

Fee: 6000  
Paid: 1889 (sum)  
15000

**APPLICATION FOR RURAL UNIMPROVED SUBDIVISION**

Owner/Applicant Flourishing Hills, LLC  
Phone (435) 212-0303  
Address P.O. Box 2448 Fax: \_\_\_\_\_  
City Cedar City State Utah Zip 84721  
E-Mail \_\_\_\_\_

Registered Engineer or  
Surveyor N. Brent Carter  
Address 4103 N. Morgan Dr. Fax \_\_\_\_\_  
City Enoch State Utah Zip 84721  
Email bcarter@mail2engineer.com

Name of Subdivision: Oak Ridge Estates parcel # 1-7

Location and Legal Description:  
East 1/2 of the SE 1/4 Section 23, T38S-R6W, S.L.B. +M

Number of Lots 7 Minimum Lot Size 10 AC

Attached Documents:  
Record of Survey Map:  Y  N  
Culinary Water Authority Approval: Y  N  N/A\*  
Sanitary Sewer Authority Approval: Y  N  N/A\*  
Land In Agricultural Use (FAA) Status Letter:  Y  N FAA Non-Compliance Notice:  Y  N  N/A+

(\*Must show documentation that no system exists or is planned)  
(+Not required for if land is not Land In Agricultural Use, FAA)

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

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Signature: Charles Knudson, Manager Flourishing Hills, LLC  
Printed Name: Charles Knudson, Manager Flourishing Hills, LLC

# OAK RIDGE ESTATES, A Rural Unimproved Subdivision

## SOUTHERN UTAH - VICINITY MAP



### LEGEND

- ◆ SECTION CORNER
- FOUND MONUMENT
- SET REBAR & PLASTIC CAP U.S. NO. 354372
- (100.00') RECORD DIMENSION
- OVERHEAD POWER LINE
- PARCEL BOUNDARIES
- EASEMENT
- SECTION LINE

### LEGAL DESCRIPTIONS

**Parcel 1:** BEGINNING AT THE SE CORNER OF SECTION 23, T38S-R6W, S.L.B.&M. RUNNING THENCE N87°49'21"W 1329.53 FEET TO THE SW CORNER OF THE SE 1/4 SAID SECTION; THENCE N01°04'24"W 260.83 FEET; THENCE N87°16'48"E 181.18 FEET; THENCE S88°28'50"E 1180.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE S00°48'06"E 341.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.08 ACRES.  
SUBJECT TO AN ACCESS AND UTILITY EASEMENT OVER THE WEST 66.00' AND AN ACCESS AND UTILITY EASEMENT OVER THE NORTHWESTERLY 33.00 FEET OF THE ABOVE DESCRIBED PARCEL.  
ALSO, SUBJECT TO A 66.00 FOOT RADIUS ACCESS AND UTILITY EASEMENT OVER THE EASTERLY CORNER AND SOUTHEASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL, AS PER THIS PLAT.

**Parcel 2:** BEGINNING AT A POINT N00°48'06"W ALONG THE SECTION LINE AND N88°28'50"W 281.89 FEET FROM THE SE CORNER OF SECTION 23, T38S-R6W, S.L.B.&M. RUNNING THENCE N88°28'50"W 852.78 FEET; THENCE N28°30'33"E 1134.37 FEET; THENCE S21°06'44"E 1118.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.85 ACRES.  
SUBJECT TO A 66.00 FOOT RADIUS ACCESS AND UTILITY EASEMENT OVER THE NORTHERLY AND WESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL, AS PER THIS PLAT.

**Parcel 3:** BEGINNING AT A POINT N87°49'21"W 1329.53 FEET AND N01°04'24"W 260.83 FEET FROM THE SE CORNER OF SECTION 23, T38S-R6W, S.L.B.&M. RUNNING THENCE N01°04'24"W 1167.35 FEET; THENCE N75°03'29"E 579.42 FEET TO THE PC OF A NON-TANGENT CURVE TO THE LEFT, SOUTHEASTERLY, CURVE DATA: DELTA=33°57'51", RADIUS= 140.50' CHORD= 514'19"55"E 82.07', THENCE ALONG THE ARC OF SAID CURVE 83.29 FEET TO THE PT; THENCE S31°14'51"E 186.79 FEET; THENCE S28°05'03"W 1134.37 FEET; THENCE S67°16'48"E 181.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.10 ACRES.  
SUBJECT TO AN ACCESS AND UTILITY EASEMENT OVER THE SOUTHERLY AND NORTHEASTERLY 33.00 FEET OF THE ABOVE DESCRIBED PARCEL.  
ALSO, SUBJECT TO A 66.00 FOOT RADIUS ACCESS AND UTILITY EASEMENT OVER THE EASTERLY CORNER AND SOUTHEASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL, AS PER THIS PLAT.

**Parcel 4:** BEGINNING AT A POINT N00°48'06"W 341.40 FEET FROM THE SE CORNER OF SECTION 23, T38S-R6W, S.L.B.&M. RUNNING THENCE N88°28'50"W 281.89 FEET; THENCE N21°38'44"W 1118.58 FEET; THENCE S87°22'25"E 860.06 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE S00°48'06"E 1016.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.78 ACRES.  
SUBJECT TO A 66.00 FOOT RADIUS ACCESS AND UTILITY EASEMENT OVER THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL, AS PER THIS PLAT.

**Parcel 5:** BEGINNING AT A POINT N00°48'06"W 1358.29 FEET FROM THE SE CORNER OF SECTION 23, T38S-R6W, S.L.B.&M. RUNNING THENCE N87°22'25"W 666.06 FEET; THENCE N31°14'51"E 186.79 FEET TO THE PC OF A CURVE TO THE RIGHT, CURVE DATA: DELTA=33°57'51", RADIUS= 140.50' CHORD= N147°53'55"W 82.07', THENCE ALONG THE ARC OF SAID CURVE 83.29 FEET TO THE PT; THENCE N02°43'00"E 481.88 FEET TO THE PC OF A CURVE TO THE LEFT, CURVE DATA: DELTA=19°06'19", RADIUS= 233.00' CHORD= N06°50'08"W 77.33', THENCE ALONG THE ARC OF SAID CURVE 77.69 FEET TO THE PT; THENCE S70°38'17"E 801.74 FEET; THENCE S00°48'06"E 541.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.27 ACRES.  
SUBJECT TO AN ACCESS AND UTILITY EASEMENT OVER THE WEST 33.00 FEET OF THE ABOVE DESCRIBED PARCEL.  
ALSO, SUBJECT TO A 66.00 FOOT RADIUS ACCESS AND UTILITY EASEMENT OVER THE SOUTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL, AS PER THIS PLAT.

**Parcel 6:** BEGINNING AT A POINT N87°49'21"W 1329.53 FEET AND N01°04'24"W 1427.98 FEET FROM THE SE CORNER OF SECTION 23, T38S-R6W, S.L.B.&M. RUNNING THENCE N01°04'24"W 1118.86 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, NORTHEASTERLY, CURVE DATA: DELTA=11°08'14", RADIUS= 200.00' CHORD= N56°53'47"E 38.82', THENCE ALONG THE ARC OF SAID CURVE 38.88 FEET TO THE PT; THENCE N51°19'40"E 8.72 FEET; THENCE S87°22'01"E 313.04 FEET TO THE PC OF A CURVE TO THE RIGHT, CURVE DATA: DELTA=70°58'43", RADIUS= 158.00' CHORD= S51°32'40"E 183.45', THENCE ALONG THE ARC OF SAID CURVE 183.45 FEET TO THE PT; THENCE N18°23'19"W 344.14 FEET TO THE PC OF A CURVE TO THE LEFT, CURVE DATA: DELTA=11°08'14", RADIUS= 200.00' CHORD= N56°53'47"E 38.82', THENCE ALONG THE ARC OF SAID CURVE 38.88 FEET TO THE PT; THENCE S02°43'00"E 481.88 FEET; THENCE S75°03'29"E 579.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.45 ACRES.  
SUBJECT TO AN ACCESS AND UTILITY EASEMENT OVER THE NORTH AND EAST 33.00 FEET OF THE ABOVE DESCRIBED PARCEL, AS PER THIS PLAT.

