

JUN 23 2015

Fee: 600
Paid: 1044
JUN 23 2015

APPLICATION FOR RURAL UNIMPROVED SUBDIVISION

Owner/Applicant Sayda Quinonez de Pineda, Edwin D Pineda Albizures, Catherine A Hutchison

Phone 702 561-3800

Address 1821 Thoroughbred Rd. Fax: _____

City Henderson State NV Zip 89002

E-Mail saydadedpineda@hotmail.com

Registered Engineer or

Surveyor Brown Consulting Engineers, P.C.

Address 163 West 1600 south, Unit 5 Fax 435 628-4725

City St. George State Utah Zip 84770

Email marc@browncivil.com

Name of Subdivision:

Clear Creek Heights Rural Subdivision

Location and Legal Description: 1-9-3-2 Mount Carmel, Kane County, Utah.

BEG AT A PT 15.0 RODS S OF THE NE COR OF SEC 3 T41S R9W SLB&M & RUN TH S L 111.85 FT ALG THE E LINE OF SAID SEC 3 TO THE SE COR OF SECT'L LOT 1; TH W 5,280.0 FT TO THE SW COR OF SECT'L LOT 4; TH N 1,356.71 FT ALG THE W LINE OF SAID SEC 3 TO THE NW COR THEREOF; TH E 880.0 FT ALG THE N LINE OF SAID SEC 3; TH S 247.5 FT; TH E 4,400.0 FT TO THE PT OF BEG. CONT 139.56 AC,M/L.

Number of Lots 3

Minimum Lot Size 12.5 acres

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

*

Land In Agricultural Use (FAA) Status Letter: N

FAA Non-Compliance Notice: N N/A+

(*Must show documentation that no system exists or is planned)

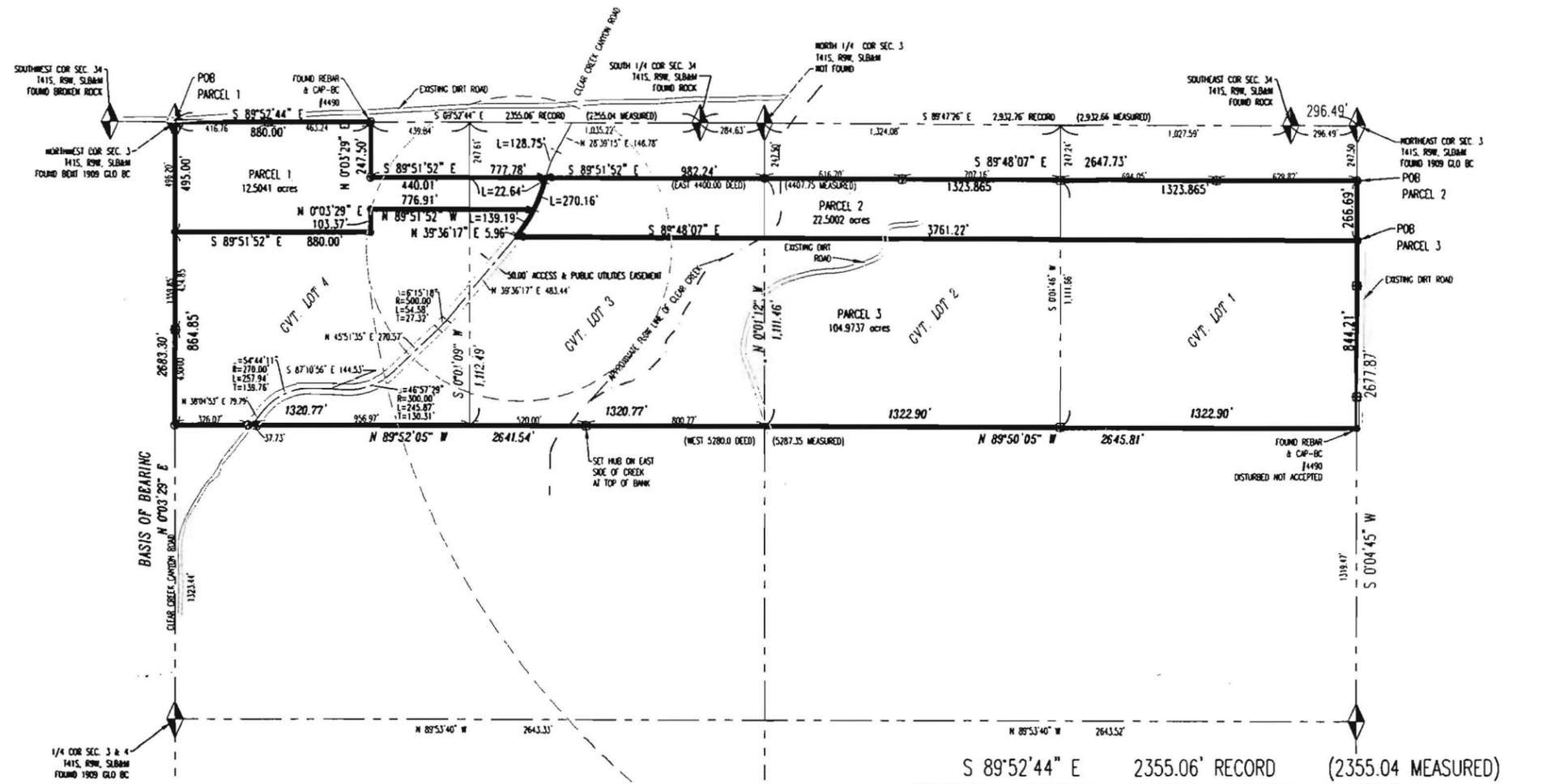
(+Not required for if land is not Land In Agricultural Use, FAA)

