

MAY 18 2015

Fee: 600⁰⁰
Paid: 1884⁸⁰

APPLICATION FOR RURAL UNIMPROVED SUBDIVISION

Owner/Applicant BARRY D & KATHLEEN S. MOWER
Phone 801-726-5305
Address 3310 TWIN PEAKS DRIVE Fax: _____
City CAYTON State UTAH Zip 84040
E-Mail bmower@lifetime.com

Registered Engineer or
Surveyor NEWELL BRENT CARTER
Address 4103 N. MORRAN DRIVE Fax _____
City ENOCH State UTAH Zip 84721
Email bcarter@mail2engineer.com

Name of Subdivision:
MILLET POINT ESTATES

Location and Legal Description:
NORTH FORK ROAD & HAY CANYON ROAD.
WITHIN SECTIONS 19 & 20, T39S - R8W S1B4M
WITHIN SECTION 24 T39S - R9W S1B4M.

Number of Lots 9 PARCELS Minimum Lot Size 10 AC

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

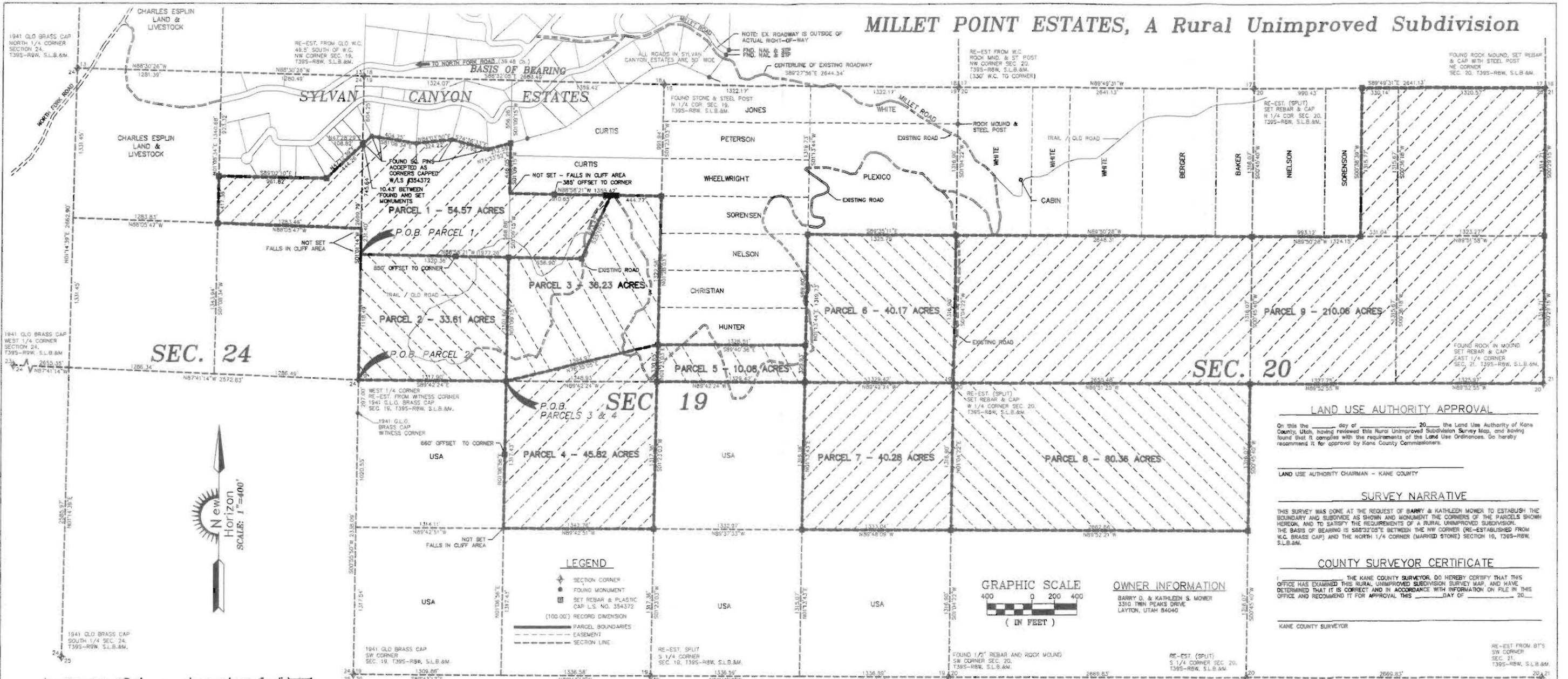
(*Must show documentation that no system exists or is planned)
(+Not required for if land is not Land In Agricultural Use, FAA)

