



Land Use Authority

180 West 300 North
Kanab, Utah 84741
Phone (435) 644-4966
Or 435-644-4901
Fax (435) 644-4963
planning@kane.utah.gov

Application for Agriculture Exemption from Plat Requirements 17-27a-605 (Minimum 35 acres)

The following requirements shall be met in order to apply for a 17-27a-605
"Agriculture Exemption from Plat Requirements."

1. Applicant must be the title owner of said property or have Power of Attorney to act on behalf of the owner.
2. Parcel meets the minimum size requirement of applicable Land Use Ordinance.
3. Pay the required \$750 fee. Should engineer review time exceed six (6) hours, additional hours will be billed at current rate and are due and payable prior to document filing.
4. Record of survey consistent with current state law.
5. Land Use Authority's* certificate of written approval. (* Planning & Zoning Commission)
6. Provide statement from Treasurer's Office showing taxes are current.
7. Provide written reason for request and proposed usage of parcel.
8. Quit Claim Deed - format as attached.

When Recorded return to:

QUIT CLAIM DEED
(Agriculture Exemption)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of _____ and other goods and valuable consideration paid to hereinafter referred to as GRANTOR, _____, under agreement dated, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and assigns, the following described land owned by GRANTOR, or in which GRANTOR claims any interest.

A parcel of land located in Kane County, State of Utah, which is in the _____

being further described as follows:

Containing _____ acres, more or less.

Whereas, the Grantor and Grantee are dividing _____ into two parcels under Utah Code Section 17-27a-605 (2006) for the intent of agricultural purpose(s) and use(s). The Grantee affirms that by the recordation of this document that this Quit Claim Deed does not create an entitlement to obtain a building permit. The Grantee also affirms that he/she will comply with all current State and Kane County land use and housing statutes and ordinances that are in place at the time that the Grantee, his successors and assigns, apply for a building permit, seek to further develop and/or discontinue the agriculture use(s).

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

STATE OF UTAH, IN WITNESS WHEREOF, the GRANTOR(S) have executed this instrument this _____ day of _____, 20 _____

STATE OF UTAH
COUNTY OF KANE

On the _____ day of _____ 20____,
_____ Of the above instrument personally appeared before me and acknowledged to me that he/she executed the same.

Notary Public _____

My Commission Expires: