



July 10, 2024, 6:00 PM
Kane County Planning Commission
Land Use Authority
Kane County Commission Chambers
76 N. Main Street, Kanab, Utah

To watch this meeting live:
Video call link: <https://meet.google.com/oux-rdjw-orn>
Or dial: (US) +1 339-707-7414 PIN: 555 977 356#

AGENDA

6:00 PM

Call to Order
Invocation
Pledge of Allegiance

1. Update on Commission Actions

Commissioner Wade Heaton will relay the County Commission's most recent land use actions.

2. Approval of Minutes

June 12, 2024

ADMINISTRATIVE ITEMS

Public Hearing*

3. Lot Joinder: Moon

An application to amend a subdivision plat for a lot joinder on behalf of Chul Hyun Moon, joining lots 17 & 18 becoming new lot 17 containing 0.97 acres, Block "A" Church Wells Plant "A" Amended. Submitted by Tom Avant, Iron Rock Group, holding power of attorney.

Public Hearing*

4. Lot Joinder: Long

An application to amend a subdivision plat for a lot joinder on behalf of Bradford C. and Mary B. Long, joining lots 32 & 33 becoming new lot 32 containing 1.13 acres, Lost Creek Subdivision. Submitted by Tom Avant, Iron Rock Group, holding power of attorney.

Public Hearing*

5. Amended Plat: Clarkson

An application to amend a subdivision plat on behalf of Dale E. & Patsy Clarkson, Jeffrey C. & JoAnn C. Michelsen, and Dirk Clayson, amending lots 11, 112, 113, 115 & 116 Deer Springs Ranch Plat "F", creating new lots 111A, 112A, 113A, 115A, & 116A. Submitted by Tom Avant, Iron Rock Group, holding power of attorney.

Agenda items may be accelerated or taken out of order without notice as the Administration deems appropriate.

*Public hearings are intended for the public to provide input to the Commission or to pose questions individuals believe the Commission and staff should consider. Public hearings are not

intended for individual members of the public to engage in conversation. While questions may be posed by a member of the public, the Commission will attempt to refrain from answering or engaging in conversation during the public hearing.

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon McBride at (435) 644-4966 or Wendy Allan at (435) 644-4364.

Planning Commission Meetings Statutory Authority, Rules & Procedures can be found online at kane.utah.gov; General; Land Use Ordinance 9-2-1 through 10.



STAFF REPORT

DATE: 06/21/2024

PROJECT: A complete application for Amending a Subdivision Plat for a Lot Joinder, on behalf of Chul Hyun Moon in the Church Wells Subdivision, Amended Block "A", Plat "A", consisting of lots 17 & 18 becoming new lot 17, containing .98 acres, within Section 3, T43S, R1 East SLB & M. The project was surveyed and submitted by Tom Avant, Iron Rock Group Engineering. These lots are zoned Commercial 2 (C-2), most surrounding lots in the area are zoned C-1. The zoning will remain the same.

