Application for Project Review
Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):	Ordinance Reference:
☐ Annexation	11A-301
☐ Appeal	11B-400
☐ Conditional Use Permit	11C-500
☐ Condominium/Townhouse	11E-524 or 11E-525
☐ Encumbrance	
☐ Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107-A-2
☒ Lot Split/Lot Line Adjustment	11E-506
☒ Plat Amendment (Subdivision)	
☐ PUD Development Plan	11C-1950, 11E-100, and 11F-100
☐ PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ PRUD Conceptual	11C-1950, 11E-100, and 11F-100
☐ PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ Subdivision	11E-100
☒ Vacation of Subdivision	11E-523
☐ Variance	11B-308
☐ Water Transfer	13A-1300
☐ Zone Change	
☐ AEG Meeting, (Affected Entity Group)	
☐ Other Land Use Permit _____	

Project Name: Argyle Harbor Village Current Zone: C3 Proposed Zone: NA

Property Address: 480 W. Marina Oasis

Parcel #

Contact Person: Jared Argyle Phone #: 603-732-6690

E-mail address: Argyle Jared @ GMAIL.Com

Mailing Address: Box 359 Garden City UT 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices.

Lot Size in acres or square feet: _____ Number of dwellings or lots: _____

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

_____
Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

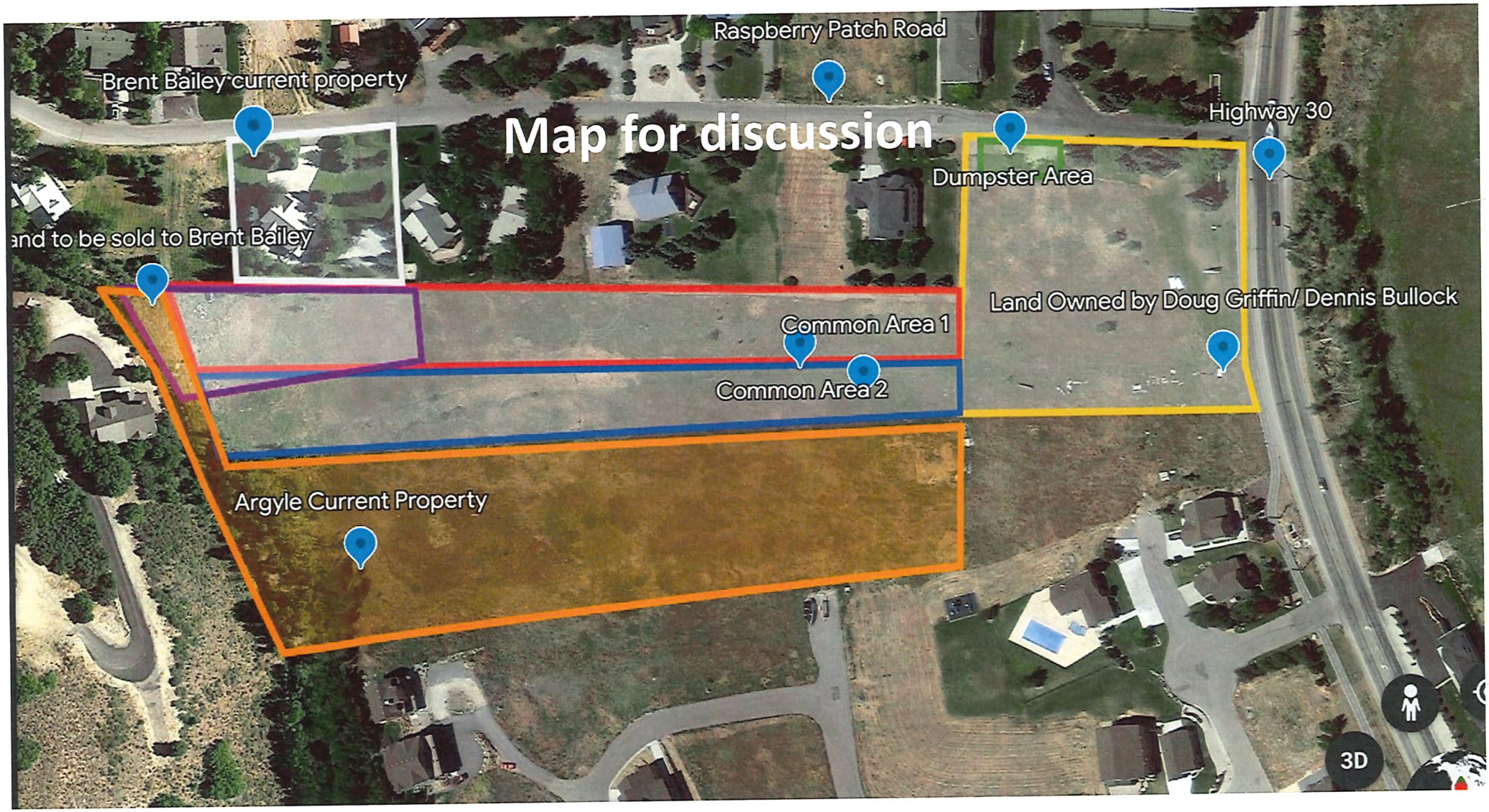
_____
Signature of Owner of Record

_____
Signature of Owner of Record

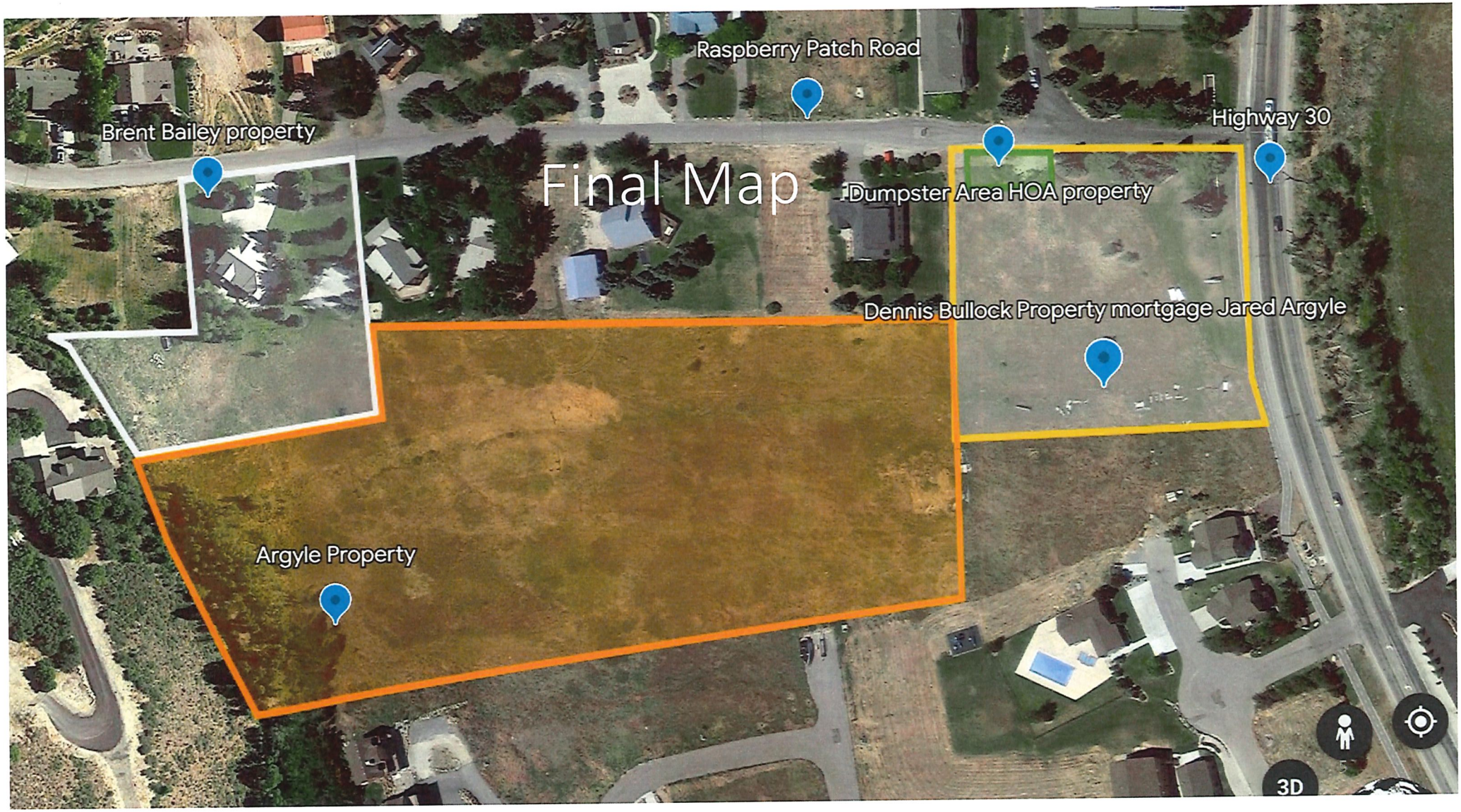
_____
Signature of Owner of Record

Office Use Only
Date Received: _____ Fee: _____ By: _____

- Before -

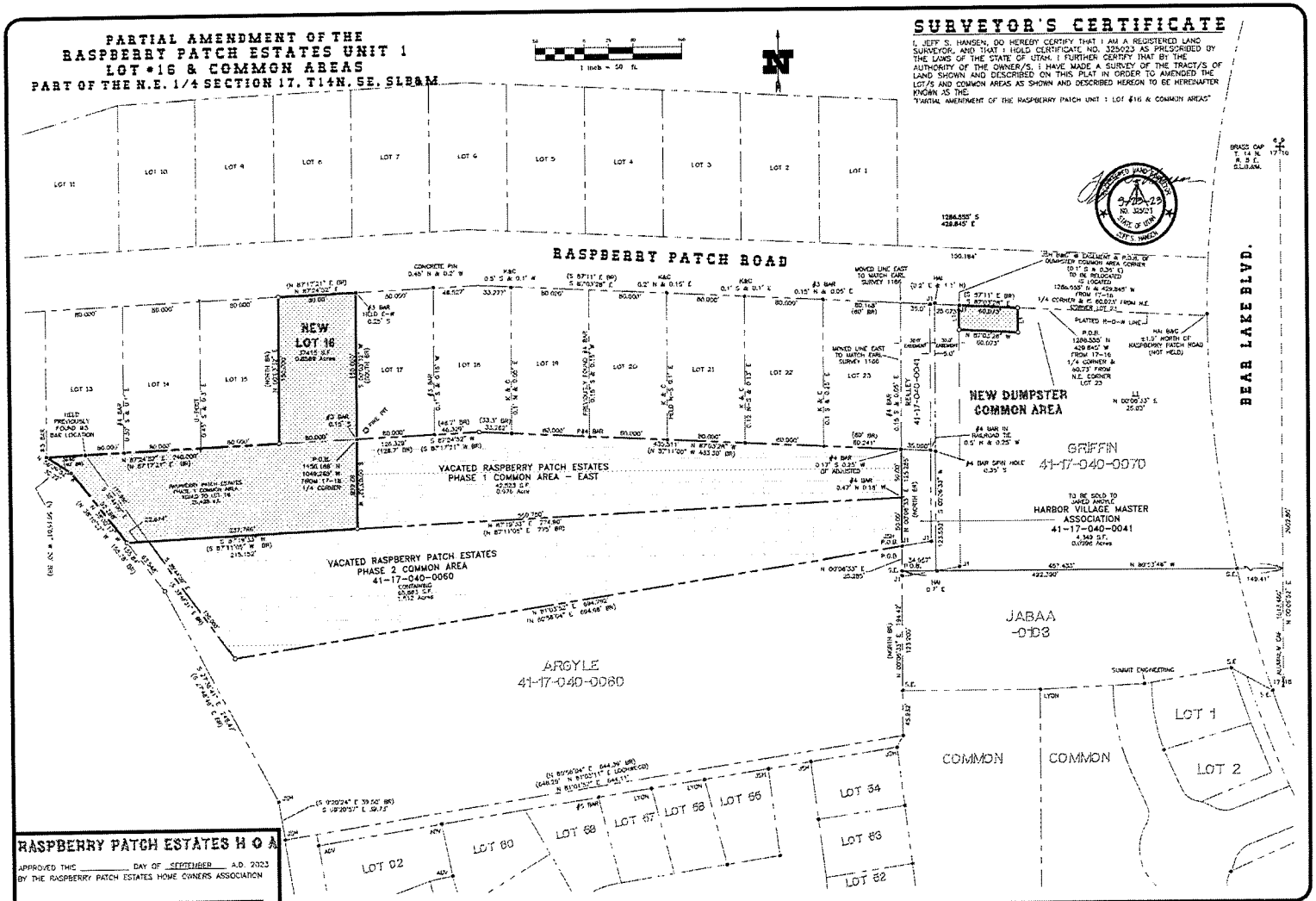

Map for discussion
Raspberry Patch Road
Brent Bailey current property
Highway 30
Dumpster Area
and to be sold to Brent Bailey
Land Owned by Doug Griffin/ Dennis Bullock
Common Area 1
Common Area 2
Argyle Current Property
3D

- after


Final Map
Raspberry Patch Road
Brent Bailey property
Highway 30
Dumpster Area HOA property
Dennis Bullock Property mortgage Jared Argyle
Argyle Property
3D

PARTIAL AMENDMENT OF THE RASPBERRY PATCH ESTATES UNIT 1 LOT #16 & COMMON AREAS

PART OF THE N.E. 1/4 SECTION 17, T14N, S.E, SLB&M



SURVEYOR'S CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER/S, I HAVE MADE A SURVEY OF THE TRACT/S OF LAND SHOWN AND DESCRIBED ON THIS PLAT IN ORDER TO AMENDED THE LOT/S AND COMMON AREAS AS SHOWN AND DESCRIBED HEREON TO BE HEREINAFTER KNOWN AS THE:

"PARTIAL AMENDMENT OF THE RASPBERRY PATCH UNIT 1 LOT #16 & COMMON AREAS"

9-20-22
NO. 325023
STATE OF UTAH
JEFF S. HANSEN