**Parcel 7:** BEGINNING AT THE EAST 1/4 CORNER OF SECTION 23, T38S-R6W, S.L.B.&M. RUNNING THENCE S00°48'06"E 697.33 FEET; THENCE N70°36'17"W 801.74 FEET; THENCE N18°23'19"W 344.14 FEET TO THE PC OF A CURVE TO THE LEFT, CURVE DATA: DELTA=70°58'43", RADIUS= 158.00' CHORD= N51°32'40"W 183.45', THENCE ALONG THE ARC OF SAID CURVE 183.45 FEET TO THE PT; THENCE N87°22'01"E 313.04 FEET; THENCE S51°19'40"E 8.72 FEET TO THE PC OF A CURVE TO THE RIGHT, CURVE DATA: DELTA=11°08'14", RADIUS= 200.00' CHORD= N56°53'47"E 38.82', THENCE ALONG THE ARC OF SAID CURVE 38.88 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 SE 1/4 SAID SECTION; THENCE N01°04'24"W 61.58 FEET TO THE NW CORNER OF THE EAST 1/2 SE 1/4; THENCE S87°22'01"E 1342.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.17 ACRES.  
SUBJECT TO AN ACCESS AND UTILITY EASEMENT OVER THE WESTERLY 33.00 FEET OF THE ABOVE DESCRIBED PARCEL, AS PER THIS PLAT.

### SURVEYOR'S CERTIFICATE

I, **NEWELL BRENT CARTER**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 354372 IN ACCORDANCE WITH THE UTAH PROFESSIONAL ENGINEERS AND SURVEYORS' LICENSING ACT, I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY IN ACCORDANCE WITH SECTIONS 17-23-17 OF THE UTAH CODE AND THAT I HAVE VERIFIED ALL FOUND MONUMENTS AND HAVE OR WILL PLACE THE MONUMENTS AS SHOWN.

DATE: 5/18/15  
NEWELL BRENT CARTER

### OWNERS CONSENT

The Owner(s) of the Property described in the Legal Descriptions, consent to the preparation and recording of this Rural Unimproved Subdivision Survey Map, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

IN WITNESS we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHARLES KNUDSEN - MANAGING MEMBER OF FLOURISHING HILLS, LLC \_\_\_\_\_ Date

### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, CHARLES KNUDSEN - MANAGING MEMBER OF FLOURISHING HILLS, LLC, THE SIGNER OF THE OWNERS CONSENT WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE OWNER OF THE HEREON DESCRIBED PROPERTY.

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

\_\_\_\_\_  
NOTARY PUBLIC

### CERTIFICATE OF RECORDING

I, \_\_\_\_\_ COUNTY RECORDER OF KANE COUNTY, UTAH DO HEREBY CERTIFY THAT THIS RURAL UNIMPROVED SUBDIVISION SURVEY MAP WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KANE COUNTY RECORDER

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_ ENTRY NO.: \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

RECORDED AT THE REQUEST OF: \_\_\_\_\_

## OAK RIDGE ESTATES A Rural Unimproved Subdivision

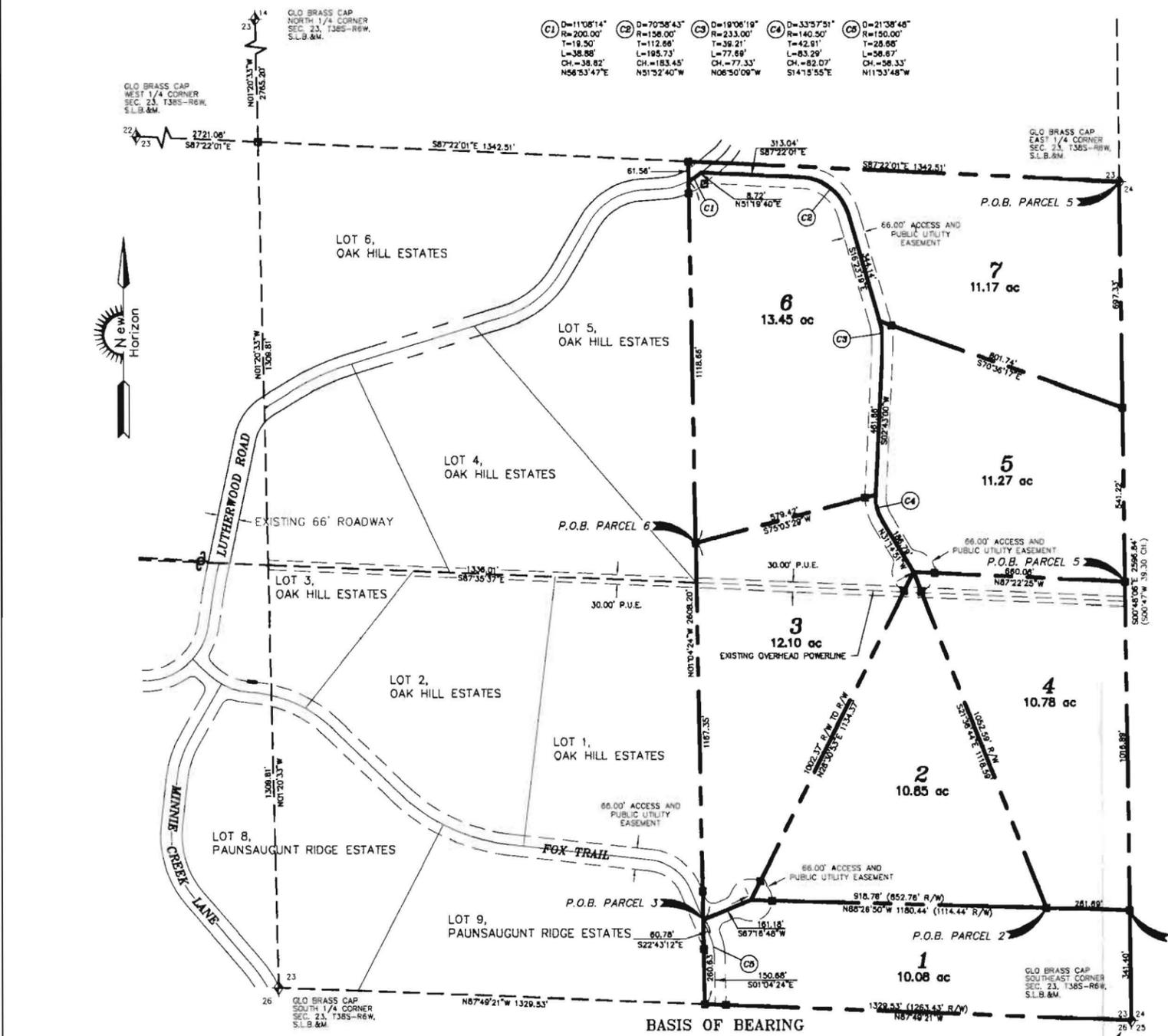
PREPARED FOR: Flourishing Hills, LLC - Charles Khunsen

