

MAY 02 2016

Fee: 600⁰⁰
Paid: 1752

APPLICATION FOR RURAL UNIMPROVED SUBDIVISION

Owner/Applicant John W. Taylor Phone (509) 554-4106
Address 1777 Oak Lane Fax: _____
City Provo State UT Zip 84604
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:
Grandpa's Road Subdivision

Location and Legal Description: _____

Number of Lots 10 Minimum Lot Size 10.1 ACRES

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+

(*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: *John W. Taylor*
Printed Name: John W. Taylor

Land Use Administrator Use Only:

Existing Zone AG

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:

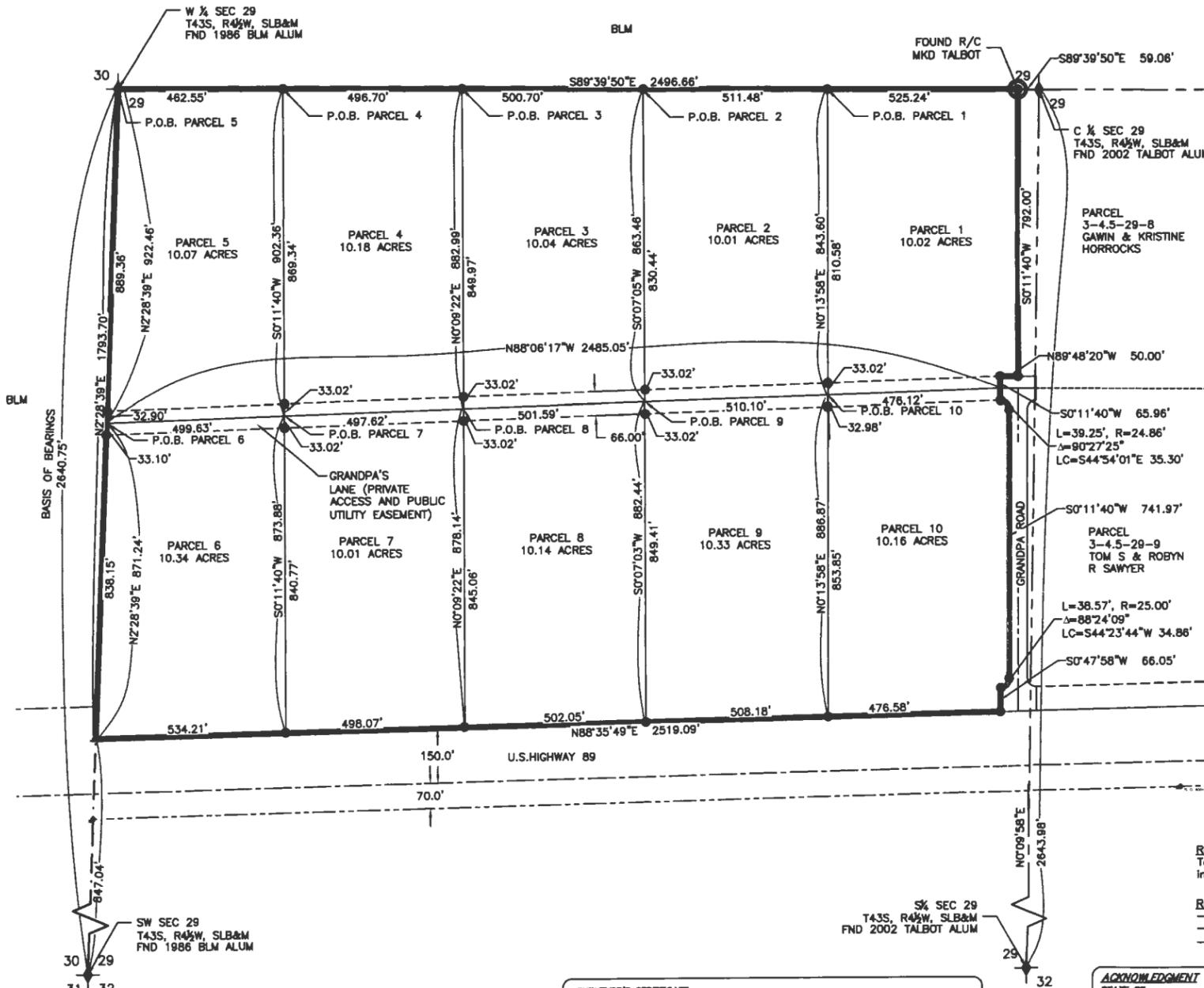
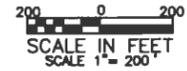
Approved Denied

Planning Commission Chairman _____

Date : _____

GRANDPA'S ROAD RURAL UNIMPROVED SUBDIVISION

LOCATED IN SW 1/4 SECTION 29,
TOWNSHIP 43 SOUTH, RANGE 4 1/2 WEST
SALT LAKE BASE AND MERIDIAN



Parcel 1:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the east-west 1/4 line, South 89° 39' 50" East 1971.42 feet, to the POINT OF BEGINNING, and running; thence, continuing along said line, South 89° 39' 50" East 525.24 feet; thence South 00° 11' 40" West 792.00 feet, to the northerly right-of-way of Grandpa's Road; thence, along the northerly right-of-way, North 89° 48' 20" West 50.00 feet; thence, along the westerly right-of-way of said road, South 00° 11' 40" West 32.94 feet; thence South 88° 06' 17" West 476.12 feet; thence North 00° 13' 58" East 843.60 feet, to the POINT OF BEGINNING; containing 10.02 acres (more or less).