Amended Lot 16 Legal Description

A parcel of Ground located in the Northeast Quarter of Section 17, Township 14 North, Range 5 East of the Salt Lake Base & Meridian, Described as follows:

Commencing the Aluminum Cap found at the East Quarter Corner of Section 17, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap Found at the Northeast Corner of said Section 17 Bears North 00°06'52" East 2,662.80 feet, and running Thence North 1,156.16ft feet and West 1,049.26ft feet to the Southeast Corner of Lot 16 of the Raspberry Patch Estates, Unit 1 Subdivision and is the point of beginning, and running Thence South 00°03'32" west 92.66ft feet; Thence South 87°16'33" West (South 87°11'05" West by record) 237.78ft feet; Thence North 3°00'17" West (North 3°10'22" West by record) 92.78ft feet, Thence North 86°39'52" West (North 86°49'01" West by record) 30.22 feet to a found #5 bar at the Southeast Corner of Lot 13 of said Raspberry Patch Estates Phase 1; Thence North 87°24'52" East (North 87°17'21"East by record) 240.00 feet the Southeast Corner of said Lot 16; Thence North 00°03'32" East (North by record) 150.00ft feet to the Northeast Corner of said Lot 16; Thence North 87°24'52" East (North 87°17'21"East by record) 80.00 feet to the Northeast Corner of said Lot 16, Thence South 00°03'32" West (South by record) 150.00ft feet to the point of beginning.

Containing 37,415ft Square Feet or 0.859 Acres More or Less.

New Dumpster Area Legal Description

A parcel of Ground located in the Northeast Quarter of Section 17, Township 14 North, Range 5 East of the Salt Lake Base & Meridian, Described as follows:

Commencing the Aluminum Cap found at the East Quarter Corner of Section 17, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap Found at the Northeast Corner of said Section 17 Bears North 00°06'52" East 2,662.80 feet, and running Thence North 1,288.55ft feet and West 429.84ft feet to the point of beginning, a point on the South line of Raspberry Patch Road as a distance 60.07ft feet South 87°03'28" East (South 87°11' East by record) from the Northwest Corner of Lot 23 of the Raspberry Patch Estates, Unit 1 Subdivision, said point being the Northeast Corner of the New Raspberry Patch Estates Dumpster Common Area, and running Thence South 02°56'33" West 25.00 feet; Thence South 87°03'28" East 80.07ft feet; Thence North 02°56'33" East 25.00 feet to aforementioned road line; Thence North 87°03'28" West along said road 80.07ft feet to the point of beginning.

