

Fee: \$600⁰⁰
Paid: JK# 1998
Rec'd 5-18-16

APPLICATION FOR RURAL UNIMPROVED SUBDIVISION

Owner/Applicant Dalco LC Date 5-16-16
Phone 435 233 0122
Address 305 So. 2050 W Fax: _____
City Cedar City State UT Zip 84720
E-Mail DBW@infowest.com

Registered Engineer or
Surveyor _____
Address _____ Fax _____
City _____ State _____ Zip _____
Email _____

Name of Subdivision: Hidden Hills
Location and Legal Description: NW 1/4 NW 1/4 SECTION 20, T38S - R6W, SUBDIVISION
PARCEL 3-6-20-3.

Number of Lots 4 Minimum Lot Size 10 ac

Attached Documents:

Record of Survey Map: Y N Agreement of Understanding: 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+
Tax Statement: Y N Lien Holder Statement Y N

(*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: Brenda M. Miller [Signature]

Printed Name: Brian Williams / Brian Williams

Land Use Administrator Use Only:

Existing Zone _____
General Plan Compliance: Y N
Land Use Ordinance Compliance: Y N

Zone Change Required: Y N
Previously Divided under Article K: Y N

Engineer Review:

Record of Survey Map: Approved Denied

Easements: Approved Denied

Planning Commission Action:

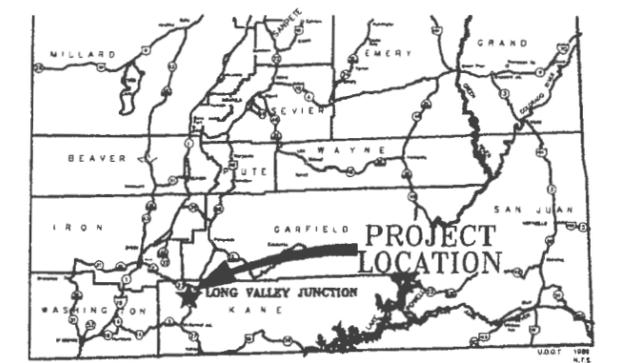
Approved Denied

Planning Commission Chairman _____

Date: _____

HIDDEN HILLS, A Rural Unimproved Subdivision

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 58, CHAPTER 23 OF UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS' LICENSING ACT, I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE AND THAT I HAVE VERIFIED ALL FOUND MONUMENTS AND HAVE OR WILL PLACE MONUMENTS AS SHOWN.

DATE: 5/16/14
 NEWELL BRENT CARTER

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

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF BRENT AND BRUCE WILLIAMS 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. THE BASIS OF BEARING IS N87°49'21"W BETWEEN THE NE CORNER (BRASS CAP) AND THE NORTH 1/4 CORNER (BRASS CAP) SECTION 26, T38S-R6W, S.L.B.&M.

COUNTY COMMISSION APPROVAL

I, _____ CHAIRMAN OF THE COUNTY COMMISSION OF KANE COUNTY, DO HEREBY CERTIFY THAT THIS SURVEY MAP OF "HIDDEN HILLS, A Rural Unimproved Subdivision" WAS ACCEPTED AND APPROVED BY THE KANE COUNTY COMMISSION ON THIS THE _____ DAY OF _____, 20____. I 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.

ATTEST:
 KANE COUNTY CLERK

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

LEGAL DESCRIPTIONS

Parcel 1:
 BEGINNING AT THE NE CORNER OF NW1/4 NW1/4 SECTION 26, T38S-R6W, S.L.B.&M. RUNNING THENCE S00°34'38"W 1070.06 FEET; THENCE N49°40'54"W 665.25 FEET; THENCE N05°23'14"E 464.82 FEET TO THE PC OF A CURVE TO THE LEFT, CURVE DATA: DELTA=32°40'56", RADIUS=125.00', CHORD BEARING= N10°55'14"W 70.34'; THENCE ALONG THE ARC OF SAID CURVE 71.30 FEET TO THE PT; THENCE N27°15'42"W 146.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 NW1/4; THENCE S87°30'02"E 864.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.
 SUBJECT TO A PUBLIC UTILITY EASEMENT OVER THE EAST 15.00' AND AN ACCESS AND UTILITY EASEMENT OVER THE WESTERLY 25 FEET OF THE ABOVE DESCRIBED PARCEL.
 ALSO SUBJECT TO A 50.00 FOOT RADIUS CIRCULAR ACCESS AND UTILITY EASEMENT CENTERED AT THE SOUTH END OF THE N05°23'14"E 464.82' COURSE OF THE ABOVE DESCRIBED PARCEL.

Parcel 2:
 BEGINNING AT THE SE CORNER OF NW1/4 NW1/4 SECTION 26, T38S-R6W, S.L.B.&M. RUNNING THENCE N88°02'05"W 1128.86 FEET; THENCE N44°22'27"E 893.54 FEET; THENCE S46°40'54"E 865.23 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 NW1/4; THENCE S00°34'38"W 247.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.01 ACRES.
 SUBJECT TO A PUBLIC UTILITY EASEMENT OVER THE EAST AND SOUTH 15.00 FEET OF THE ABOVE DESCRIBED PARCEL.
 ALSO SUBJECT TO A 50.00 FOOT RADIUS CIRCULAR ACCESS AND UTILITY EASEMENT CENTERED AT THE SOUTH END OF THE N44°22'27"W 893.54' COURSE OF THE ABOVE DESCRIBED PARCEL.

Parcel 3:
 BEGINNING AT THE SW CORNER OF NW1/4 NW1/4 SECTION 26, T38S-R6W, S.L.B.&M. RUNNING THENCE N00°38'28"E 750.64 FEET; THENCE N06°53'17"E 827.10 FEET; THENCE S05°23'14"W 184.19 FEET; THENCE S44°22'27"W 893.54 FEET TO A POINT ON THE SOUTH LINE OF SAID NW1/4 NW1/4; THENCE N88°02'05"W 194.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.
 SUBJECT TO A PUBLIC UTILITY EASEMENT OVER THE SOUTH AND WEST 15.00 FEET OF THE ABOVE DESCRIBED PARCEL.
 ALSO SUBJECT TO A 25.00 FOOT ACCESS AND UTILITY EASEMENT OVER THE EASTERLY 25.00 FEET OF THE ABOVE DESCRIBED PARCEL.
 ALSO SUBJECT TO A 50.00 FOOT RADIUS CIRCULAR ACCESS AND UTILITY EASEMENT CENTERED AT THE SOUTH END OF THE S05°23'14"W 184.19' COURSE OF THE ABOVE DESCRIBED PARCEL.

Parcel 4:
 BEGINNING AT THE NW CORNER OF NW1/4 NW1/4 SECTION 26, T38S-R6W, S.L.B.&M. RUNNING THENCE S87°30'02"E 788.22 FEET; THENCE S27°15'42"E 146.00 FEET TO THE PC OF A CURVE TO THE RIGHT, CURVE DATA: DELTA= 32°40'56", RADIUS=125.00', CHORD BEARING= S10°55'14"E 70.34'. THENCE ALONG THE ARC OF SAID CURVE 71.30 FEET TO THE PT; THENCE S05°23'14"W 300.82 FEET; THENCE S88°53'17"W 827.10 FEET TO A POINT ON THE WEST LINE OF SAID NW1/4 NW1/4; THENCE N00°38'28"E 572.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.17 ACRES.
 SUBJECT TO A PUBLIC UTILITY EASEMENT OVER THE WEST 15.00' AND AN ACCESS AND UTILITY EASEMENT OVER THE EASTERLY 25 FEET OF THE ABOVE DESCRIBED PARCEL.

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

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____.

O. BRENT WILLIAMS - MANAGING MEMBER OF DALCO LC
 BRUCE R. WILLIAMS - MANAGING MEMBER OF DALCO LC

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, O. BRENT WILLIAMS AND BRUCE R. WILLIAMS, MANAGING MEMBERS OF DALCO, LC, THE SIGNERS OF THE OWNERS CONSENT WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE HEREIN 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 THE _____ DAY OF _____, 20____.

KANE COUNTY RECORDER

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

RECORDED AT THE REQUEST OF: _____

HIDDEN HILLS, A Rural Unimproved Subdivision

PREPARED FOR: Dalco, Lc / D. Brent & Bruce R. Williams

LOCATION: NW 1/4, SECTION 26, T38S-R6W, S.L.B.&M.

DATE: 5/16/2016 REVISION #: 5/16/2016

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

