

Fee: 1100 13/
Paid: 1100

APPLICATION FOR RURAL UNIMPROVED SUBDIVISION

Owner/Applicant DALLEN R. WILLIAMS & SONS, LLP
~~BRENT & BRUCE WILLIAMS~~ Date 3/22/17
Phone 435-691-4541
Address 305 S. 2050 W. Fax: _____
City CEDAR CITY State UTAH Zip 84720
E-Mail WILLIAMS@G.COM
dbw@INFOWEST.COM

Registered Engineer or
Surveyor NEWELL BRENT CARTER
Address 9103 N MORGAN DR. Fax _____
City ENOCH State UTAH Zip 84721
Email bcarter@mail2engineer.com

Name of Subdivision:
PARADISE HILL

Location and Legal Description:
WITHIN SOUTH 1/2 SOUTH 1/2 SECTION 9, T39S-R6W, S13E4M

Number of Lots 6 Minimum Lot Size 10.00 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: [Handwritten Signature]

Printed Name: _____

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: _____

Fee: _____
Paid: _____

APPLICATION FOR RURAL UNIMPROVED SUBDIVISION

Owner/Applicant CRAGG I. GHELFY - TRUSTEE OF THE CRAGG I. GHELFY SEPERATE
PROPERTY TRUST 1/12/96 Date 3/24/17
Phone _____
Address 112 N. RING DOVE DR. Fax: _____
City LAS VEGAS State NV. Zip 89144
E-Mail _____

Registered Engineer or
Surveyor NEWELL BRENT CARTER
Address 4103 N. MORGAN DRIVE Fax _____
City ENOCH State UTAH Zip 84721
Email brarter@mail2engineer.com

Name of Subdivision: PARADISE HILL
Location and Legal Description: WITHIN THE SOUTH 1/2 OF THE SOUTH 1/2 OF
SECTION 9, T39S-R6W, SLBdM.

Number of Lots 5 Minimum Lot Size 10.00Ac

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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: SEE OTHER PARADISE HILL APP.

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Signature: 

Printed Name: CRAIG L. GHELFI - TRUSTEE

Land Use Administrator Use Only:

Existing Zone _____ Zone Change Required: Y N
General Plan Compliance: Y N Previously Divided under Article K: Y N
Land Use Ordinance Compliance: Y N

Engineer Review:

Record of Survey Map: Approved Denied Easements: Approved Denied

Planning Commission Action:

Approved Denied

Planning Commission Chairman _____

Date: _____

PARADISE HILL, A Rural Unimproved Subdivision

LOCATED IN: KANE COUNTY, WITHIN S 1/2 SECTION 9, T39S-R6W, S.L.B.&M.

BLM A/C
NORTH 1/4 CORNER
SEC. 9, T39S-R6W,
S.L.B.&M.

1975 BRASS CAP
EAST 1/4 CORNER
SEC. 9, T39S-R6W,
S.L.B.&M.

SECTION 9, T39S-R6W, S.L.B.&M.

NE 1/4 SW 1/4

NW 1/4 SE 1/4

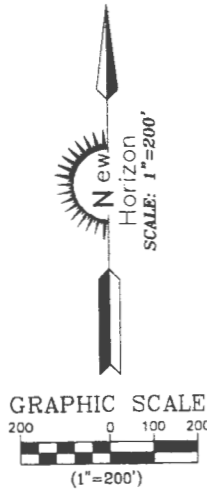
LEGEND

- ◆ SECTION CORNER
- FOUND MONUMENT
- SET REBAR & PLASTIC CAP, S.D. 354372
- ROAD-OF-WAY MARKER
- EXISTING FENCE (100.00')
- RECORD DIMENSION (100.00')
- PARCEL BOUNDARIES
- EASEMENT
- SECTION LINE
- OVERHEAD POWER LINE W/ POLE
- OVERHEAD POWER LINE W/ ANCHOR

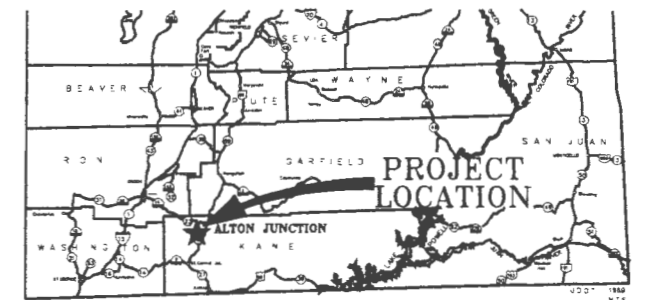
OWNER INFORMATION

DALLEN R. WILLIAMS AND SONS, LLP
BRUCE R. WILLIAMS - PARTNER
305 S 2350 W CEDAR CITY, UT 84202

CRAIG I. GHELFI - TRUSTEE OF THE
"CRAIG I. GHELFI SEPARATE PROPERTY TRUST 1/12/96"
112 N. RING DOVE DRIVE LAS VEGAS, NV 89144



SOUTHERN UTAH - VICINITY MAP



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____.

CRAIG I. GHELFI - TRUSTEE OF THE "CRAIG I. GHELFI SEPARATE PROPERTY TRUST 1/12/96"

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, CRAIG I. GHELFI - TRUSTEE OF THE "SEPARATE PROPERTY TRUST 1/12/96", THE SIGNERS OF THE OWNERS CONSENT WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE HEREON DESCRIBED PROPERTY.