Additional Comments:

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

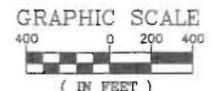
Signature: Barry D Mower Kathleen S. Mower
Printed Name: Barry D Mower Kathleen S Mower

MILLET POINT ESTATES, A Rural Unimproved Subdivision



LEGEND

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



OWNER INFORMATION
 BARRY D. & KATHLEEN S. MOWER
 3310 TWIN PEAKS DRIVE
 LAYTON, UTAH 84040

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

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF BARRY & KATHLEEN MOWER TO ESTABLISH THE BOUNDARY AND SUBDIVIDE AS SHOWN AND MONUMENT THE CORNERS OF THE PARCELS SHOWN HEREON, AND TO SATISFY THE REQUIREMENTS OF A RURAL UNIMPROVED SUBDIVISION. THE BASIS OF BEARING IS SUBSTANTIAL BETWEEN THE NW CORNER (RE-ESTABLISHED FROM W.C. BRASS CAP) AND THE NORTH 1/4 CORNER (MARKED STONE) SECTION 19, T39S-R9W, S.L.B.&M.

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

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 THE _____ DAY OF _____, 20____.

BOOK _____ PAGE _____ FEE _____ ENTRY NO. _____ DATE _____ TIME _____

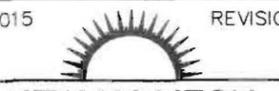
RECORDED AT THE REQUEST OF: _____
 KANE COUNTY RECORDER

MILLET POINT ESTATES, A Rural Unimproved Subdivision

PREPARED FOR: BARRY & KATHLEEN MOWER

LOCATION: SECTIONS 19 & 20, T39S-R8W, S.L.B.&M. SECTION 24, T39S-R9W, S.L.B.&M.

DATE: 5/15/2015 REVISION #0:



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

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

BARRY D. MOWER _____ Date
 KATHLEEN S. MOWER _____ Date

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, BARRY D. & KATHLEEN S. MOWER, THE SIGNERS OF THE SURVEY MAP, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE HEREON DESCRIBED PROPERTY.

RESIDING IN _____ COUNTY
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COUNTY COMMISSION APPROVAL

I, _____, CHAIRMAN OF THE COUNTY COMMISSION OF KANE COUNTY, DO HEREBY CERTIFY THAT THIS SURVEY MAP OF "MILLET POINT 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
 ATTEST: _____
 KANE COUNTY CLERK

