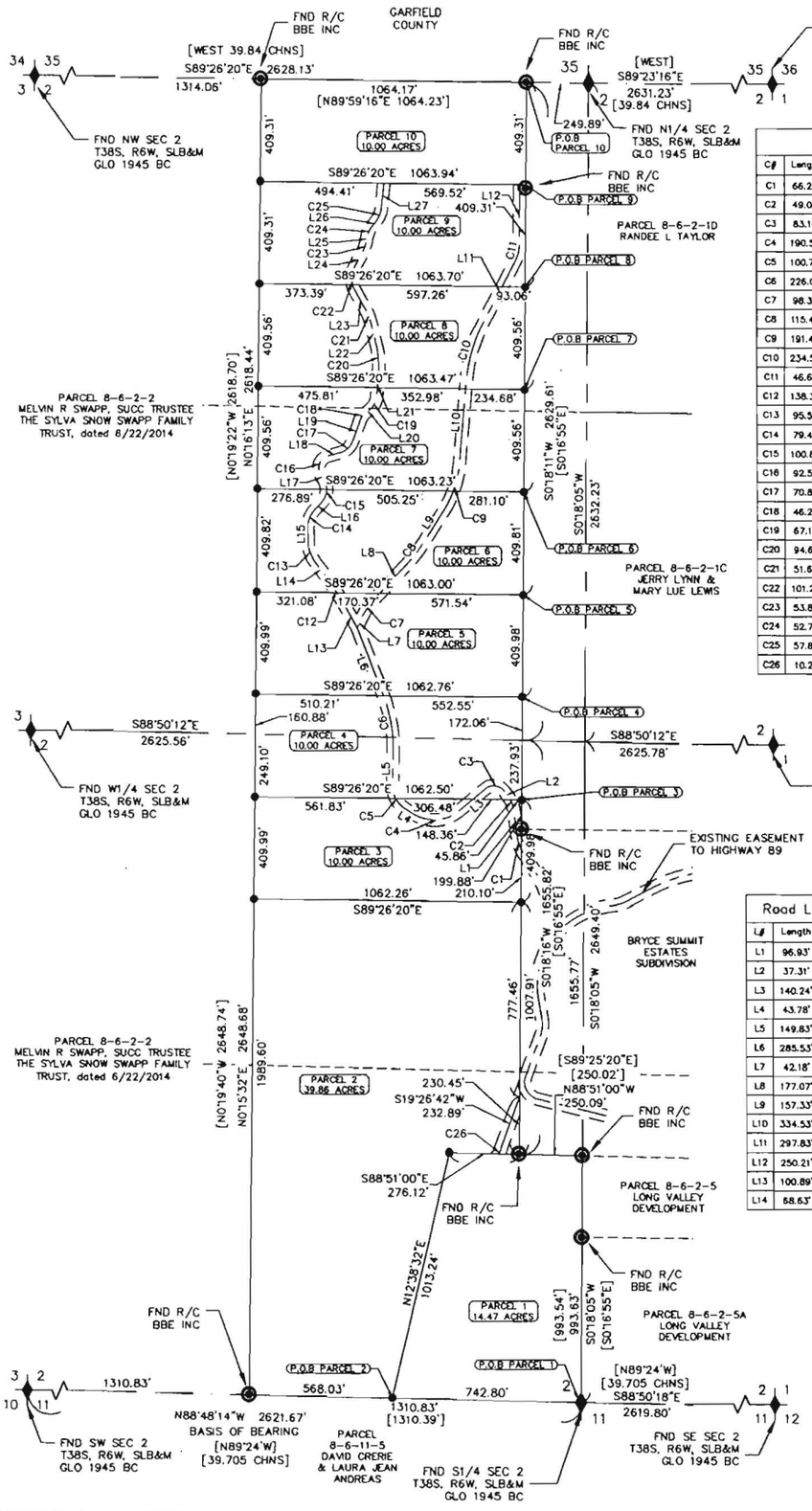
Referenced Documents:
- Warranty Deed
  Book: 188 Page 131
- BLM Survey T38S, R6W, SLB&M 1948

Owner Information:
Arthur N Monteris
227 Hallet Cove Court
Boulder City, NV 89005

