

Fee: \_\_\_\_\_

Paid: \_\_\_\_\_

**APPLICATION FOR RURAL UNIMPROVED SUBDIVISION**

Owner/Applicant Randy Chamberlain, General Manager of Nature Conservatory LLC Phone (801) 318-3905  
Address 360 S Oakhill Cir Fax: (801) 253-2315  
City Alpine State UT Zip 84004  
E-Mail tom@tc-eng.com

Registered Engineer or Surveyor TC Engineering  
Address 460 E. 300 S. Fax (435) 644-2031  
City Kanab State UT Zip 84758-0105  
Email lorie@tc-eng.com

Name of Subdivision:  
Nature Conservatory West Gate Lots

Location and Legal Description: Please see attached

Number of Lots 4 Minimum Lot Size 10 acres

Attached Documents:  
Record of Survey Map: Y N  
Culinary Water Authority Approval: Y N (N/A)\* Agreement of Understanding: Y N  
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)

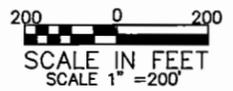
Additional Comments:  
Entrance to West Gate is known as West Gate Rd.

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Signature: [Handwritten Signature]  
Printed Name: Randy Chamberlain GM.

# NATURE CONSERVATORY RURAL UNIMPROVED SUBDIVISION

LOCATED IN SECTION 17,  
TOWNSHIP 43 SOUTH, RANGE 8 WEST,  
SALT LAKE BASE AND MERIDIAN



**SURVEYOR'S CERTIFICATE**

I, Thomas W. Avant a Registered Utah Land Surveyor do hereby certify that I hold a license in accordance with title 58, chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, Certificate No. 5561917. I further certify that this plat correctly shows a survey made under my direct supervision of the property described on this plat in accordance with section 17-23-17, Utah Code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on this plat. And that this plat is true and correct.

Thomas W. Avant, PE, SE, PLS  
PLS # 5561917

**LEGAL DESCRIPTION PARCEL 1**

Beginning at the East 1/4 Corner of Section 17, Township 43 South, Range 8 West, Salt Lake Base and Meridian, and running; thence, along the east section line, South 00°52'37" West 659.89 feet, to the north-south 1/4 line; thence, along said line, North 89°09'06" West 661.38 feet, to the east-east 1/4 line; thence, along said line, North 00°54'36" East 659.91 feet, to the east-west 1/4 line; thence, along said line, North 89°09'02" West 1983.00 feet, to the north-south 1/4 line; thence, along said line, North 01°00'32" East 1207.93 feet; thence South 89°06'38" East 2641.80 feet, to the east section line; thence, along said line, South 00°54'19" West 1206.09 feet, to the POINT OF BEGINNING; containing 83.25 acres (more or less).

**LEGAL DESCRIPTION PARCEL 2**

The SE 1/4 NE 1/4 SE 1/4 of Section 17, Township 43 South, Range 8 West, Salt Lake Base and Meridian; containing 20.04 acres (more or less).

**LEGAL DESCRIPTION PARCEL 3**

The SW 1/4 NE 1/4 SE 1/4 of Section 17, Township 43 South, Range 8 West, Salt Lake Base and Meridian; containing 20.04 acres (more or less).

**LEGAL DESCRIPTION PARCEL 4**

The NW 1/4 NE 1/4 SE 1/4 of Section 17, Township 43 South, Range 8 West, Salt Lake Base and Meridian; containing 10.02 acres (more or less).

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	50.13	75.00	38.29	N67° 27' 00"W	49.20
C2	56.61	100.00	32.44	N70° 22' 42"W	55.86
C3	43.93	250.00	10.07	N59° 11' 36"W	43.87
C4	61.26	75.00	46.80	N40° 49' 37"W	59.57
C5	59.72	75.00	45.63	N40° 14' 23"W	58.16
C6	51.93	75.00	39.67	N82° 53' 18"W	50.90
C7	88.29	250.00	20.23	S67° 09' 32"W	87.83

**OWNER'S DEDICATION**

The Owner(s) of the Property described in the Parcel Legal Descriptions, do(es) consent to the preparation and recording of this Rural Unimproved Subdivision Survey Map to any conditions and restrictions stated hereon, have caused the same to be divided into three parcels as noted hereon.

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

Randy Chamberlain, Manager  
Nature Conservatory, LLC  
360 S. Oakhill Cir.  
Alpine, UT 84044

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Randy Chamberlain, Manager for the Nature Conservatory, LLC, did personally appear before me, a Notary Public, and did acknowledge to me that they did execute the forgoing Owners Dedication.

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

OWNER INFO:  
Randy Chamberlain, Manager  
Nature Conservatory, LLC  
360 S. Oakhill Cir.  
Alpine, UT 84044

- LEGEND**
- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
  - FOUND R/C MARKED TC ENGINEERING
  - SECTION MARKER
  - PROPERTY LINE
  - 1/4 SECTION LINE
  - 1/16 SECTION LINE
  - EASEMENT
  - ROAD CENTER LINE
  - SURVEY BOUNDARY
  - RECORD BEARING AND DISTANCE (THIS PARCEL)

**Reason for Survey:**  
To divide parcel 3-8-17-2 into 4 parcels of 10 acres or more.

**Referenced Documents:**  
- Quick Claim Deed - Book 0364 Page 653

**COUNTY SURVEYOR CERTIFICATE**  
I, Warren Monroe, Kane County Surveyor, do hereby certify that this office has examined the above 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\_\_\_\_.

Warren Monroe, KANE COUNTY SURVEYOR  
Kane County, Utah

**APPROVAL of the LAND USE AUTHORITY**  
On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Land Use Authority of Kane County, Utah, having reviewed the above Survey Map 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 plot for acceptance by Kane County, Utah.

\_\_\_\_\_, CHAIRMAN  
Land Use Authority

**COUNTY ATTORNEY CERTIFICATE**  
I, \_\_\_\_\_ Attorney for Kane County, do hereby certify that I have examined the above Survey Map and said plat meets the requirements of Kane County and is hereby recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Robert Van Dyke, KANE COUNTY ATTORNEY  
Kane County, Utah

**APPROVAL AND ACCEPTANCE by the Kane County Commission**  
We the Kane County Commissioners have reviewed the hereon Survey Map, and by authorization of said Kane County Commission recorded in the minutes of its meeting of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, hereby accept the said plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

Attest: \_\_\_\_\_  
Carla Johnson, County Clerk

\_\_\_\_\_, CHAIRMAN  
Kane County Commission

**CERTIFICATE OF RECORDING**  
I, Ver Jean Caruso, Recorder of Kane County, do hereby certify that above Survey Map was filed for recording in my office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

KANE COUNTY RECORDER ENTRY NO. \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

TC ENGINEERING  
DESIGNING and BUILDING A  
BETTER FUTURE  
460 EAST 300 SOUTH  
P.O. BOX 55, KANAB, UTAH 84741  
(435)644-2031 (office) / (435)644-2969 (fax)

FILED: CHAMBERLAIN, RANDY  
DRAWN BY: CH  
SHEET: 1 OF 1

NATURE CONSERVATORY  
RURAL UNIMPROVED SUBDIVISION  
KANE COUNTY, UTAH  
SCALE = 1:200  
REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

DATE:	REVISION:
01-15-2016	RUS MIP