

Fee: 590<sup>00</sup>  
Paid: ✓ 2093 5/17/17  
List of Prop. Owners: yes sun

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

Property Owner's Name: Kenneth E. and Sandra Kay Trinosky  
Trustees of the "Kenneth & Sandra Trinosky Family Trust 7-14-14"

Address: P.O. Box 1483 Duck Creek Village, Utah 84762-1483

Home Phone: \_\_\_\_\_ Cell or Other Phone: 435-682-2168

Location and Legal Description of Subdivision Plat: \_\_\_\_\_  
Lots 13, 14 & 15, Ponderosa Ranch Estates, Plat "A" Amended

Reason for Parcel Joinder Request:  
To Join these 3 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.

Kenneth E. Trinosky *Kenneth E Trinosky* 5-8-17  
Trustees of the "Kenneth & Sandra Trinosky Family Trust 7-14-14" Date:

Sandra Kay Trinosky *Sandra Kay Trinosky* 5-8-17  
Trustees of the "Kenneth & Sandra Trinosky Family Trust 7-14-14" Date:

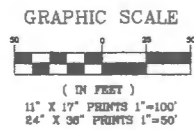
**Note: Once parcels are Joined they may not be re subdivided**

Planning Commission Action: Approve \_\_\_\_\_ Deny \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

Planning Commission Chairman \_\_\_\_\_ Date: \_\_\_\_\_

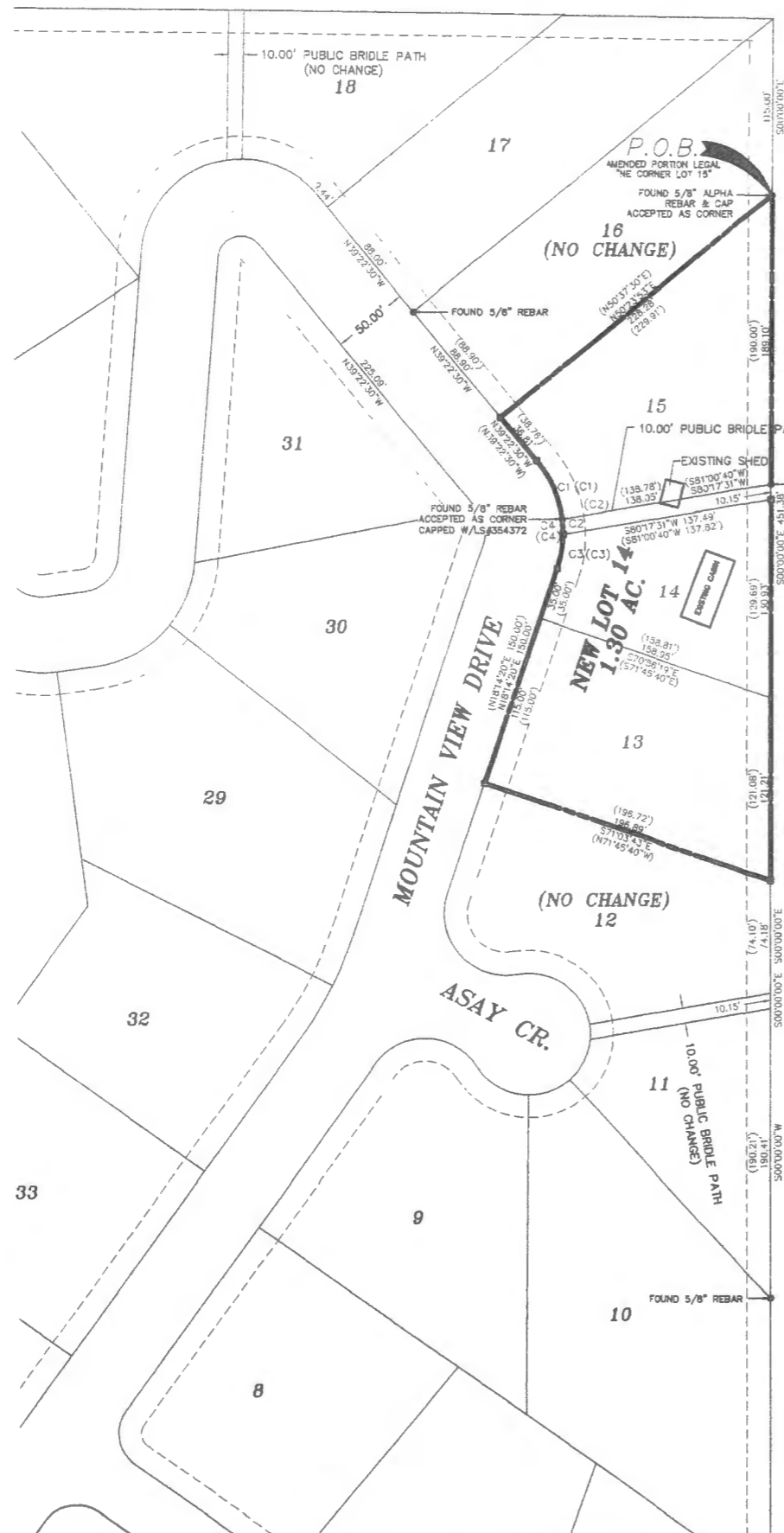
**AMENDED PLAT OF LOTS 13, 14 & 15, PONDEROSA RANCH, PLAT A (AMENDED)**  
**ALSO, VACATING A BRIDLE PATH BETWEEN LOTS 14 & 15**  
 WITHIN SECTION NW 1/4 SECTION 19, T38S-R6W, S.L.B.&M.