RESIDING IN _____ COUNTY
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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____.

BRUCE R. WILLIAMS - FOR DALLEN R. WILLIAMS AND SONS, LLP

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, BRUCE R. WILLIAMS, FOR DALLEN R. WILLIAMS AND SONS, LLP, THE SIGNERS OF THE OWNERS CONSENT WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE HEREON 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: _____

PARADISE HILL, A Rural Unimproved Subdivision

PREPARED FOR: DALLEN R. WILLIAMS AND SONS, LLP
CRAIG I. GHELFI

LOCATION: S 1/2, SECTION 9, T39S-R6W, S.L.B.&M.

DATE: 4/18/2017 REVISION #0:



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

SW 1/4 SW 1/4

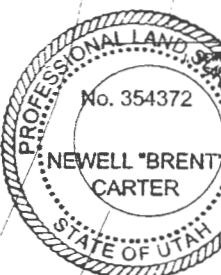
HWY 89

ALTON RD

BASIS OF BEARING

SURVEYOR'S CERTIFICATE

I, BRENT CARTER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 354372 IN ACCORDANCE WITH CHAPTER 22 OF UTAH CODE, PROFESSIONAL ENGINEERS AND SURVEYORS. I HAVE MADE A SURVEY OF THE HEREON 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 THE MONUMENTS AS SHOWN.



4/18/17
BRENT CARTER

COUNTY COMMISSION APPROVAL

I, _____ CHAIRMAN OF THE COUNTY COMMISSION OF KANE COUNTY, DO HEREBY CERTIFY THAT THIS SURVEY MAP OF "PARADISE HILL, 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.

ATTEST:
CHAIRMAN - KANE COUNTY COMMISSION
KANE COUNTY CLERK

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF BRENT AND BRUCE WILLIAMS AND CRAIG GHELFI 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 N89°09'57"W BETWEEN THE SOUTH 1/4 CORNER (ALUM. CAP) AND THE SW CORNER (BRASS CAP) SECTION 9, T39S-R6W, S.L.B.&M.

LAND USE AUTHORITY APPROVAL

On this the _____ 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 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

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

LEGAL DESCRIPTIONS

Parcel 1:
BEGINNING AT THE SE CORNER OF SW 1/4 SE 1/4 SECTION 9, T39S-R6W, S.L.B.&M. RUNNING THENCE N89°09'57"W ALONG THE SECTION LINE 458.99 FEET; THENCE N00°03'57"W 1310.11 FEET; THENCE S89°15'33"E 451.51 FEET TO THE NE CORNER OF THE SW 1/4 SE 1/4; THENCE S00°07'40"E 1311.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.81 ACRES.
SUBJECT TO RIGHT OF WAYS AND EASEMENTS AS ARE PRESENTLY EXISTING UPON THE LAND, AND OF RECORD.

Parcel 2:
BEGINNING AT A POINT S89°09'35"E ALONG THE SECTION LINE 483.78 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 9, T39S-R6W, S.L.B.&M. RUNNING THENCE N00°07'33"E 1049.50 FEET; THENCE S89°14'40"E 180.40 FEET; THENCE N00°23'33"E 259.98 FEET; THENCE S89°15'33"E 198.35 FEET; THENCE S00°03'35"E 1310.11 FEET; THENCE N89°14'35"W 360.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.82 ACRES.
SUBJECT TO RIGHT OF WAYS AND EASEMENTS AS ARE PRESENTLY EXISTING UPON THE LAND, AND OF RECORD.

LEGAL DESCRIPTIONS (CONT.)

Parcel 3:
BEGINNING AT A POINT S89°09'35"E ALONG THE SECTION LINE 84.44 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 9, T39S-R6W, S.L.B.&M. RUNNING THENCE N00°20'14"E 1048.85 FEET; THENCE S89°14'40"E 405.44 FEET; THENCE S00°07'33"W 1049.50 FEET; THENCE N89°09'35"W 409.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.81 ACRES.
SUBJECT TO RIGHT OF WAYS AND EASEMENTS AS ARE PRESENTLY EXISTING UPON THE LAND, AND OF RECORD.

Parcel 4:
BEGINNING AT A POINT N89°09'57"W ALONG THE SECTION LINE 327.83 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 9, T39S-R6W, S.L.B.&M. RUNNING THENCE N00°19'03"E 1048.27 FEET; THENCE S89°14'31"E 328.97 FEET TO A POINT ON THE NORTH-SOUTH 1/4 SECTION LINE; THENCE S89°14'40"E 83.85 FEET; THENCE S00°20'14"W 1048.86 FEET; THENCE N89°09'35"W 84.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.81 ACRES.
SUBJECT TO RIGHT OF WAYS AND EASEMENTS AS ARE PRESENTLY EXISTING UPON THE LAND, AND OF RECORD.

Parcel 5:
BEGINNING AT A POINT N89°09'57"W ALONG THE SECTION LINE 855.65 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 9, T39S-R6W, S.L.B.&M. THENCE N89°09'57"W ALONG SAID SECTION LINE 327.83 FEET; THENCE N00°11'31"E 1306.70 FEET; THENCE S89°18'10"E 328.25 FEET; THENCE S00°15'17"W 1307.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.86 ACRES.
SUBJECT TO RIGHT OF WAYS AND EASEMENTS AS ARE PRESENTLY EXISTING UPON THE LAND, AND OF RECORD.