Additional Comments:

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Signature: [Redacted Signature]

Printed Name: Sayda Quinonez de Pineda, Edwin D Pineda Albizures, Catherine A Hutchison



SURVEYOR'S CERTIFICATE
 I, MARC L. BROWN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 170223, IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE ANNEXATION BOUNDARIES SHOWN ON THIS PLAT TO BE ADOPTED BY THE ENOCH CITY COUNCIL.

BOUNDARY DESCRIPTION

PARCEL 1
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S89°52'44"E 880.00 FEET ALONG THE SECTION LINE; THENCE S0°03'29"E 247.50 FEET TO A POINT ON THE CENTERLINE OF CLEAR CREEK ROAD SAID POINT BEING ON A 610.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS S73°26'21"E); THENCE ALONG THE ARC OF SAID CURVE 22.64 FEET THROUGH A CENTRAL ANGLE OF 2°07'36" TO A POINT OF REVERSE CURVE OF A 615.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID REVERSE CURVE 139.97 FEET THROUGH A CENTRAL ANGLE OF 12°12'05"; THENCE N89°51'52"W 776.91 FEET; THENCE S0°03'29"E 103.37 FEET; THENCE N89°51'52"E 880.00 FEET TO A POINT ON THE SECTION LINE; THENCE N0°03'29"E 495.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 12.5041 ACRES

PARCEL 2
 BEGINNING AT A POINT S0°04'45"W 247.50 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S0°04'45"W 266.69 FEET ALONG THE SECTION LINE; THENCE S89°48'07"W 3,761.22 FEET TO A POINT ON THE CENTERLINE OF CLEAR CREEK ROAD; THENCE N39°36'17"E 5.96 FEET TO A POINT OF CURVATURE OF A 615.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 270.16 FEET THROUGH A CENTRAL ANGLE OF 25°10'07" TO A POINT OF REVERSE CURVE OF A 610.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID REVERSE CURVE 22.64 FEET THROUGH A CENTRAL ANGLE OF 2°07'36"; THENCE LEAVING SAID ROAD CENTERLINE S89°51'52"E 982.24 FEET (TO A POINT S0°01'12"E 247.50 FEET ALONG THE 1/4 SECTION LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION 3); THENCE S89°48'07"E 2,647.73 FEET TO THE POINT OF BEGINNING.
 CONTAINS 22.5002 ACRES

PARCEL 3
 BEGINNING AT A POINT S0°04'45"W 514.19 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S0°04'45"W 844.21 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 1; THENCE S89°50'05"W 2,645.81 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 3; THENCE S89°52'05"W 2,641.54 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4; THENCE M0°03'29"E 864.85 FEET ALONG THE SECTION LINE, THENCE S89°51'52"E 880.00 FEET; THENCE M0°03'29"E 103.37 FEET; THENCE S89°51'52"E 776.91 FEET TO A POINT ON THE CENTERLINE OF CLEAR CREEK ROAD AT A POINT ON A 615.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS N63°21'52"E); THENCE ALONG THE ARC OF SAID CURVE 139.19 FEET THROUGH A CENTRAL ANGLE OF 12°58'02"; THENCE S39°36'17"W 5.96 FEET; THENCE LEAVING SAID ROAD CENTERLINE S89°48'07"E 3,761.22 FEET TO THE POINT OF BEGINNING.
 CONTAINS 104.9737 ACRES

NARRATIVE
 THIS SURVEY WAS DONE AT THE REQUEST OF THE OWNERS, TO ESTABLISH THE BOUNDARY AND SUBDIVIDE AS SHOWN. BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°03'29" EAST ALONG THE WEST LINE OF SECTION 3, T41S, R9W, S.L.B.M. BETWEEN FOUND SECTION CORNERS AS SHOWN AND DESCRIBED. ALL OTHER MONUMENTATION USED OR SET IN THE COURSE OF THIS SURVEY IS AS NOTED ON THIS PLAT. THIS SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT.