**LEGEND**

- ◆ SECTION CORNER
- FOUND 3/8" REBAR & CAP L.S.# 4093
- SET REBAR & PLASTIC CAP L.S. NO. 354372
- (100.00') RECORD DIMENSION
- EASEMENT
- BOUNDARY
- SUBDIVISION LOT LINE

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
C1	32°21'05"	75.00	42.35	N83°11'58"W	41.79
C2	7°41'42"	75.00	10.07	N03°10'34"W	10.07
C3	17°34'03"	75.00	23.00	N09°27'19"E	22.91
C4	37°36'50"	75.00	75.42	N10°34'05"W	72.28
(C1)	30°23'38"	75.00	39.79	N64°10'41"W	39.32
(C2)	7°59'44"	75.00	10.03	N08°09'09"W	10.02
(C3)	19°33'27"	75.00	25.60	N08°27'36"E	25.48
(C4)	37°36'50"	75.00	75.42	N10°34'05"W	72.28

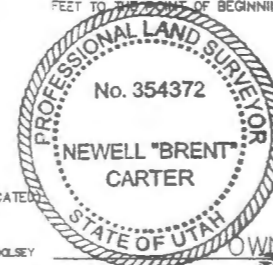


**SURVEYOR'S CERTIFICATE**

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 13, 14 & 15, PONDEROSA RANCH, PLAT A (AMENDED)", LOCATED IN KANE COUNTY, UTAH, AS SHOWN HEREON AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF THAT PORTION OF PONDEROSA RANCH, PLAT A (AMENDED) EFFECTED BY THIS AMENDMENT:

(NEW LOT 14) LOTS 13, 14 & 15, PONDEROSA RANCH, PLAT A (AMENDED) AND THAT PORTION OF PUBLIC BRIDLE PATH BETWEEN LOTS 14 & 15, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE ORIGINAL NE CORNER LOT 15, PONDEROSA RANCH, PLAT A (AMENDED); RUNNING THENCE S00°00'00"E ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION 451.38 FEET TO THE ORIGINAL SE CORNER OF LOT 13; THENCE N71°03'43"W 198.89 FEET TO THE ORIGINAL SW CORNER OF LOT 13; THENCE N18°14'20"E 150.00 FEET TO THE PC OF A CURVE TO THE LEFT, NORTHWESTERLY, DELTA= 57°36'50", RADIUS=75.00', CHORD BEARING= N10°34'05"W 72.28', THENCE ALONG THE ARC OF SAID CURVE 75.42 FEET TO THE PT; THENCE N39°22'30"W 36.81 FEET TO THE ORIGINAL SW CORNER OF LOT 15; THENCE N50°23'53"E 228.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.30 ACRES.



