

Fee: _____
Paid: _____
List of Prop. Owners: _____

REQUEST FOR **LOT JOINDER** WITHIN A SUBDIVISION PLAT

Property Owner's Name: Raymond D. & Nina L. Spigner

Address: 584 S. 3430 E. New Harmony, Utah 84757

Home Phone: _____ Cell or Other Phone: 435-592-0351

Location and Legal Description of Subdivision Plat: _____

Lots 202 & 223, Zion View Mountain Estates, Revised Unit A

Reason for Parcel Joinder Request:
To Join these 2 lots to save on Taxes

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.

Raymond D. Spigner 10/11/2017
Raymond D. Spigner Date:
Nina L. Spigner 5-10-17
Nina L. Spigner Date:

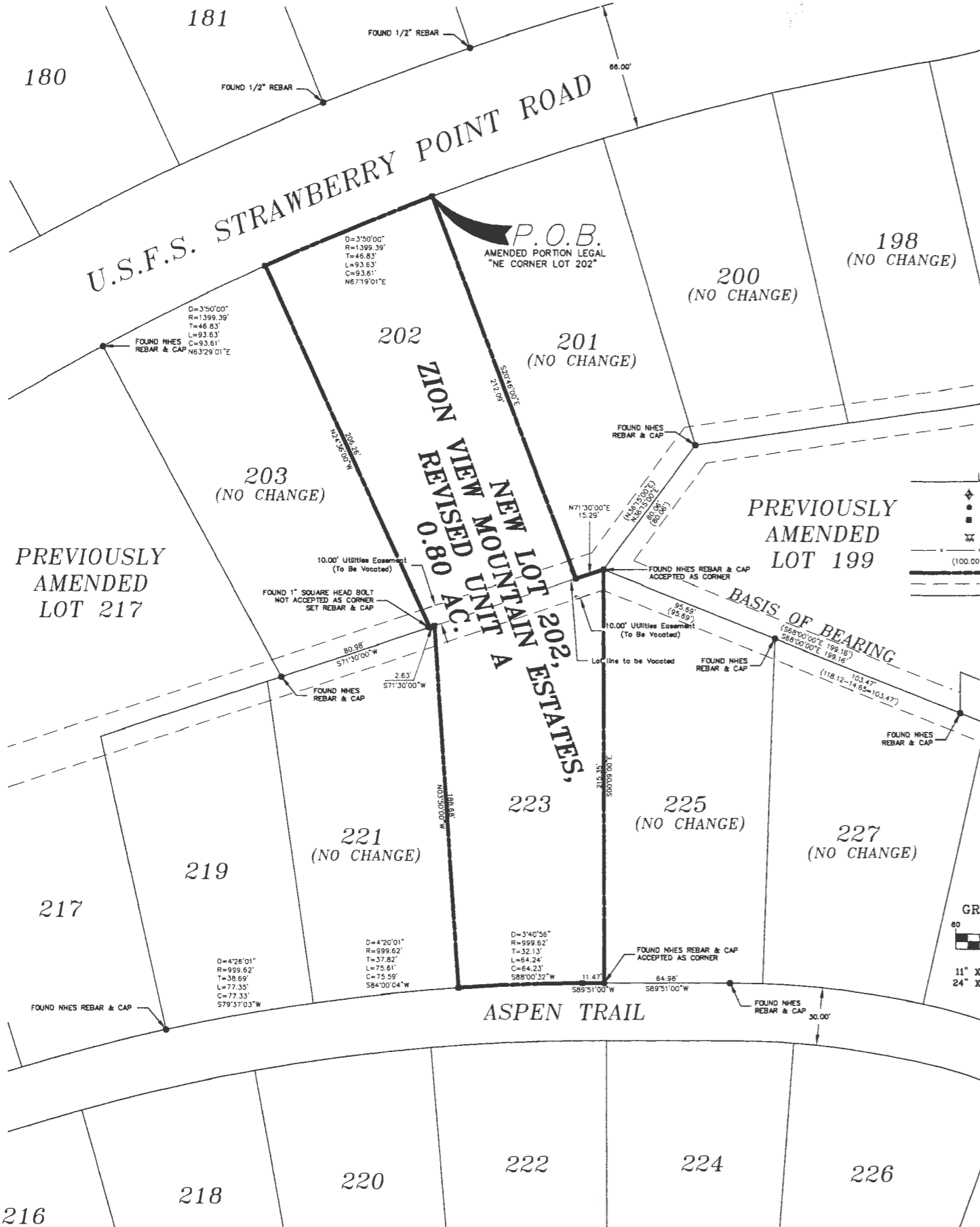
Note: Once parcels are Joined they may not be re subdivided