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 HERETO SET OUR HANDS ON THIS _____ DAY OF _____ 20____

SAYAD QUINONEZ De PINEDA _____ DATE: _____
 EDWIN D. PINEDA ALBUZURES _____ DATE: _____
 CATHERINE A. HUTCHINSON _____ DATE: _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
 COUNTY OF _____ }

ON THE _____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME, SAYAD QUINONEZ De PINEDA, EDWIN D. PINEDA ALBUZURES AND CATHERINE A. HUTCHINSON, THE SIGNERS OF THE OWNERS CONSENT WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF HEREON DESCRIBED PROPERTY.

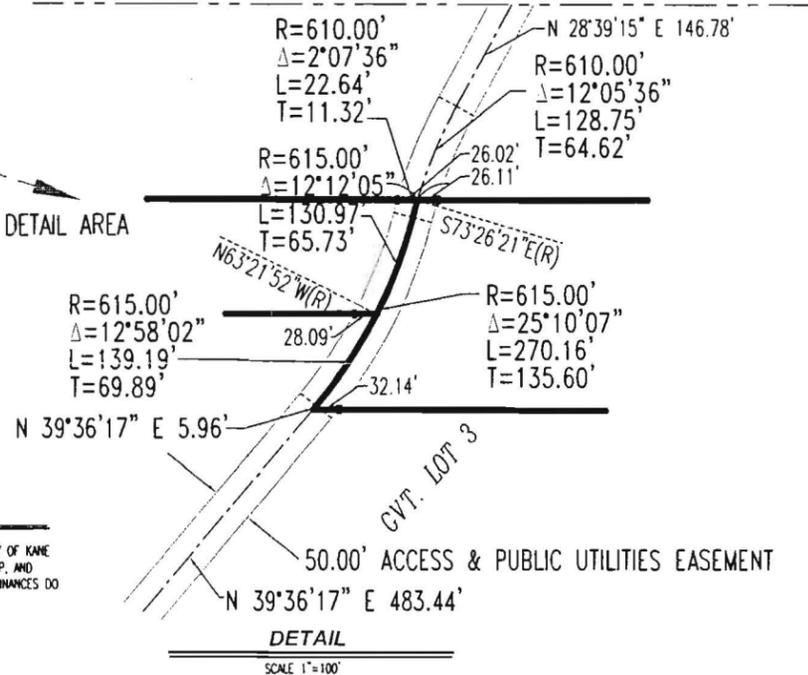
RESIDING IN _____ COUNTY
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

LAND USE AUTHORITY APPROVAL

ON THIS _____ 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 "CLEAR CREEK HEIGHTS, A RURAL UNIMPROVED SUBDIVISION", WAS ACCEPTED AND APPROVED BY THE KANE COUNTY COMMISSION ON THIS THE _____ 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 _____

COUNTY SURVEYOR'S 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.
 ON THIS _____ DAY OF _____ 20____

KANE COUNTY SURVEYOR _____ DATE _____

COUNTY ATTORNEY APPROVAL

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.
 ON THIS _____ DAY OF _____ 20____

KANE COUNTY ATTORNEY _____ DATE _____

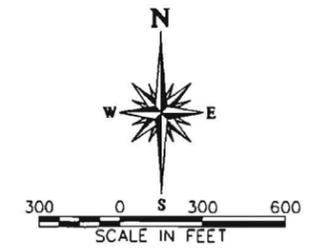
BCI BROWN CONSULTING ENGINEERS, P.C.
 CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
 183 WEST 1800 SOUTH, UNIT 5
 ST. GEORGE, UTAH 84770
 (435) 628-4700 FAX (435) 628-4725

CHECKED BY: M.L.B.
 DRAWN BY: SWB
 DATE: JUNE 2015
 JOB NO: 15-38
 SCALE: 1"=60'
 SHEET NO: 1 OF 1

CERTIFICATE OF RECORDING

I, _____ COUNTY RECORDER OF KANE COUNTY, DO HEREBY CERTIFY THAT THIS RURAL UNIMPROVED SUBDIVISION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____ 20____

BOOK _____ PAGE _____ KANE COUNTY RECORDER
 ENTRY NO. _____ FEE _____
 RECORDED AT THE REQUEST OF _____



LEGEND

SUBJECT PARCEL BOUNDARY	—————
PROPERTY LINE	- - - - -
EXISTING ROAD	—————
SECTIONAL MONUMENTATION (AS NOTED)	◆
SET BCE R/C	⊥
FOUND BCE REBAR & CAP (OR AS NOTED)	⊕
FOUND HUB ON LINE (POL)	⊙

CLEAR CREEK HEIGHTS
 A RURAL UNIMPROVED SUBDIVISION

LOCATED IN THE NW 1/4 SECTION 3, T41S, R9W, SLB & M
 KANE COUNTY, UTAH