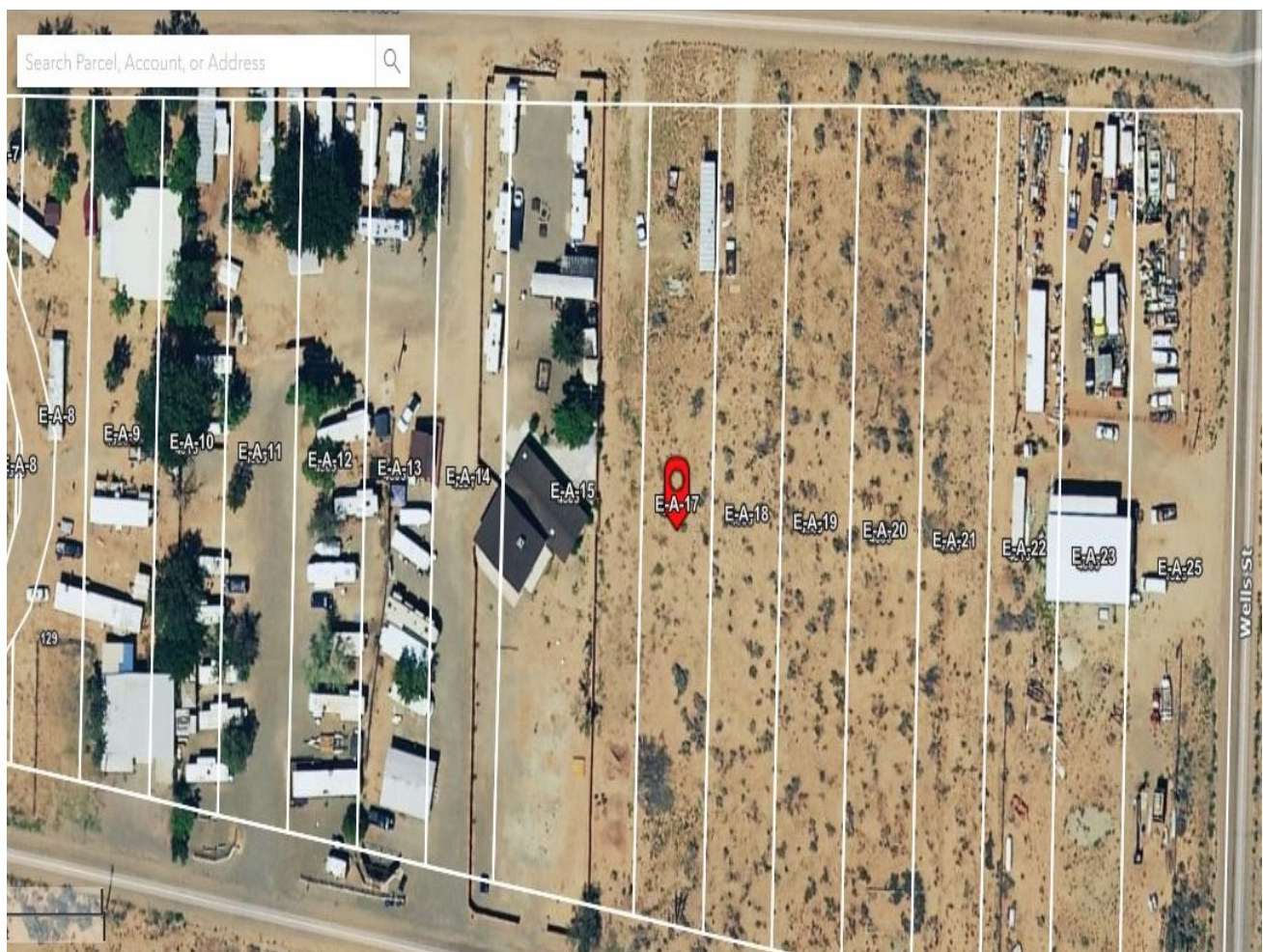
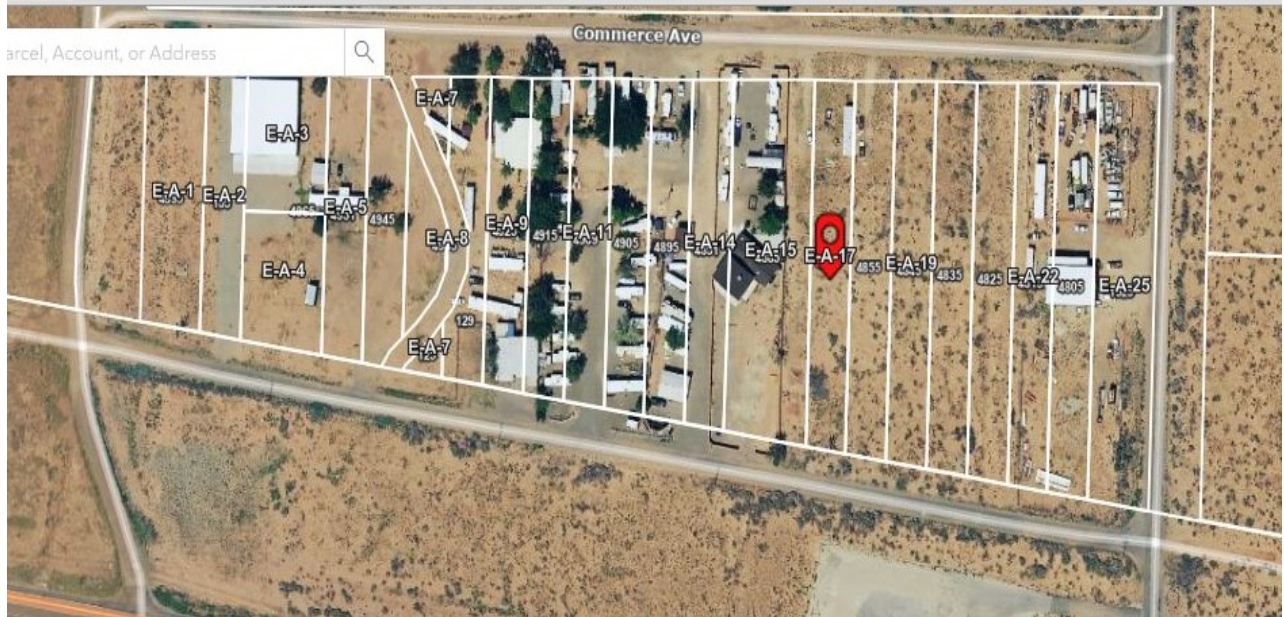
The reason for the lot joinder is to build current project.

FINDINGS: Amending (joining) the above-stated lots conforms to the standards in the Kane County Land Use Ordinance 9-21E-9 (A-F) and Utah Code Sections §17-27a-201, 202, 206, 208 and §17-27a-608, 609. All requirements have been met. The project has been posted in two public places, and on the county and state websites. Notices were mailed out to all property owners within 500 feet of the project. The new lot will retain the C-2 zone.

STAFF DETERMINATIONS: Kane County Surveyor, Paul Wilson, recommends approval of this project. Kane County Land Use Administrator, Shannon McBride, has reviewed the application and supporting documents and recommends approval. The project complies with county and state ordinance requirements.

