

MAR 04 2015

Fee: 560⁰⁰
Paid: 5056 (8m)
List of Prop. Owners: yes

REQUEST FOR LOT JOINDER WITHIN A SUBDIVISION PLAT

Property Owner's Name: Cocks Family Trust, dated August 11, 2006

Date: 1-15-2015 Address: 665 Sweet Donna PI

City: Nipomo State: California Zip Code: 93444

Home Phone: 805-878-6275 Cell or Other Phone: 805-878-6275

Location and Legal Description of Subdivision Plat: Lots 526 and 527, Swains Creek Pines, Unit 3

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.

[Redacted Signature] 01-20-15
Arthur W. Cocks-Trustee Date

[Redacted Signature] 01-20-15
Julie L. Cocks-Trustee Date

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

Planning Commission Action: Approve _____ Deny _____

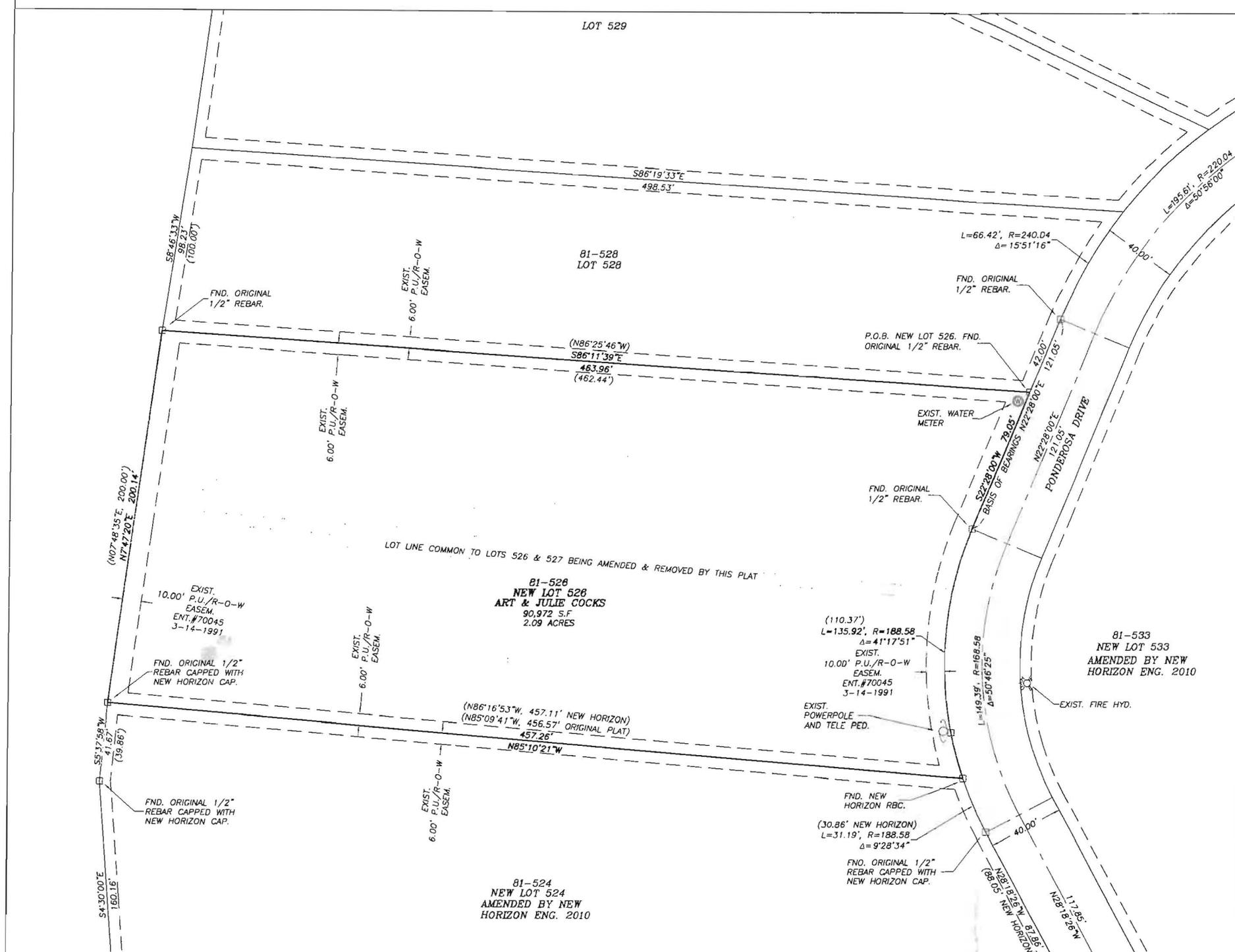
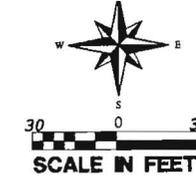
Comments:

Planning Commission Chairman _____ Date: _____

LOTS 526 & 527, SWAINS CREEK PINES, UNIT 3

LOTS 526 & 527 OF THE SWAINS CREEK PINES, UNIT 3 SUBDIVISION,
LOCATED IN THE NE 1/4 OF SECTION 27, T38S, R7W, S.L.B.&M.
KANE COUNTY, UTAH

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- FOUND MONUMENT AS DESCRIBED
- (00.00) RECORD BEARING OR DISTANCE
- ⊗ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- ⊕ EXISTING POWER POLE & TELEPHONE PEDESTAL



SURVEYOR'S CERTIFICATE
I, STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH UTAH STATUTES, TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS PLAT REPRESENTS A LOT JOINER/AMENDED PLAT OF LOTS 526 & 527, SWAINS CREEK PINES, UNIT 3 SUBDIVISION, LOCATED IN THE NE 1/4 OF SECTION 27, T38S, R7W, S.L.B.&M., KANE COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.



STEVEN BRENT WOOLSEY, PLS #4938769 _____ DATE _____

NARRATIVE
THIS LOT JOINER AND AMENDED PLAT WAS DONE AT THE REQUEST OF ART AND JULIE COCKS TO COMBINE LOTS 526 & 527, SWAINS CREEK PINES, UNIT 3 INTO ONE LOT TO BE KNOWN AS NEW LOT 526.
THE BASIS OF BEARINGS IS N22°28'00"E 121.05 FEET AS CURRENTLY MONUMENTED FROM THE P.T. OF LOT 527 OF LOT 528 OF SAID UNIT 3.
ALL ORIGINAL PROPERTY CORNER MONUMENTS WERE FOUND AND LOCATED WITH THE EXCEPTION OF THE SOUTHWEST CORNER OF LOT 527. SAID CORNER IS MONUMENTED WITH A NEW HORIZON ENGINEERING 1/2" REBAR CAP.

NEW LOT 526 DESCRIPTION:
(NEW LOT 526): ALL OF LOTS 526 AND 527, SWAINS CREEK PINES, UNIT 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 527, SWAINS CREEK PINES, UNIT 3 AND RUNNING S22°28'00"W, 79.05 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 188.58 FEET, AN ANGLE OF 41°17'51"; THENCE SOUTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 526 OF SAID UNIT 3, 135.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 526; THENCE N85°10'21"W, ALONG THE SOUTH LINE OF SAID LOT 526, 457.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 526; THENCE N07°47'20"E, ALONG THE WESTERLY LINES OF SAID LOTS 526 AND 527, 200.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 527; THENCE S86°11'39"E, ALONG THE NORTH LINE OF SAID LOT 527, 463.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 527, CONTAINING 2.09 ACRES.

OWNERS DEDICATION
THE OWNERS OF THE PROPERTY DESCRIBED IN THE NEW LOT 526 DESCRIPTION, CONSENT TO THE PREPARATION AND RECORDING OF THIS LOT JOINER AND AMENDED PLAT AND ALSO TO THE ABANDONING OF LOTS 526 AND 527, SWAINS CREEK PINES, UNIT 3, ADDING THAT AREA TO NEW LOT 526, SWAINS CREEK PINES, UNIT 3, PER THIS PLAT. IN WITNESS WHEREOF, WE HAVE SIGNED THESE INSTRUMENTS THIS _____ DAY OF _____, 2015.