BRYCE VIEW ESTATES II

A RURAL UNIMPROVED SUBDIVISION
LOCATED IN W 1/2 SECTION 2, TOWNSHIP 38 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN

300 0 300
SCALE IN FEET
SCALE 1" =300'



Road Curve Table					
C#	Length	Radius	Delta	Chord	Chord
C1	66.25'	200.00'	18°58'41"	N16°25'30"W	65.94'
C2	49.08'	100.00'	28°07'09"	N20°59'44"W	48.59'
C3	83.14'	50.00'	95°16'22"	N82°41'29"W	73.89'
C4	190.54'	150.00'	72°46'50"	S86°03'45"W	177.98'
C5	100.70'	100.00'	57°41'52"	N28°41'53"W	96.50'
C6	226.06'	600.00'	21°35'13"	N10°38'34"W	224.72'
C7	98.37'	300.00'	18°47'12"	N33°42'21"E	97.93'
C8	115.45'	600.00'	11°01'28"	N37°35'13"E	115.27'
C9	191.46'	400.00'	27°25'31"	N18°21'43"E	189.64'
C10	234.59'	600.00'	22°24'06"	N15°51'01"E	233.10'
C11	46.68'	100.00'	26°44'51"	N13°40'39"E	46.26'
C12	138.35'	1000.00'	7°55'36"	N33°09'17"W	138.24'
C13	95.58'	150.00'	36°30'29"	N18°51'50"W	93.97'
C14	79.49'	100.00'	45°32'44"	N21°54'12"E	77.42'
C15	100.80'	75.00'	77°00'06"	N6°10'30"E	93.38'
C16	92.56'	50.00'	106°03'46"	N20°42'20"E	79.90'
C17	70.87'	75.00'	54°08'37"	N46°39'55"E	68.27'
C18	46.26'	75.00'	35°20'13"	N37°15'44"E	45.53'
C19	67.13'	75.00'	51°17'07"	N29°17'17"E	64.91'
C20	94.61'	300.00'	18°04'11"	N5°23'22"W	94.22'
C21	51.68'	200.00'	14°48'19"	N21°49'37"W	51.54'
C22	101.23'	100.00'	58°00'04"	N0°13'44"W	96.96'
C23	53.84'	150.00'	20°33'59"	N18°29'18"E	53.55'
C24	52.70'	100.00'	30°11'48"	N23°18'13"E	52.10'
C25	57.83'	100.00'	33°08'08"	N21°50'02"E	57.03'
C26	10.21'	50.00'	11°41'49"	S25°17'37"W	10.19'

Road Line Table			Road Line Table		
L#	Length	Direction	L#	Length	Direction
L1	96.93'	N6°56'10"W	L15	54.44'	N0°52'10"W
L2	37.31'	N35°03'18"W	L16	33.94'	N44°40'34"E
L3	140.24'	S49°40'20"W	L17	23.06'	N32°19'33"W
L4	43.78'	N57°32'50"W	L18	50.77'	N73°44'14"E
L5	149.83'	N0°09'03"E	L19	84.35'	N19°35'37"E
L6	285.53'	N21°26'11"W	L20	10.22'	N54°55'50"E
L7	42.18'	N24°18'45"E	L21	108.77'	N3°38'43"E
L8	177.07'	N43°05'57"E	L22	97.60'	N14°25'28"W
L9	157.33'	N32°04'29"E	L23	89.83'	N29°13'47"W
L10	334.53'	N4°38'58"E	L24	60.11'	N28°46'18"E
L11	297.83'	N27°03'05"E	L25	8.90'	N8°12'19"E
L12	250.21'	N0°18'13"E	L26	25.98'	N38°24'07"E
L13	100.89'	N29°11'29"W	L27	100.00'	N5°15'58"E
L14	68.63'	N37°07'05"W			

LEGEND
- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
- FOUND REBAR AND CAP AS NOTED
- FOUND MONUMENT AS NOTED
- PROPERTY LINE
- PUBLIC UTILITY & PRIVATE ACCESS EASEMENT
- SECTION LINE
- ¼ LINE
- 1/16 LINE
- SURVEY BOUNDARY
- CENTER LINE OF ROAD EASEMENT
- [ ] RECORD BEARING AND DISTANCE

Legal Description of Parcel 6:
Commencing at the North ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt Lake Base and Meridian; thence, along the north line of said Section, North 89° 26' 20 West 249.89 feet; thence South 00° 18' 11" West 1637.75 feet, to the POINT OF BEGINNING and running; thence South 00° 18' 11" West 409.81 feet; thence North 89° 26' 20" West 1063.00 feet, to the west 1/16 line; thence, along said line, North 00° 16' 13" East 409.82 feet; thence South 89° 26' 20" East 1063.23 feet to the POINT OF BEGINNING; containing 10.00 acres (more or less).

Legal Description of Parcel 7:
Commencing at the North ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt Lake Base and Meridian; thence, along the north line of said Section, North 89° 26' 20 West 249.89 feet; thence South 00° 18' 11" West 1228.19 feet, to the POINT OF BEGINNING and running; thence South 00° 18' 11" West 409.56 feet; thence North 89° 26' 20" West 1063.23 feet, to the west 1/16 line; thence, along said line, North 00° 16' 13" East 409.56 feet; thence South 89° 26' 20" East 1063.47 feet to the POINT OF BEGINNING; containing 10.00 acres (more or less).

Legal Description of Parcel 8:
Commencing at the North ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt Lake Base and Meridian; thence, along the north line of said Section, North 89° 26' 20 West 249.89 feet; thence South 00° 18' 11" West 818.62 feet, to the POINT OF BEGINNING and running; thence South 00° 18' 11" West 409.56 feet; thence North 89° 26' 20" West 1063.47 feet, to the west 1/16 line; thence, along said line, North 00° 16' 13" East 409.56 feet; thence South 89° 26' 20" East 1063.70 feet to the POINT OF BEGINNING; containing 10.00 acres (more or less).

Legal Description of Parcel 9:
Commencing at the North ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt Lake Base and Meridian; thence, along the north line of said Section, North 89° 26' 20 West 249.89 feet; thence South 00° 18' 11" West 409.31 feet, to the POINT OF BEGINNING and running; thence South 00° 18' 11" West 409.31 feet; thence North 89° 26' 20" West 1063.70 feet, to the west 1/16 line; thence, along said line, North 00° 16' 13" East 409.31 feet; thence South 89° 26' 20" East 1063.94 feet to the POINT OF BEGINNING; containing 10.00 acres (more or less).

Legal Description of Parcel 10:
Commencing at the North ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt Lake Base and Meridian; thence, along the north line of said Section, North 89° 26' 20 West 249.89 feet, to the POINT OF BEGINNING and running; thence South 00° 18' 11" West 409.31 feet; thence North 89° 26' 20" West 1063.94 feet, to the west 1/16 line; thence, along said line, North 00° 16' 13" East 409.31 feet, to said north line; thence, along said line, South 89° 26' 20" East 1064.17 feet to the POINT OF BEGINNING; containing 10.00 acres (more or less).

Legal Description of Parcel 1:
BEGINNING at the South ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt Lak Base and Meridian, and running; thence, along the south line of said Section, North 88° 48 West 742.80 feet; thence, North 12° 38' 32" East 1013.24 feet; thence, South 88° 51' 00" E 526.21 feet, to the north-south ¼ line of said Section; thence, along said line, South 00° 18 West 993.63 feet, to the POINT OF BEGINNING; containing 14.47 acres (more or less).

Legal Description of Parcel 2:
Commencing at the South ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt L Base and Meridian; thence, along the south line of said Section, North 88° 48' 14" West 74 feet, to the POINT OF BEGINNING; thence North 88° 48' 14" West 568.03 feet, to the west line; thence, along said line, North 00° 15' 32" East 1989.60 feet; thence South 89° 26' 20" 1062.15 feet; thence South 00° 18' 16" West 1007.91 feet; thence North 88° 51' 00" West 276.12 feet; thence South 12° 38' 32" West 1013.24 feet to the POINT OF BEGINNING; containing 39.86 acres (more or less).