MOTION: I move to **approve/deny** the amended subdivision plat for a Lot Joinder, on behalf of Chul Hyun Moon in the Church Wells Subdivision, Amended Block "A", Plat "A" Subdivision, consisting of lots 17 & 18 becoming new lot 17, based on the findings documented in the staff report.

THANK YOU.



76 North Main Street, Kanab, Utah 84741

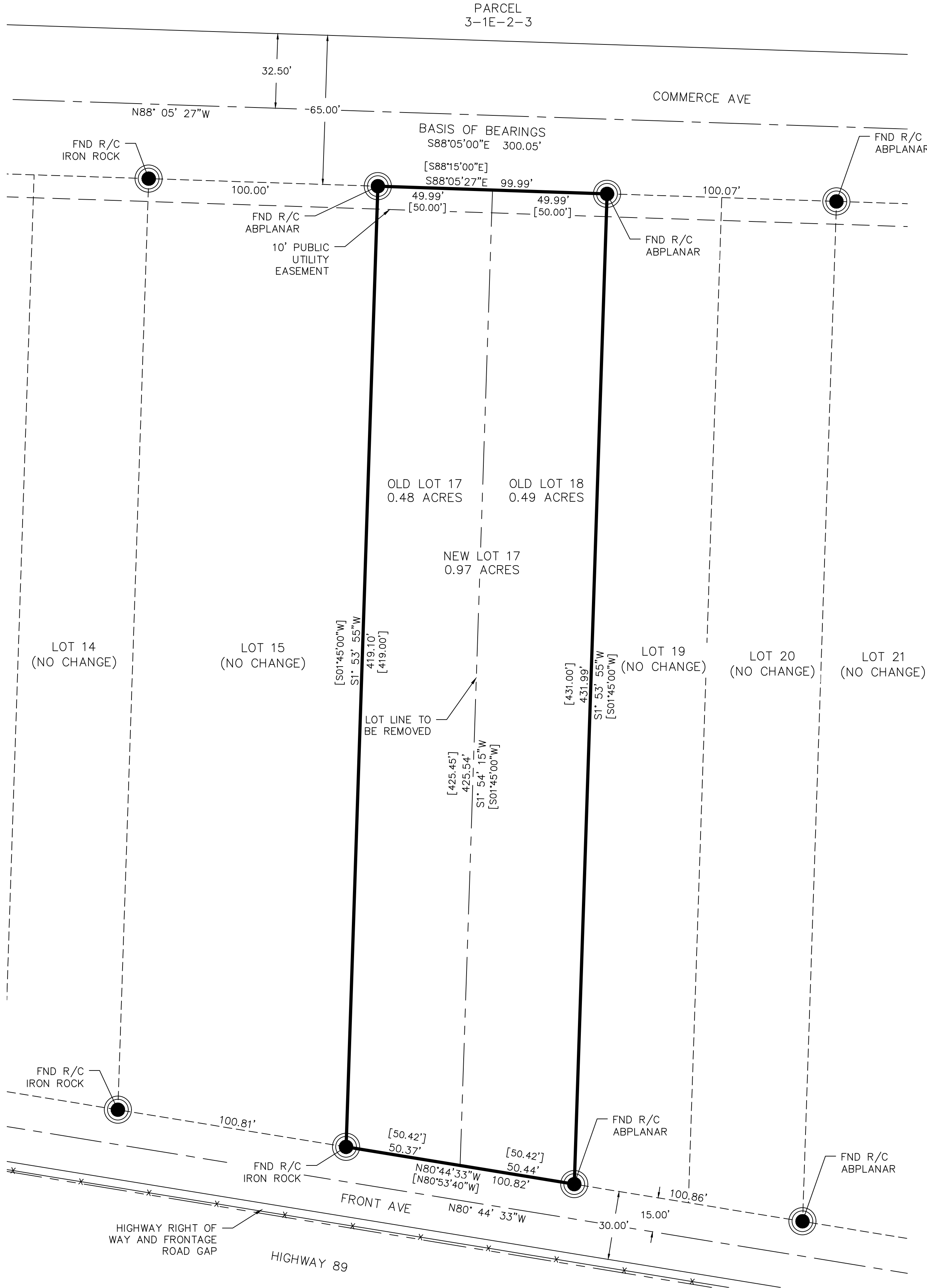
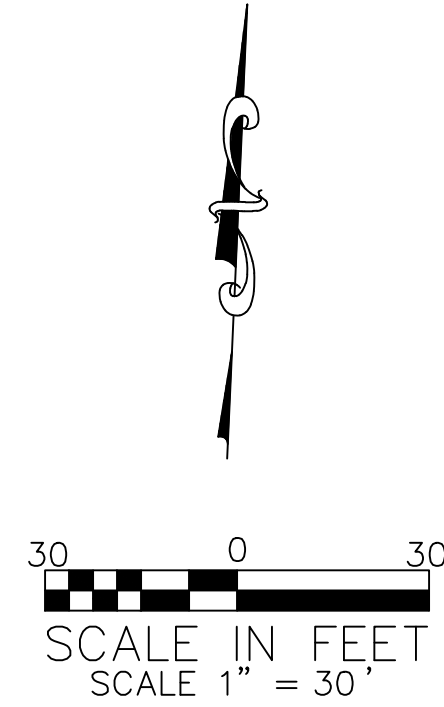


Building on Solid Foundations

460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

AMENDED PLAT
LOTS 17 & 18
BLOCK "A" CHURCH WELLS PLAT "A" AMENDED
CHURCH WELLS, UTAH

AMENDED LOTS 17 & 18 BLOCK "A" CHURCH WELLS PLAT "A" AMENDED CITY OF CHURCH WELLS, UTAH LOCATED IN NE¹/₄ SW¹/₄ OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND:

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED IRON ROCK PLS 5561917
- ⦿ FOUND MONUMENT AS NOTED
- ◆ FOUND SECTION MONUMENT AS NOTED
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - LOT LINE TO BE REMOVED
- - - STREET CENTER LINE
- - - EASEMENT
- x - FENCE
- - - SURVEY BOUNDARY
- [] RECORD BEARING AND DISTANCE

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the hereon owners, I have made a survey of the tract of land as shown on this Plat and have the 2 lots joined into a single lot as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"AMENDED LOTS 17 & 18 BLOCK "A" CHURCH WELLS PLAT "A" AMENDED"

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Thomas W. Avant, PLS # 5561917

Date:

NARRATIVE

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Amended Plat at the request of the client. The purpose of the survey is to delineate the boundaries and to combine lots 17 and 18 into one lot. All corners are set and found as shown. The basis of bearing for this survey is from the North West Corner of Lot 19 to the North East Corner of old Lot 20 with a Bearing of S88°05'00"E and a Distance of 300.05' in the Utah State Plane coordinate system South Zone.

LEGAL DESCRIPTION:

All of Lots 17 and 18 of Church Wells Subdivision Plat A Amended, as recorded on Plat E-A in the Office of the Kane County Recorder, Utah, more particularly described as follows:

BEGINNING at the Southeast Corner of said Lot 18, and running; thence, along the south lines of said lots, North 80° 44' 34" West 100.82 feet, to the Southwest Corner of said Lot 17; thence, along the West Line of said lot, North 01° 53' 55" East 419.10 feet, to the Northwest Corner of said lot; thence, along the North Line of said lots, South 88° 05' 27" East 99.99 feet, to the Northeast Corner of said Lot 18; thence, along the East Line of said lot, South 01° 53' 55" West 431.99 feet, to the POINT OF BEGINNING; containing 0.98 acres (more or less).

SURVEYED AT THE REQUEST OF :

CHUL-HYUN MOON
1204 ALDERTON LN
LAS VEGAS, NV 89144

REFERENCED DOCUMENTS

- CHURCH WELLS SUBDIVISION PLAT "A". BOOK 5, PAGE E AMENDED 1990.

ACKNOWLEDGMENT STATE OF UTAH,) s.s. COUNTY OF) On this _____ day of _____, 20____, personally appeared before me CHUL-HYUN MOON, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat. Notary Public Full Name: _____ Commission Number: _____ My Commission Expires: _____ A Notary Public Commissioned in Utah Notary Public (signature) No Stamp required (Utah Code 46-1-16(6))	OWNER'S DEDICATION CHUL-HYUN MOON, as the owner of the real property described in the Boundary Description, having caused the Property to be combined into one lot, consent to the preparation and recording of this Plat. IN WITNESS WHEREOF, CHUL-HYUN MOON, has made the above dedications this _____ day of _____, 20____. CHUL-HYUN MOON 1204 ALDERTON LN LAS VEGAS, NV 89144
COUNTY ATTORNEY CERTIFICATE I, _____, Attorney for Kane County, do hereby certify that I have examined the above Survey and said Survey meets the requirements of Kane County and is hereby recommended for approval this _____ day of _____, 20____.	CERTIFICATE OF RECORDING I, _____, Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20____.
KANE COUNTY ATTORNEY Kane County, Utah	RECORDED AND FILED AT THE REQUEST OF: KANE COUNTY RECORDER ENTRY NO. _____ DATE TIME BOOK PAGE FEE

by the Kane County Commission We the Kane County Commission have reviewed the hereon Survey and by authorization of said Kane County Commission recorded in the minutes of it's meeting of the _____ day of _____, 20____, hereby accept the said Survey with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder. Attest: _____ Chairman _____ Kane County Commission	APPROVAL of the PLANNING COMMISSION COUNTY SURVEYOR CERTIFICATE I, _____, Kane County Surveyor, do hereby certify that this office has examined the above Survey 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 Kane County, Utah
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INITIAL	SUBMITTAL	DATE:	04-10-2024
REV#	DATE:	DESCRIPTION:	

DRAWN BY: CM
SCALE: 1" = 30'
SHEET: 1 OF 1



STAFF REPORT

DATE: 06/21/2024

PROJECT: A complete application for Amending a Subdivision Plat for a Lot Joinder, on behalf of Bradford C. and Mary B. Long in the Lost Creek Subdivision, consisting of lots 32 & 33 becoming new lot 32, containing 1.13 acres, within Section 5, T38S, R7 West SLB & M. The project was surveyed and submitted by Tom Avant, Iron Rock Group Engineering. These lots are zoned Residential ½ (R-1/2), most surrounding lots in the area are zoned R-1/2. The zoning will remain the same.

The reason for the lot joinder is to save on taxes and fees.

FINDINGS: Amending (joining) the above-stated lots conforms to the standards in the Kane County Land Use Ordinance 9-21E-9 (A-F) and Utah Code Sections §17-27a-201, 202, 206, 208 and §17-27a-608, 609. All requirements have been met. The project has been posted in two public places, and on the county and state websites. Notices were mailed out to all property owners within 500 feet of the project. The new lot will retain the R-1/2 zone.

STAFF DETERMINATIONS: Kane County Surveyor, Paul Wilson, recommends approval of this project. Kane County Land Use Administrator, Shannon McBride, has reviewed the application and supporting documents and recommends approval. The project complies with county and state ordinance requirements.

MOTION: I move to **approve/deny** the amended subdivision plat for a Lot Joinder, on behalf of Bradford C. and Mary B. Long in the Lost Creek Subdivision, consisting of lots 32 & 33 becoming new lot 32, based on the findings documented in the staff report.

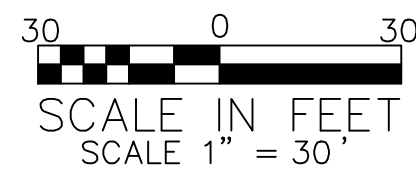
THANK YOU.

KANE COUNTY, UTAH
LOCATED IN SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION
TOWNSHIP 38 SOUTH, RANGE 7 WEST
SALT LAKE BASE AND MERIDIAN



460 E. 300 SOUTH
ANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

LONG
AMENDED PLAT
LOTS 32 & 33 LOST CREEK SUBDIVISION
KANE COUNTY, UT



SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, a Professional Land Surveyor, License Number 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the property described herein in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this Record of Survey.

Thomas W. Avant, PLS # 5561917

Date: _____

NARRATIVE

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Record of Survey at the request of the client. The purpose of the survey is to delineate the boundaries. All corners are set and found as shown. The basis of bearing for this survey as measured between northeast corner of lot 33 and the southeast corner of lot 33 with a bearing of South 14°32'53" West and a distance of 176.19 feet, Utah State Plane coordinate system South Zone.

Legal Description:

Legal Description:
All of Lots 32 and 33 of Lost Creek Subdivision, as recorded on Plat 160 in the Office of the Kane County Recorder, Utah, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 32, and running; thence, along the north line of said lot, South 73° 50' 37" East 194.60 feet, to the northeast corner of said lot; thence, along the westerly line of said Lot 33, North 21° 35' 36" East 50.67 feet, to the northwesterly corner of said lot; thence, along the northerly line of said lot, South 64° 40' 51" East 124.38 feet, to the northeasterly corner of said lot; thence, along the easterly line of said lot, South 14° 32' 53" West 176.19 feet, to the southeast corner of said lot, the northerly right-of-way of Lost Creek Drive and the beginning of a non-tangential curve; thence, along said right-of-way and the curve to the right, 142.72 feet, having a radius of 775.00 feet, a central angle of 10° 33' 04" and whose long chord bears North 72° 26' 51" West 142.52 feet; thence North 67° 06' 13" West 98.84 feet, to the beginning of a non-tangential curve; thence, along the curve to the left, 52.21 feet, having a radius 525.00 feet, a central angle of 05° 41' 52" and whose long chord bears North 69° 52' 54" West 52.19 feet, to a non-tangent curve; thence, along the curve to the right, 36.46 feet, having a radius of 25.00 feet, a central angle of 83° 30' 45" and whose long chord bears North 30° 53' 36" West 33.30 feet, to the easterly right-of-way of Butch Cassidy Lane; thence, along said right-of-way, North 10° 37' 46" East 104.61 feet, to the POINT OF BEGINNING; containing 1.13 acres (more or less).

SURVEYED AT THE REQUEST OF :
BRADFORD C & MARY B LONG
26100 FARMINGTON RD
MENIFEE, CA 92584

REFERENCED DOCUMENTS

- FINAL PLAT LOST CREEK SUBDIVISION, 2002 S-160.

STATE OF UTAH,)
) s.s.

COUNTY OF).

On this _____ day of _____, 20____, personally appeared before me Bradford C Long and Mary B Long who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat.

Natary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Natary Public Commissioned in Utah

Natary Public (signature)
No Stamp required (Utah Code 46-1-16(f))

OWNER'S DEDICATION

The Owner(s) of the real property described in the Boundary Description, does consent to the preparation and recording of this Amended Plat and Subject to any conditions and restrictions stated herein, have caused the same to be combined into one Lot.

IN WITNESS WHEREOF, we have hereunto set our hands this this _____ day of _____, 20____.

BRADFORD C LONG
26100 FARMINGTON RD
MENIFEE, CA 92584

MARY B LONG
26100 FARMINGTON RD
MENIFEE, CA 92584

COUNTY SURVEYOR CERTIFICATE

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

APPROVAL AND ACCEPTANCE
by the Kane County Land Use Authority

We the Kane County Land Use Authority have reviewed the hereon Amended Plat and by authorization of said Kane County recorded in the minutes of it's meeting of the _____ day of _____, 20____, hereby accept the said Amended Plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

Chairman—
Kane County Land Use Authority

COUNTY ATTORNEY CERTIFICATE

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

KANE COUNTY ATTORNEY

CERTIFICATE OF RECORDING

I, _____, Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20____.

KANE COUNTY RECORDER

DATE

ENTRY NO. _____

BOOK _____

RECORDED AND FILED AT THE
REQUEST OF:

PAGE _____ FEE _____

DRAWN BY: CM

SCALE: 1" = 30'

SHEET:

1 OF 1



STAFF REPORT

DATE: 6/27/24

PROJECT: A complete application for Amending a Subdivision Plat for additional 10 acre lots; lot 102-111 consisting of 20.23 acres, splitting into two 10.11 acres lots becoming lots 111 & 111A and lot 102-112 consisting of 20.18 splitting them into two 10.09 acre lots becoming lots 112 & 112A owned by Clarkson Investments LC; lot 102-113 owned by Nine Js LLC, consisting of 20.08 acres to be split into two 10.04 acre lots becoming lots 113 and 113A; lot 102-115 consisting of 20.10 acres and splitting it into two 10.05 acre lots becoming new lots 115 & 115A; lot 102-116 owned by C. Dirk Clayson, Manzanita Properties LLC consisting of 20.07 acres and splitting the lot into two 10.03 acres lots becoming lots 116 & 116 A in the Deer Springs Ranch Plat "F", within the NE1/4 NW1/4 of Section 29, T39S, R4W SLB & M. The project was submitted by Chris Heaton, Iron Rock Engineering Group, holding power of attorney. All lots are zoned Agricultural as are all surrounding lots. The zoning will remain the same.

The reason for the subdivision amendment is to split lots.

FINDINGS: Amending five lots as stated above conforms to the standards in Kane County Land Use Ordinance, 9-21E-9, (A-F) and Utah Code Sections §17-27a-201, 202, 206, 208 and §17-27a-608, 609 and 609.5. All requirements have been met. The project has been posted in two public places and on the county and state websites. Notices were mailed out to all property owners within 500 feet of the project. The new lots will retain the Agricultural zoning (AG).

STAFF DETERMINATIONS: Kane County Engineer, Kelvin Smith, recommends approval of this project. Shannon McBride, Kane County Land Use Administrator, has reviewed the application and supporting documents and recommends approval. The project complies with County and State ordinance requirements.

MOTION: I move to **recommend approval/denial** to the Kane County Commissioners Amending a Subdivision Plat, for Deer Springs Ranch Plat "F", based on the findings documented in the staff report.



76 North Main Street, Kanab, Utah 84741

AMENDED LOTS
111, 112, 113, 115 & 116 DEER
SPRINGS RANCH PLAT "F"

LOCATED IN SECTION 29
TOWNSHIP 39 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

Utah Plat Certificate:

I, Thomas W. Avant, a Professional Land Surveyor, License Number 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this Plat. I certify that by authority of the hereon owners, I have made a survey of the Tract of Land as shown on this Plat in order to combine lots 546 and 457.

Thomas W. Avant, PLS # 5561917

Date:

NARRATIVE

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Record of Survey at the request of the client. All corners are set and found as shown. The basis of bearing for this survey is measured from the Utah State Plane coordinate system South Zone as measured between the Northeast corner of Lot 208 and the Southeast corner of Lot 208 bearing N0°57'05"E and a distance of 603.12 feet.

Legal Description:

All of Lots 111, 112, 113, 115 and 116 of Deer Springs Ranch Plat 'F', as recorded in the Office of the Kane County Recorder, Utah, more particularly described as follows:

Parcel 1:

All of Lots 111 and 112 of Deer Springs Ranch Plat 'F', as recorded in the Office of the Kane County Recorder, Utah, more particularly described as follows:

The NE1/4 NW1/4 of Section 29, Township 39 South, Range 4 West, Salt Lake Base and Meridian,

BEGINNING at the North 1/4 Corner of said section, and running; thence, along the North-South 1/4 Line, South 00° 39' 05" West 661.45 feet, to the Center-North-North 1/64 Corner; thence, along the said line, South 00° 24' 37" West 659.19 feet, to the Center-North 1/16 Corner; thence, along the North 1/16 Line, North 89° 36' 17" West 1334.20 feet, to the Northwest 1/16 Corner; thence, along the East 1/16 Line, North 00° 26' 34" East 1317.45 feet, West 1/16 Corner; thence, along the Section Line, South 89° 44' 27" East 1336.24 feet, to the POINT OF BEGINNING; containing 40.41 acres (more or less).

Parcel 2:

All of Lot 113 of Deer Springs Ranch Plat 'F', as recorded in the Office of the Kane County Recorder, Utah, more particularly described as follows:

BEGINNING at Center-North 1/16 Corner of Section 29, Township 39 South, Range 4 West, Salt Lake Base and Meridian, and running; thence, along the North 1/16 Line, South 89° 34' 24" East 1328.45 feet, to the Northeast 1/16 Corner; thence, along the East 1/16 Line, South 00° 28' 11" West 1316.87 feet, to the Center-East 1/16 Corner; thence North 44° 48' 10" West 1869.84 feet, to the POINT OF BEGINNING; containing 20.08 acres (more or less).