OWNER—COCKS FAMILY TRUST, DATED AUGUST 11, 2006
ARTHUR W. COCKS—TRUSTEE

OWNER—COCKS FAMILY TRUST, DATED AUGUST 11, 2006
JULIE L. COCKS—TRUSTEE

ACKNOWLEDGMENT
STATE OF CALIFORNIA }
COUNTY OF _____ }

ON THIS THE _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC, _____, AND FOR SAID STATE OF CALIFORNIA, SAID COUNTY OF _____, ARTHUR W. COCKS AND JULIE L. COCKS, WHO BEING DULY SWORN DID SAY THEY ARE THE SIGNERS OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

RESIDING IN _____ COUNTY, CALIFORNIA

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN CALIFORNIA

APPROVAL OF LAND USE AUTHORITY	COUNTY SURVEYOR APPROVAL	COUNTY ATTORNEY APPROVAL	COUNTY COMMISSION APPROVAL	GENERAL NOTES:	OWNERS INFO:	RECORDED NUMBER
<p>ON THIS THE _____ DAY OF _____, 2015, 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 RECOMMEND FOR APPROVAL BY KANE COUNTY COMMISSIONERS.</p> <p>LAND USE AUTHORITY CHAIRMAN—KANE COUNTY, UTAH</p>	<p>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 THE INFORMATION ON FILE IN THIS OFFICE AND RECOMMEND IT FOR APPROVAL THIS _____ DAY OF _____, 2015.</p> <p>KANE COUNTY SURVEYOR</p>	<p>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 RECOMMEND IT FOR APPROVAL THIS _____ DAY OF _____, 2015.</p> <p>KANE COUNTY ATTORNEY</p>	<p>I, _____ CHAIRMAN OF THE COUNTY COMMISSION OF KANE COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS AMENDMENT PLAT WAS ACCEPTED AND APPROVED BY THE KANE COUNTY COMMISSION ON THIS THE _____ DAY OF _____, 2015, 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.</p> <p>CHAIRMAN—KANE COUNTY COMMISSION</p>	<p>1. AN EXISTING 6.00 FOOT WIDE PUBLIC UTILITIES AND RIGHT-OF-WAY EASEMENT AFFECTS ALL PROPERTY LINES OF THE ORIGINAL LOTS 526 AND 527, PER SWAINS CREEK PINES, UNIT 3 C.C.B.P.'S CREATED 5-17-1977, BOOK 055, PAGES 809-815, ON FILE IN THE OFFICE OF THE KANE COUNTY RECORDER.</p> <p>2. A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT LIES ALONG ALL FRONT AND BACK PROPERTY LINES OF LOTS 526 & 527, PER THAT CERTAIN WARRANTY DEED, ENTRY #70045, DATED 3-14-1991.</p> <p>THE 6.00 FOOT WIDE PUBLIC UTILITIES AND RIGHT-OF-WAY EASEMENT ALONG THE PROPERTY LINE COMMON TO SAID LOTS 526 & 527 THAT IS BEING AMENDED BY THIS PLAT WAS TERMINATED BY THE RESIDENT UTILITY COMPANIES—GARKANE ENERGY, SOUTH CENTRAL COMMUNICATIONS, AND THE LOCAL WATER CONSERVANCY DISTRICT. ALL OTHER EXISTING EASEMENTS REMAIN AS THEY WERE ORIGINALLY CREATED.</p> <p>2. THERE ARE NO FENCES AFFECTING THIS PROJECT.</p>	<p>ARTHUR AND JULIE COCKS: 665 SWEET DONNA PI NIPOMO, CA 93444</p>	<p>I, VER JEAN CARUSO, COUNTY RECORDER OF KANE COUNTY, HEREBY CERTIFY THAT THIS AMENDED PLAT, WAS FILED FOR OFFICE ON THIS THE _____ DAY OF _____, 2015.</p> <p>BOOK _____ PAGE _____ COUNTY RECORDER — VER JEAN CARUSO</p> <p>ENTRY NO. _____ FEE _____</p> <p>RECORDED AT THE REQUEST OF _____ ARTHUR W. & JULIE L. COCKS</p>