LOCATION: SE 1/4, SECTION 23, T38S-R6W, S.L.B.&M.

DATE: 5/18/2015 REVISION #0: 5/18/2015



**NEW HORIZON**  
Engineering & Surveying LLC  
4103 N. MORGAN DRIVE (435) 586-8897  
ENOCH, UTAH 84721 (435) 559-4104



### LAND USE AUTHORITY APPROVAL

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Land Use Authority of Kane County, Utah, having reviewed this Rural Unimproved Subdivision Survey Map, and having found that it complies with the requirements of the Land Use Ordinances, do hereby recommend it for approval by Kane County Commissioners.

\_\_\_\_\_  
LAND USE AUTHORITY CHAIRMAN - KANE COUNTY

### COUNTY COMMISSION APPROVAL

I, \_\_\_\_\_ CHAIRMAN OF THE COUNTY COMMISSION OF KANE COUNTY, DO HEREBY CERTIFY THAT THIS SURVEY MAP OF "OAK RIDGE ESTATES, A Rural Unimproved Subdivision" WAS ACCEPTED AND APPROVED BY THE KANE COUNTY COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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.

\_\_\_\_\_  
CHAIRMAN - KANE COUNTY COMMISSION

### COUNTY ATTORNEY CERTIFICATE

I, \_\_\_\_\_ ATTORNEY FOR KANE COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS RURAL UNIMPROVED SUBDIVISION SURVEY MAP AND THAT IT MEETS THE REQUIREMENTS OF KANE COUNTY AND IS HEREBY RECOMMENDED FOR APPROVAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KANE COUNTY ATTORNEY

### COUNTY SURVEYOR CERTIFICATE

I, \_\_\_\_\_ THE KANE COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS RURAL UNIMPROVED SUBDIVISION SURVEY MAP, 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

### OWNERSHIP INFORMATION

FLOURISHING HILLS, LLC - CHARLES KNUDSEN MANAGING MEMBER - CEDAR CITY, UTAH 84721

### SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF CHARLES KNUDSEN TO ESTABLISH THE BOUNDARY AND SUBDIVIDE AS SHOWN AND MONUMENT THE CORNERS OF THE LOTS SHOWN HEREON, AND TO SATISFY THE REQUIREMENTS OF A RURAL UNIMPROVED SUBDIVISION SURVEY MAP. THE BASIS OF BEARING IS N87°49'21"W BETWEEN THE SE CORNER (BRASS CAP) AND THE SOUTH 1/4 CORNER (BRASS CAP) SECTION 23, T38S-R6W, S.L.B.&M.