Parcel 3:

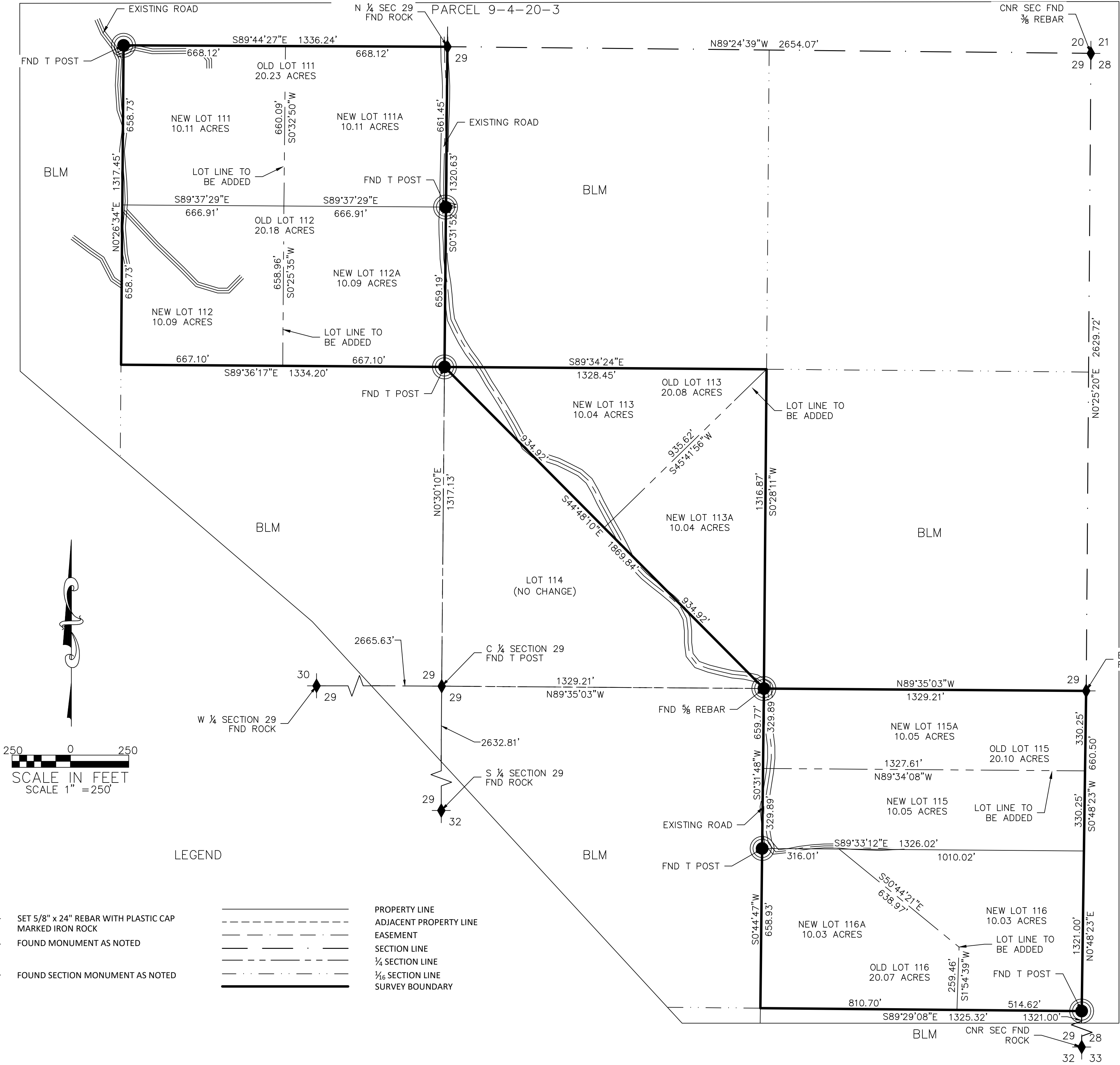
All of Lots 115 and 116 of Deer Springs Ranch Plat 'F', as recorded in the Office of the Kane County Recorder, Utah, more particularly described as follows:

The NE1/4 SE1/4 of Section 29, Township 39 South, Range 4 West, Salt Lake Base and Meridian,

BEGINNING at the East 1/4 Corner of said section, and running; thence, along the East Section Line, South 00° 48' 23" West 1321.00 feet, to the South 1/16 Corner; thence, along the South 1/16 Line, North 89° 29' 08" West 1325.32 feet, to the Southeast 1/16 Corner; thence, along the North-South 1/4 Line, North 00° 44' 47" East 658.93 feet, to the Center-North-South 1/64 Corner; thence, along said line, North 00° 31' 48" East 659.77 feet, to the Center 1/4 Corner; thence, along the East-West 1/4 Line, South 89° 35' 03" East 1329.21 feet, to the POINT OF BEGINNING; containing 40.20 acres (more or less).

Total Area 100.69 acres (more or less).