Parcel 2:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the east-west 1/4 line, South 89° 39' 50" East 1459.95 feet, to the POINT OF BEGINNING, and running; thence, continuing along said line, South 89° 39' 50" East 511.48 feet; thence South 00° 07' 05" West 863.46 feet; thence South 88° 06' 17" West 501.59 feet; thence North 00° 09' 22" East 882.99 feet, to the POINT OF BEGINNING; containing 10.01 acres (more or less).

Parcel 3:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the east-west 1/4 line, South 89° 39' 50" East 959.25 feet, to the POINT OF BEGINNING, and running; thence, continuing along said line, South 89° 39' 50" East 500.70 feet; thence South 00° 07' 05" West 863.46 feet; thence South 88° 06' 17" West 501.59 feet; thence North 00° 09' 22" East 882.99 feet, to the POINT OF BEGINNING; containing 10.04 acres (more or less).

Parcel 4:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the east-west 1/4 line, South 89° 39' 50" East 462.55 feet, to the POINT OF BEGINNING, and running; thence, continuing along said line, South 89° 39' 50" East 496.70 feet; thence South 00° 09' 22" West 82.99 feet; thence South 88° 06' 17" West 497.62 feet; thence North 00° 11' 40" East 902.36 feet, to the POINT OF BEGINNING; containing 10.18 acres (more or less).

Parcel 5:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the east-west 1/4 line, South 89° 39' 50" East 499.63 feet; thence North 02° 28' 39" East 922.46 feet, to the POINT OF BEGINNING, and running; thence North 88° 06' 17" East 476.12 feet; thence South 00° 11' 40" West 33.02 feet, to the beginning of a non-tangential curve; thence, along the curve to the right, 39.19 feet, having a radius of 25.00 feet, a central angle of 89° 48' 41" and whose long chord bears South 44° 54' 01" East 35.30 feet; thence South 00° 11' 40" West 741.97 feet, to the beginning of a curve; thence, along the curve to the right, 38.57 feet, having a radius of 25.00 feet, a central angle of 88° 24' 09" and whose long chord bears South 44° 23' 44" West 34.86 feet; thence South 00° 47' 58" West 66.05 feet; thence South 88° 35' 49" West 476.58 feet; thence North 00° 13' 58" East 886.87 feet to the POINT OF BEGINNING; containing 10.16 (more or less).

Parcel 6:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the north-south 1/4 line, South 02° 28' 39" West 922.46 feet, to the POINT OF BEGINNING, and running; thence North 88° 06' 17" East 499.63 feet; thence South 00° 11' 40" West 873.88 feet; thence South 88° 35' 49" West 534.21 feet; thence North 02° 28' 39" East 922.46 feet, to the POINT OF BEGINNING; containing 10.34 acres (more or less).

Parcel 7:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the north-south 1/4 line, South 02° 28' 39" West 922.46 feet; thence North 88° 06' 17" East 1500.62 feet, to the POINT OF BEGINNING, and running; thence North 88° 06' 17" East 503.37 feet; thence South 00° 13' 58" West 878.14 feet; thence South 88° 35' 49" West 498.07 feet; thence North 00° 09' 22" East 878.14 feet, to the POINT OF BEGINNING; containing 10.14 acres (more or less).

Parcel 8:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the north-south 1/4 line, South 02° 28' 39" West 922.46 feet; thence North 88° 06' 17" East 997.25 feet, to the POINT OF BEGINNING, and running; thence North 88° 06' 17" East 503.37 feet; thence South 00° 13' 58" West 882.50 feet; thence South 88° 35' 49" West 502.05 feet; thence North 00° 09' 22" East 878.14 feet, to the POINT OF BEGINNING; containing 10.14 acres (more or less).

Parcel 9:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the north-south 1/4 line, South 02° 28' 39" West 922.46 feet; thence North 88° 06' 17" East 1500.62 feet, to the POINT OF BEGINNING, and running; thence North 88° 06' 17" East 510.10 feet; thence South 00° 13' 58" West 886.87 feet; thence South 88° 35' 49" West 508.18 feet; thence North 00° 07' 03" East 882.44 feet, to the POINT OF BEGINNING; containing 10.33 acres (more or less).