*Newell Brent Carter*  
 NEWELL BRENT CARTER DATE 5/5/17

**OWNER INFORMATION**

KENNETH E. AND SANDRA KAY TRINOSKY  
 TRUSTEES OF THE "KENNETH & SANDRA TRINOSKY FAMILY TRUST 7-14-14"  
 P.O. BOX 1483 DUCK CREEK VILLAGE, UTAH 84782

**LAND USE AUTHORITY APPROVAL**

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ THE LAND USE AUTHORITY OF KANE COUNTY, UTAH, HAVING REVIEWED THE ABOVE SUBDIVISION AMENDMENT PLAT, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE LAND USE ORDINANCES, DO HEREBY APPROVE AND ORDER IT TO BE RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER.

LAND USE AUTHORITY CHAIRMAN - KANE COUNTY

**GENERAL NOTES**

- 1-THERE ARE NO FENCES SURROUNDING NEW LOT 14.
- 2-THERE IS AN EXISTING WATER SYSTEM IN PLACE INCLUDING FIRE HYDRANTS AND WATER METERS.

**OWNERS CONSENT**

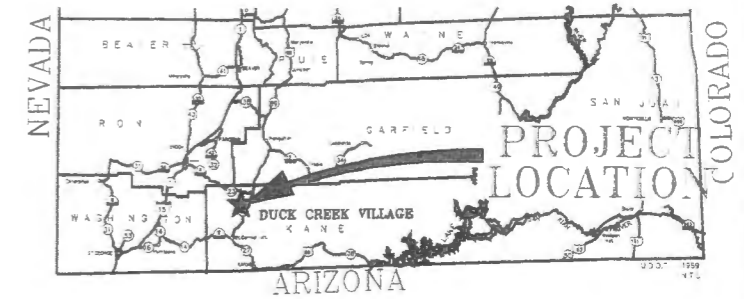
THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION, CONSENT TO THE PREPARATION AND RECORDING OF THIS AMENDED PLAT AND ALSO TO THE ABANDONING OF LOTS 13 & 15 AND THE VACATING OF THE BRIDLE PATH AREA BETWEEN LOTS 14 & 15, ADDING THAT AREA TO LOT 14, AS PER THIS PLAT.  
 IN WITNESS WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

KENNETH E. TRINOSKY TRUSTEE OF THE "KENNETH & SANDRA TRINOSKY FAMILY TRUST 7-14-14"

SANDRA KAY TRINOSKY TRUSTEE OF THE "KENNETH & SANDRA TRINOSKY FAMILY TRUST 7-14-14"

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, MICHAEL W. HILLMAN, THE SIGNERS OF THE OWNERS DEDICATION WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY.  
 RESIDING IN \_\_\_\_\_ COUNTY  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC



**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

**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

**SURVEY NARRATIVE**

THIS SURVEY WAS DONE AT THE REQUEST OF KENNETH & SANDRA TRINOSKY 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 S00°00'00"E BETWEEN THE NE CORNER LOT 15 (5/8" ALPHA REBAR & CAP) AND THE SE CORNER LOT 11 (5/8" REBAR) PONDEROSA RANCH, PLAT A (AMENDED), 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 13, 14 & 15,**  
**PONDEROSA RANCH, PLAT A (AMENDED)**

PREPARED FOR: KENNETH & SANDRA TRINOSKY

LOCATION: NW 1/4 SECTION 19, T38S-R6W S.L.B.&M.  
 PONDEROSA RANCH, PLAT A (AMENDED)

DATE: 5/5/2017 REVISION #0 DATE:

**NEW HORIZON**  
**Engineering & Surveying LLC**  
 4103 N. Morgan Drive (435) 586-8897 (Off.)  
 Enoch Utah, 84721 (435) 559-4104 (Cell)