LEGAL DESCRIPTIONS

- Parcel 1:** BEGINNING AT A POINT N01°01'14"E 1118.49 FEET FROM THE WEST 1/4 CORNER OF SECTION 19, T39S-R9W, S.L.B.&M. RUNNING THENCE N01°01'14"E ALONG SAID WEST LINE 231.40 FEET TO THE SE CORNER OF THE NE 1/4 NE 1/4 SECTION 24, T39S-R9W, S.L.B.&M. RUNNING THENCE N88°05'47"W 1283.44 FEET TO THE TO THE SW CORNER OF SAID NE 1/4 NE 1/4; THENCE N01°08'54"E ALONG THE SET LINE OF SAID NE 1/4 NE 1/4 A DISTANCE OF 417.36 FEET TO THE SW CORNER OF SYLVAN CANYON ESTATES SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES: 1- S89°02'10"E 281.82 FEET; 2- N47°12'38"E 444.26 FEET; 3- N47°28'29"E 108.82 FEET; 4- S81°06'34"E 404.25 FEET; 5- N84°03'50"E 324.22 FEET; 6- S74°36'33"E 327.95 FEET; 7- N74°23'52"E 212.56 FEET MORE OR LESS TO THE EAST LINE OF THE NW 1/4 NW 1/4 SAID SECTION; THENCE DEPARTING SAID SOUTH LINE AND RUNNING S01°08'15"W ALONG SAID EAST LINE 446.05 FEET TO THE SW CORNER OF THE SOUTH 1/2 NORTH 1/2 NE 1/4 NW 1/4; THENCE S81°38'21"E ALONG THE SOUTH LINE OF THE SOUTH 1/2 NORTH 1/2 NE 1/4 NW 1/4 A DISTANCE OF 910.85 FEET; THENCE S25°02'11"W 823.42 FEET; THENCE N88°05'21"W 1917.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 54.87 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)
- Parcel 2:** BEGINNING AT THE WEST 1/4 CORNER OF SECTION 19, T39S-R9W, S.L.B.&M. RUNNING THENCE N01°14'E 1118.49 FEET; THENCE S88°38'21"E 1320.36 FEET; THENCE S01°08'15"W 1101.89 FEET TO THE SE CORNER OF THE SW 1/4 NW 1/4; THENCE N89°42'24"W 1317.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.61 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)
- Parcel 3:** BEGINNING AT A POINT S89°42'24"E 1317.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 19, T39S-R9W, S.L.B.&M. RUNNING THENCE N01°08'15"E 1101.89 FEET; THENCE S88°38'21"E 656.90 FEET; THENCE N82°10'27"E 823.42 FEET; THENCE S88°38'21"E 444.77 FEET TO THE NE CORNER OF THE SOUTH 1/2 NORTH 1/2 NE 1/4 NW 1/4; THENCE S01°23'03"W 1322.56 FEET; THENCE S78°35'05"W 1384.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.23 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)
- Parcel 4:** BEGINNING AT A POINT S89°42'24"E 1317.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 19, T39S-R9W, S.L.B.&M. RUNNING THENCE N76°35'05"E 1384.97 FEET TO THE NW CORNER OF THE SOUTH 1/2 SOUTH 1/2 SW 1/4 NE 1/4; THENCE S01°23'03"W 1320.65 FEET TO THE CENTER OF SAID SECTION; THENCE S01°23'03"W 1317.36 FEET TO THE SE CORNER OF THE NE 1/4 SW 1/4; THENCE N89°42'24"W 1342.78 FEET TO THE SW CORNER OF THE NE 1/4 SW 1/4; THENCE N01°08'54"E 1317.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.82 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)
- Parcel 5:** ALL OF THE SOUTH 1/2 SOUTH 1/2 SW 1/4 NE 1/4 SECTION 19, T39S-R9W, S.L.B.&M. CONTAINING 10.06 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)
- Parcel 6:** ALL OF THE SE 1/4 NE 1/4 SECTION 19, T39S-R9W, S.L.B.&M. CONTAINING 40.17 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)
- Parcel 7:** ALL OF THE NE 1/4 SE 1/4 SECTION 19, T39S-R9W, S.L.B.&M. CONTAINING 40.28 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)
- Parcel 8:** ALL OF THE NORTH 1/2 SW 1/4 SECTION 20, T39S-R9W, S.L.B.&M. CONTAINING 80.36 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)
- Parcel 9:** ALL OF THE SOUTH 1/2 NORTH 1/2 NE 1/4 NE 1/4 & EAST 1/2 EAST 1/2 NW 1/4 NE 1/4 SECTION 20, T39S-R9W, S.L.B.&M. CONTAINING 210.06 ACRES. SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS. (AS PER SURROUNDING DEEDS & ROADS SHOWN HEREON ARE EXISTING)



SOUTHERN UTAH - VICINITY MAP

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 TITLE 30, CHAPTER 22 OF UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS' LICENSING ACT, I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON 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: 5/15/15
 NEWELL BRENT CARTER

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