Containing 1902 Square Feet, Or 0.0340 Acre.

Vacated Common Area Legal Description

A parcel of Ground located in the Northeast Quarter of Section 17, Township 14 North, Range 5 East of the Salt Lake Base & Meridian, Described as follows:

Commencing the Aluminum Cap found at the East Quarter Corner of Section 17, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap Found at the Northeast Corner of said Section 17 Bears North 00°06'52" East 2,662.80 feet, and running Thence North 1,156.16ft feet and West 1,049.26ft feet to the Southeast Corner of Lot 16 of the Raspberry Patch Estates, Unit 1 Subdivision and is the point of beginning, and running Thence South 00°03'32" West 92.66ft feet; Thence South 87°16'33" West (South 87°11'05" West by record) 215.15ft feet; Thence South 35°44'00" East (South 35°49'31"East by record) 150.00 feet; Thence North 87°03'32" East 624.78ft feet (North 87°06'04"East 624.26 feet by record); Thence North 06°04'33" East (North by record) 126.40 feet to the Southeast Corner of Lot 23 of said Raspberry Patch Estates, Unit 1 Subdivision, Thence North 87°03'28" West 433.51ft (North 87°11'00" West 433.30 feet by record) to the point of beginning, and running Thence South 87°24'52" West 128.33 feet (South 87°17'21" West 126.13 feet by record) to the point of beginning.

Containing 106,386 Square Feet or 2.489 Acres More or Less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED ADJUSTED LOTS, HAVING CAUSED THE SAME TO BE SURVEYED AND ADJUSTED AS SHOWN AND DESCRIBED HEREON TO HEREINAFTER BE KNOWN AS THE:

"PARTIAL AMENDMENT OF THE RASPBERRY PATCH ESTATES UNIT 1 LOT #16 & COMMON AREAS"

LOTS 77 AND 78, AND 90 HEREBY DEDICATE THOSE AREAS NOTED HEREON AS PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY THE HOMEOWNERS ASSOCIATION.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS DAY OF _____ A.D. 2023.

LOT 16

GRIFFIN

HOA

ACKNOWLEDGMENT

GRIFFIN

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____ 20_22_

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

RASPBERRY PATCH ESTATES H O A

APPROVED THIS _____ DAY OF SEPTEMBER A.D. 2023
BY THE RASPBERRY PATCH ESTATES HOME OWNERS ASSOCIATION

_____
CHAIRPERSON

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF _____ RECORDED
AND FILED AT THE REQUEST OF
DATE _____ TIME _____ FEE
ABSTRACTED

INDEX
FILED IN: FILE OF PLATS COUNTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D. 2023.
BY THE GARDEN CITY ATTORNEY.

_____
ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF SEPTEMBER A.D. 2023
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION

_____
CHAIRPERSON

MAYOR'S APPROVAL

PRESENTED TO THE GARDEN CITY MAYER THIS _____ DAY OF SEPTEMBER A.D. 2023, AT WHICH TIME THIS SUBDIVISION AMENDMENT WAS APPROVED AND ACCEPTED.

_____ MAYOR _____ ATTEST

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF SEPTEMBER, 2023 BY THE GARDEN CITY ENGINEER.

_____
ENGINEER

HOME OWNER'S ASSOCIATION

APPROVED THIS _____ DAY OF SEPTEMBER, 2023 BY THE RASPBERRY PATCH

_____
REPRESENTIVE

LOT 16 ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF

ON THIS _____ DAY OF SEPTEMBER 20_23

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES

SETBACKS ARE
_____ FRONT
_____ REAR
_____ SIDES

JSH
SURVEYING & DRAFTING INC.
P.O. BOX 300 ◇ WELLSVILLE, UTAH 84339
(435) 245-9090 • TOLL FREE 1-888-420-0265

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