

Fee: 12125 2/15/17
Paid: 6300 (SM)
List of Prop. Owners: Yes

REQUEST FOR LOT JOINDER WITHIN A SUBDIVISION PLAT

Property Owner's Name: Craig Simmons and Rosalind C Tsosie

Date: 1/12/2017 Address: P.O. BOX 4727

Phone: _____ Cell Phone: _____ Fax: _____

City: Page State: AZ Zip Code: 86040

Location and Legal Description of Subdivision Plat:

Parcel 125-27, Parcel 125-28 and a portion of Parcel 125-4; See attached Map

Reason for Lot Joinder Request:

To Join lots 27, 28, and a portion of 4 into one lot.

I (We) certify that the proposed subdivision plat will conform to the Kane County Subdivision Ordinance and that no changes will be made without prior approval.

Signature of Owner / Trustee: *Craig Simmons*

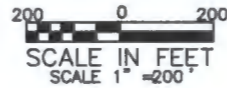
Signature of Owner / Trustee: *Rosalind C Tsosie*

Note: Once lots are joined they may not be subdivided again.

Planning Commission Action: Approve _____ Deny _____

Comments: _____

Planning Commission Chairman _____ Date: _____



AMENDED LOTS 4, 27 & 28 OF NEW PARIA SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 4,
TOWNSHIP 43 SOUTH, RANGE 1 WEST, & SW 1/4 OF SECTION 33,
TOWNSHIP 42 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
KANE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant a Registered Utah Land Surveyor, Certificate No. 5561917 certify that this plat correctly shows a survey made under my direct supervision. I have verified all measurements of monuments found and set, I further certify that this plat is true and correct.

Thomas W. Avant, PLS # 5561917

Date: _____

NARRATIVE

The purpose of this survey was to locate existing property corners and mark on the ground the lines as shown on this record of survey at the request of Craig Simmons. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone. Lot's 4, 27 & 28 are being reconfigured into 2 lots.

All of Lots 4, 27 and 28 of New Paria Subdivision, more particularly described as follows:

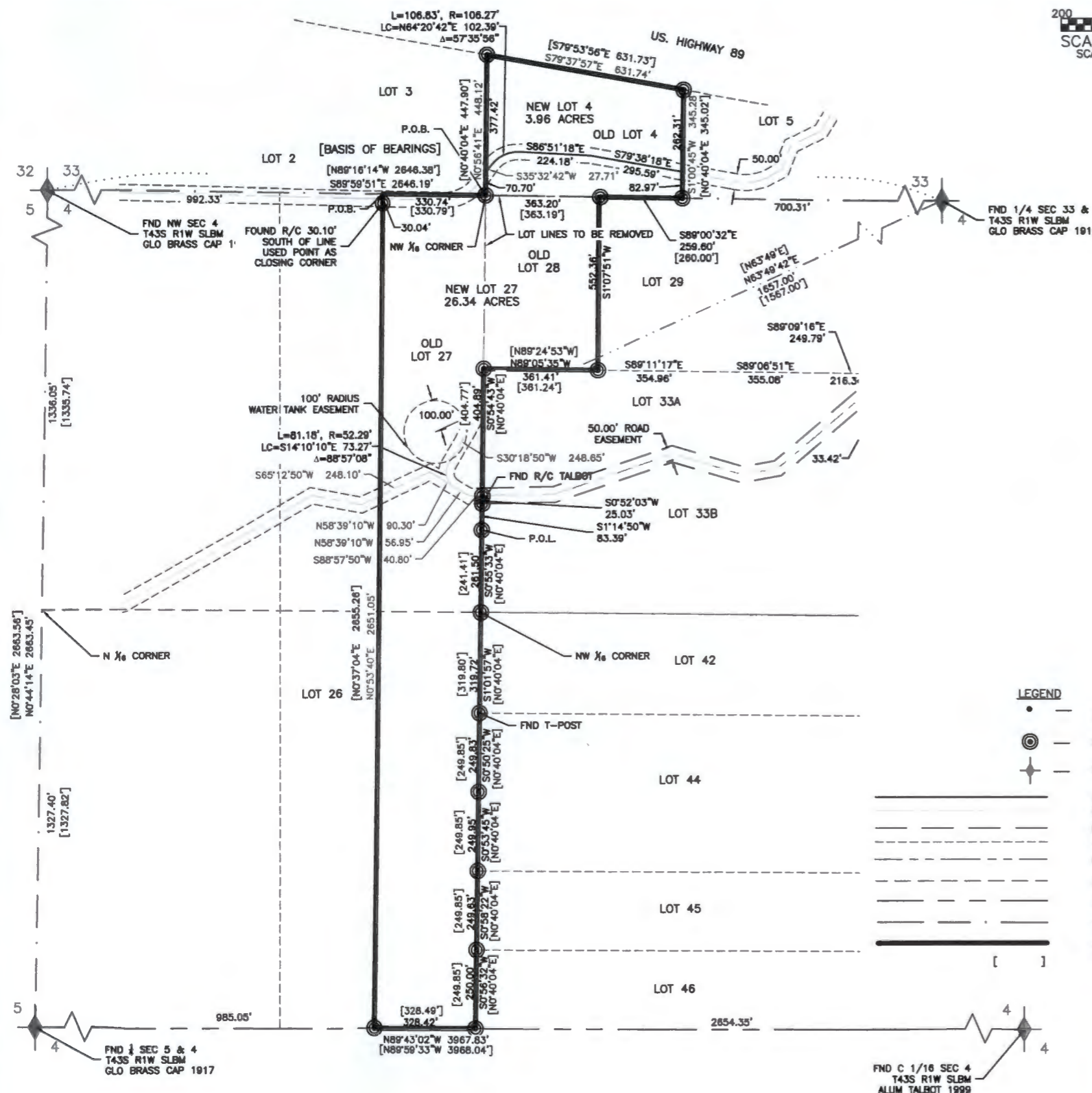
BEGINNING at the southwest corner of said Lot 4, also being the West 1/16 Corner on the Section Line common to Section 33, Township 42 South, Range 1 West, Salt Lake Base and Meridian and Section 4, Township 43 South, Range 1 West, Salt Lake Base and Meridian, and running; thence, along the west line of said lot, North 00° 56' 41" East 448.12 feet, to the northwest corner of said lot and the southwesterly right-of-way of Highway 89; thence, along said right-of-way, South 79° 37' 57" East 631.74 feet, to the northeast corner of said lot; thence, along the east line of said lot, South 01° 00' 45" West 345.28 feet, to the southeast corner of said lot; thence, along the south line of said lot, North 89° 00' 32" West 259.60 feet, to the northwest corner of said Lot 28; thence, along the east line of said lot, South 01° 07' 51" West 552.36 feet, to the southeast corner of said lot; thence, along the south line of said lot, North 89° 05' 35" West 361.41 feet, to the southwest corner of said lot and the east line of said Lot 27; thence, along the east line of said Lot 27, South 00° 54' 43" West 404.89 feet; thence South 00° 52' 03" West 25.03 feet; thence South 01° 14' 50" West 83.39 feet; thence South 00° 55' 33" West 261.50 feet; thence South 01° 01' 57" West 319.72 feet; thence South 00° 50' 25" West 249.83 feet; thence South 00° 53' 45" West 249.95 feet; thence South 00° 58' 22" West 249.63 feet; thence South 00° 56' 32" West 250.00 feet, to the southeast corner of said lot and the East-West 1/2 line of said Section 4; thence, along the south line of said lot and said 1/2 line, North 89° 43' 02" West 328.42 feet, to the southwest corner of said lot; thence, along the west line of said line, North 00° 53' 40" East 2651.05 feet, to the northwest corner of said lot and the Section Line common to said sections; thence, along said Section Line, South 88° 59' 51" East 330.74 feet, to the POINT OF BEGINNING; containing 30.31 acres (more or less).

CLIENT INFO:

Lots 4, 27 & 28
Craig Simmons and Rosalind C Tsosie
P.O. BOX 4727
PAGE, AZ 86040-4727

REFERENCED DOCUMENTS:

- New Paria Subdivision (map 12)
- Talbot R/C (No Record of Survey Filed)



LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
- ⊙ FOUND R/C PLATT & PLATT U.N.O.
- ⬠ FOUND SECTION CORNER AS NOTED
- PROPERTY LINE
- - - EASEMENT CENTER LINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- - - LOT LINE TO BE REMOVED
- 1/4 SECTION LINE
- 1/2 SECTION LINE
- SECTION LINE
- SURVEY BOUNDARY
- RECORD BEARING AND DISTANCE (THIS PARCEL)

ACKNOWLEDGMENT
STATE OF _____ } s.s.
COUNTY OF _____ }
On this _____ day of _____, 20____,
personally appeared before me Craig Simmons who is personally
known to me (or satisfactorily proved to me), and who being by
me duly sworn did say that he executed this Survey Map.

NOTARY PUBLIC

OWNER'S DEDICATION
Craig Simmons and Rosalind C Tsosie, as the owners of the real property described in the Boundary Description, having caused the Lots 4, 27 & 28 to be joined into 1 lot, consent to the preparation and recording of this Amended Plat.
IN WITNESS WHEREOF, Craig Simmons have made the above dedications this _____ day of _____, 20____.

CRAIG SIMMONS
P.O. BOX 4727
PAGE, AZ 86040-4727

Rosalind C Tsosie
P.O. BOX 4727
PAGE, AZ 86040-4727

COUNTY SURVEYOR CERTIFICATE
I, _____ Kane County Surveyor, do hereby certify that this office has examined the above Amended Plat 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 LAND USE AUTHORITY
We the Kane County Land Use Authority have reviewed the herein Survey and by authorization of said Kane County Land Use Authority recorded in the minutes of its meeting of the _____ day of _____, 20____, hereby accept the said Amended 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: _____ Chairman -
Kane County Commission

COUNTY ATTORNEY CERTIFICATE
I, _____ Attorney for Kane County do hereby certify that I have examined the above Survey and said Amended Plat meets the requirements of Kane County and is hereby recommended for approval this _____ day of _____, 20____.

KANE COUNTY ATTORNEY

CERTIFICATE OF RECORDING
I, _____ Recorder of Kane County, do hereby certify that above Amended Plat was filed for recording in my office this _____ day of _____, 20____.

KANE COUNTY RECORDER ENTRY NO. _____
RECORDED AND FILED AT THE REQUEST OF: _____

| | |
|-------|-----------|
| DATE: | REVISION: |
| | |
| | |
| | |
| | |

AMENDED LOTS
4, 27 & 28
NEW PARIA SUBDIVISION
SCALE = 1" = 200'
REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

TC ENGINEERING
BUILDING ON SOLID
FOUNDATIONS
460 EAST 300 SOUTH
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (office) / (435)644-2959 (fax)

FILE: New Paria_2
DRAWN BY: CH
HEET: OF 1