Legal Description of Parcel 3:
Commencing at the North ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt L Base and Meridian; thence, along the north line of said Section, North 89° 26' 20 West 249 feet; thence South 00° 18' 11" West 2629.61 feet, to the east-west ¼ line; thence South 00 16" West 237.93 feet, to the POINT OF BEGINNING, and running; thence South 00° 18' 16" West 409.98 feet; thence North 89° 26' 20" West 1062.26 feet, to the west 1/16 line; ther along said line, North 00° 15' 32" East 409.99 feet; thence South 89° 26' 20" East 1062.50 to the POINT OF BEGINNING; containing 10.00 acres (more or less).

Legal Description of Parcel 4:
Commencing at the North ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt L Base and Meridian; thence, along the north line of said Section, North 89° 26' 20 West 249 feet; thence South 00° 18' 11" West 2457.55 feet, to the POINT OF BEGINNING and runnir thence South 00° 18' 11" West 172.05 feet, to the east-west 1/16 line; thence South 00° 1 West 237.93; thence North 89° 26' 20" West 1062.50 feet; thence North 00° 15' 32" East 249.10 feet, to the east-west 1/16 line; thence North 00° 16' 13" East 160.88 feet; thence South 89° 26' 20" East 1062.76 feet, to the POINT OF BEGINNING; containing 10.00 acres or less).

Legal Description of Parcel 5:
Commencing at the North ¼ Corner of Section 2, Township 38 South, Range 6 West, Salt L Base and Meridian; thence, along the north line of said Section, North 89° 26' 20 West 249 feet; thence South 00° 18' 11" West 2047.57 feet, to the POINT OF BEGINNING and runnir thence South 00° 18' 11" West 409.98 feet; thence North 89° 26' 20" West 1062.76 feet, t west 1/16 line; thence, along said line, North 00° 16' 13" East 409.99 feet; thence South 8 20" East 1063.00 feet to the POINT OF BEGINNING; containing 10.00 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 survey and described above to be hereafter known as "Bryce View Estates II" and that said tract of land has been subdivided into Ten Parcels, and Public Utility and Private Access Easements as shown on this Record of Survey.

Thomas Avant — *11/13/2014*
Thomas W Avant R.P.L.S. No. 5561917 — *DATE*

The Owner(s) of the Property described in the Boundary Description, does consent to the preparation on of this Survey and Subject to any conditions and restrictions stated hereon, have caused the same to Subdivided into Ten Parcels and Public Utility and Private Access Easements and does hereby offer and all public utility agencies and their successors and assigns a permanent easement and right-of-way for construction and maintenance of subterranean electrical, telephone, water lines and appurtenances, toge the right of access thereto.

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

Arthur N Monteris
227 Hallet Cove Court
Boulder City, NV 89005

ACKNOWLEDGMENT
STATE OF) s.s.
COUNTY OF)
On this _____ day of _____, 20___, personally appeared before me Arthur N Monteris, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he executed this R.U.S.

NOTARY PUBLIC

Kane County Land Use Authority
On this the _____ day of _____ 20___, the Land Use Authority of Kane County, Utah, having reviewed the above Survey and having found that it complies with the requirements of the Kane County's Land Use ordinances, and by authorization of said authority hereby recommend approval of said Survey for acceptance by Kane County, Utah.

CHAIRMAN Land Use Authority
Kane County, Utah

COUNTY SURVEYOR CERTIFICATE
I, _____ Kane County Su hereby certify that this office has examined t Survey and have determined that it is correct accordance with information on file in this of recommend it for approval this _____ day of _____ ,20___

KANE COUNTY SURVEYOR
Kane County, Utah

by the Kane County Commission
We the Kane County Commission have reviewed the hereon Survey and by authorization of said Kane County Commission recorded in the minutes of it's meeting of the _____ day of _____ 20___, hereby accept the said Survey 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 Commission, Kane County, Utah*

COUNTY ATTORNEY CERTIFICATE
I, _____ Attorney for Kane County, do hereby certify that I have examined the above Survey and said Survey 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 above Survey was filed for recording in my office this _____ of _____, 20___

KANE COUNTY RECORDER ENTRY NO. _____
RECORDED AND FILED AT THE REQUEST OF: _____

DATE TIME BOOK PAGE FEE