Planning Commission Action: Approve _____ Deny _____

Comments: _____

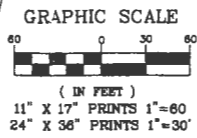
Planning Commission Chairman _____ Date: _____

AMENDED PLAT OF LOTS 202 & 223, ZION VIEW MOUNTAIN ESTATES, REVISED UNIT A UTAH
 WITHIN THE SW 1/4 SECTION 2, T39S-R8W, S.L.B.&M.



LEGEND

◆	SECTION CORNER
●	FOUND MONUMENT
■	SET REBAR & PLASTIC CAP L.S. NO. 354372
⊕	FIRE HYDRANT
---	FENCE LINE
---	RECORD DIMENSION (100.00)
---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE



OWNERS INFORMATION

RAYMOND D. & NINA L. SPIGNER
 584 S. 3430 E. NEW HARMONY, UTAH 84757

COUNTY ATTORNEY CERTIFICATE

I, _____ Attorney for Kane County, do hereby certify that I have examined the above subdivision amendment plat and said plat meets the requirements of Kane County and is hereby recommended for approval this _____ day of _____, 20____.

KANE COUNTY ATTORNEY

GENERAL NOTES

- 1-THERE ARE NO FENCES ON THE SUBJECT LOTS.
- 2-WATER IS PROVIDED BY WKCWCD.

LAND USE AUTHORITY APPROVAL

I, _____ chairman of the Land Use Authority of Kane County, do hereby certify that this plat of "AMENDED PLAT OF LOTS 202 & 223, ZION VIEW MOUNTAIN ESTATES, REVISED UNIT A" was accepted and approved by the Kane County Land Use Authority 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.

LAND USE AUTHORITY CHAIRMAN - KANE COUNTY

COUNTY SURVEYOR CERTIFICATE

I, _____ the Kane County Surveyor, do hereby certify that this office has examined the above subdivision amendment 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

OWNERS CONSENT

The Owner(s) of the Property described in the Boundary Description, consent to the preparation and recording of this Amended Plat and also to the abandoning of lot 223, adding that area to lot 202, as per this plat. IN WITNESS, I have hereunto set our hands this _____ day of _____, 20____.

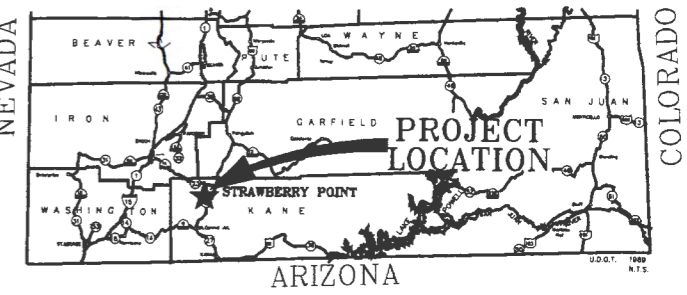
RAYMOND O. SPIGNER Date: _____

NINA L. SPIGNER Date: _____

ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ }
 ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, RAYMOND D. & NINA L. SPIGNER, THE SIGNERS OF THE OWNERS DEDICATION WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY.

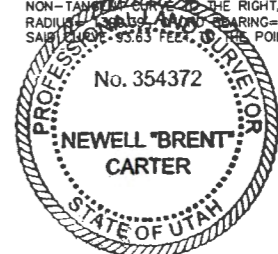
NOTARY PUBLIC
 RESIDING IN _____ COUNTY
 MY COMMISSION EXPIRES _____



SURVEYOR'S CERTIFICATE

I, Newell Brent Carter, do hereby certify that I am a registered land surveyor, and that I hold Certificate No. 354372, As prescribed under the laws of the state of Utah. I further certify that I have made this plat of "AMENDED PLAT OF LOTS 202 & 223, ZION VIEW MOUNTAIN ESTATES, REVISED UNIT A", Located in Kane County, Utah. As shown hereon and described as follows:

LEGAL DESCRIPTION OF THAT PORTION OF ZION VIEW MOUNTAIN ESTATES, REVISED UNIT A, EFFECTED BY THIS AMENDMENT:
 (NEW LOT 202) LOTS 202 & 223, ZION VIEW MOUNTAIN ESTATES, REVISED UNIT A MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE ORIGINAL NE CORNER OF LOT 202, ZION VIEW MOUNTAIN ESTATES, REVISED UNIT A; RUNNING THENCE S20°48'00"E 212.09 FEET TO THE ORIGINAL SE CORNER OF LOT 202; THENCE N71°30'00"E 15.29 FEET TO THE ORIGINAL NE CORNER OF LOT 223; THENCE S00°09'00"E 215.35 FEET TO THE ORIGINAL SE CORNER OF LOT 223; THENCE S88°51'00"W 11.47 FEET TO THE PC OF A CURVE TO THE LEFT, CURVE DATA: DELTA= 03°40'56", RADIUS= 999.62', CHORD BEARING= S88°00'32"W 64.23', THENCE ALONG THE ARC OF SAID CURVE 64.24 FEET TO THE ORIGINAL SW CORNER OF LOT 223; THENCE N03°50'00"W 188.68 FEET TO THE ORIGINAL NW CORNER OF LOT 223; THENCE S71°30'00"W 2.83 FEET TO THE ORIGINAL SW CORNER OF LOT 202; THENCE N24°35'00"W 206.28 FEET TO THE ORIGINAL NW CORNER OF LOT 202 AND A POINT ON A NON-TANGENT LINE TO THE RIGHT, NORTHEASTERLY, CURVE DATA: DELTA= 3°50'00", RADIUS= 999.62', CHORD BEARING= N67°19'01"E 93.61', THENCE ALONG THE ARC OF SAID CURVE 93.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.80 ACRES.



NEWELL BRENT CARTER
 DATE: 5/13/17

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF RAYMOND & NINA SPIGNER TO ESTABLISH THE BOUNDARY AND MONUMENT THE CORNERS OF THE LOTS SHOWN HEREON, AND TO PROVIDE A RECORD OF SAID SURVEY.
 THE BASIS OF BEARING IS S68°00'00"E BETWEEN THE SW CORNER AMENDED LOT 199 (FOUND NHES REBAR & CAP) AND AN ANGLE POINT ALONG THE SOUTH LINE OF AMENDED LOT 199 (FOUND NHES REBAR & CAP) ZION VIEW MOUNTAIN ESTATES, REVISED UNIT A, AS PER THE OFFICIAL PLAT THEREOF.

CERTIFICATE OF RECORDING

I, _____ COUNTY RECORDER OF KANE COUNTY, UTAH DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION AMENDMENT PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 20____.

BOOK _____ PAGE _____ FEE _____ KANE COUNTY RECORDER

ENTRY NO.: _____ DATE _____ TIME _____

RECORDED AT THE REQUEST OF: _____

KANE COUNTY
 AMENDED PLAT OF LOTS 202 & 223,
 ZION VIEW MOUNTAIN ESTATES,
 REVISED UNIT A

PREPARED FOR: RAYMOND & NINA SPIGNER

LOCATION: SW 1/4 SECTION 2, T39S-R8W, S.L.B.&M.
 ZION VIEW MOUNTAIN ESTATES, REVISED UNIT A

DATE: 5/15/2017 REVISION#0:

NEW HORIZON
 Engineering & Surveying LLC
 4103 N. Morgon Drive (435) 586-8897
 Enoch UT, 84721 (435) 559-4104