Parcel 10:
Commencing at the West 1/4 Corner of Section 29, Township 43 South, Range 4-1/2 West, Salt Lake Base and Meridian; thence, along the north-south 1/4 line, South 02° 28' 39" West 922.46 feet; thence North 88° 06' 17" East 2008.94 feet, to the POINT OF BEGINNING, and running; thence North 88° 06' 17" East 476.12 feet; thence South 00° 11' 40" West 33.02 feet, to the beginning of a non-tangential curve; thence, along the curve to the right, 39.19 feet, having a radius of 25.00 feet, a central angle of 89° 48' 41" and whose long chord bears South 44° 54' 01" East 35.30 feet; thence South 00° 11' 40" West 741.97 feet, to the beginning of a curve; thence, along the curve to the right, 38.57 feet, having a radius of 25.00 feet, a central angle of 88° 24' 09" and whose long chord bears South 44° 23' 44" West 34.86 feet; thence South 00° 47' 58" West 66.05 feet; thence South 88° 35' 49" West 476.58 feet; thence North 00° 13' 58" East 886.87 feet to the POINT OF BEGINNING; containing 10.16 (more or less).

Parcel Descriptions:

PARCEL 3-4.5-29-8
GAWIN & KRISTINE HORROCKS

PARCEL 3-4.5-29-9
TOM S & ROBYN R SAWYER

The Owner(s) of the Property described in the Boundary Description, does consent to the preparation and recording of this Survey and Subject to any conditions and restrictions stated hereon, have caused the same to be Subdivided into ten Lots and Public Utility and Private Access Easements and does hereby offer and convey to all public utility agencies and their successors and assigns a permanent easement and right-of-way for the construction and maintenance of subterranean electrical, telephone, water lines and appurtenances, together with the right of access thereto.

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

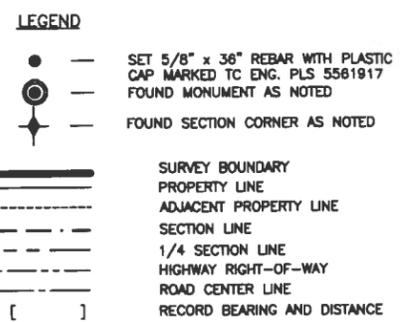
John W. Taylor, General Partner
S.T.T.F. The Limited Partnership,
dated the 9th of April, 1977
1777 N. Oak Ln
Provo, Utah 84604

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Reason for Survey:
To divide parcel 3-4.5-29-4 & 3-4.5-29-3 into 10 parcels of 10 acres or more.

Referenced Documents:
- Warranty Deed - Book 0288 Page 249
- Warranty Deed - Book 0283 Page 142
- Road Dedication Map C-172(Grandpa Road)



SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate of Registration No. (License No.) 5561917, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this survey and described above to be hereafter known as "Grandpa's Road, a Rural Unimproved Subdivision" and that said tract of land has been subdivided into ten lots, and Public Utility and Private Access Easements as shown on this plot.

Thomas W. Avant R.P.L.S. No. 5561917 DATE _____

COUNTY SURVEYOR CERTIFICATE

I, _____ 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__.

KANE COUNTY SURVEYOR Kane County, Utah

Kane County 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 Ordinance, and by authorization of said authority hereby recommended approval of said plot for acceptance by Kane County, Utah.

CHAIRMAN Land Use Authority Kane County, Utah

ACKNOWLEDGMENT

STATE OF _____) ss
COUNTY OF _____)

On this _____ day of _____, 20__, personally appeared before me John W. Taylor, General Partner S.T.T.F. The Limited Partnership, dated the 9th of April, 1977, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he executed this Plot.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____) ss
COUNTY OF _____)

On this _____ day of _____, 20__, personally appeared before me John W. Taylor, General Partner S.T.T.F. The Limited Partnership, dated the 9th of April, 1977, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he executed this Plot.

NOTARY PUBLIC

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STATE OF _____) ss
COUNTY OF _____)

On this _____ day of _____, 20__, personally appeared before me John W. Taylor, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he executed this Plot.

NOTARY PUBLIC

COUNTY ATTORNEY CERTIFICATE

I, _____ Attorney for Kane County, do hereby certify that I have examined the above Survey and said Survey Map meets the requirements of Kane County and is hereby recommended for approval this _____ day of _____, 20__.

KANE COUNTY ATTORNEY Kane County, Utah

CERTIFICATE OF RECORDING

I, _____ 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. _____
RECORDED AND FILED AT THE REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____

DATE:	REVISION:

GRANDPA'S ROAD
RURAL UNIMPROVED SUBDIVISION
KANE COUNTY, UT
SCALE: 1" = 200'
REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

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)

FILE: VC AREA-3
DRAWN BY: CH
SHEET: 1 OF 1