STATE OF UTAH,) s.s. COUNTY OF) On this _____ day of _____, 20____, personally appeared before me C. Dirk Clayson, Manager Manzanita Properties, LLC, a Utah limited liability company, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat. Notary Public Full Name: _____ Commission Number: _____ My Commission Expires: _____ A Notary Public Commissioned in Utah Notary Public (signature) No Stamp required (Utah Code 46-1-16(6))	OWNER'S DEDICATION C. Dirk Clayson, Manager Manzanita Properties, LLC, a Utah limited liability company, as the owners of the real property described in the Boundary Description, having caused the Property to be adjusted, consent to the preparation and recording of this Plat. IN WITNESS WHEREOF, C. Dirk Clayson, Manager Manzanita Properties, LLC, a Utah limited liability company, has made the above dedications this _____ day of _____, 20____. C. Dirk Clayson, Manager Manzanita Properties, LLC, a Utah limited liability company
STATE OF UTAH,) s.s. COUNTY OF) On this _____ day of _____, 20____, personally appeared before me Dale E. Clarkson and Patsy W. Clarkson, Trustees of the Dale E. Clarkson Inter Vivos Trust, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat. Notary Public Full Name: _____ Commission Number: _____ My Commission Expires: _____ A Notary Public Commissioned in Utah Notary Public (signature) No Stamp required (Utah Code 46-1-16(6))	OWNER'S DEDICATION Dale E. Clarkson and Patsy W. Clarkson, Trustees of the Dale E. Clarkson Inter Vivos Trust, Manager of the Clarkson Investments, L. C. a Utah Limited Liability Company, as the owners of the real property described in the Boundary Description, having caused the Property to be adjusted, consent to the preparation and recording of this Plat. IN WITNESS WHEREOF, Dale E. Clarkson and Patsy W. Clarkson, Trustees of the Dale E. Clarkson Inter Vivos Trust, Manager of the Clarkson Investments, L. C. a Utah Limited Liability Company, has made the above dedications this _____ day of _____, 20____. Dale E. Clarkson, Trustee of the Dale E. Clarkson Inter Vivos Trust Manager of the Clarkson Investments, L. C. a Utah Limited Liability Company Patsy W. Clarkson, Trustee of the Dale E. Clarkson Inter Vivos Trust Manager of the Clarkson Investments, L. C. a Utah Limited Liability Company



OWNER'S DEDICATION Jeffrey C. Michelsen, Manager and JoAnn C. Michelsen, Manager of NINE Js LLC, a Utah Limited Liability Company, as the owners of the real property described in the Boundary Description, having caused the Property to be adjusted, consent to the preparation and recording of this Plat. IN WITNESS WHEREOF, Jeffrey C. Michelsen, Manager and JoAnn C. Michelsen, Manager of NINE Js LLC, a Utah Limited Liability Company, has made the above dedications this _____ day of _____, 20____. Jeffrey C. Michelsen, Manager NINE Js LLC, a Utah Limited Liability Company JoAnn C. Michelsen, Manager NINE Js LLC, a Utah Limited Liability Company	STATE OF UTAH,) s.s. COUNTY OF) On this _____ day of _____, 20____, personally appeared before me Dale E. Clarkson and Patsy W. Clarkson, Trustees of the Dale E. Clarkson Inter Vivos Trust, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat. Notary Public Full Name: _____ Commission Number: _____ My Commission Expires: _____ A Notary Public Commissioned in Utah Notary Public (signature) No Stamp required (Utah Code 46-1-16(6))	OWNER'S DEDICATION Dale E. Clarkson and Patsy W. Clarkson, Trustees of the Dale E. Clarkson Inter Vivos Trust, as the owners of the real property described in the Boundary Description, having caused the Property to be adjusted, consent to the preparation and recording of this Plat. IN WITNESS WHEREOF, Dale E. Clarkson and Patsy W. Clarkson, Trustees of the Dale E. Clarkson Inter Vivos Trust, has made the above dedications this _____ day of _____, 20____. Dale E. Clarkson, Trustee of the Dale E. Clarkson Inter Vivos Trust Patsy W. Clarkson, Trustee of the Dale E. Clarkson Inter Vivos Trust
STATE OF UTAH,) s.s. COUNTY OF) On this _____ day of _____, 20____, personally appeared before me Jeffrey C. Michelsen, Manager and JoAnn C. Michelsen, Manager of NINE Js LLC, a Utah Limited Liability Company, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat. Notary Public Full Name: _____ Commission Number: _____ My Commission Expires: _____ A Notary Public Commissioned in Utah Notary Public (signature) No Stamp required (Utah Code 46-1-16(6))	Kane County Commission We the Kane County Commission have reviewed the heron Survey and by authorization of said Kane County Commission recorded in the minutes of it's meeting of the _____ day of _____, 20____, hereby accept the said Survey with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder. Attest: _____ Chairman - Kane County Commission	COUNTY SURVEYOR CERTIFICATE I, _____, Kane County Surveyor, do hereby certify that this office has examined the above Amended 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
	APPROVAL AND ACCEPTANCE by the Kane County Land Use Authority We the Kane County Land Use Authority have reviewed the heron Amended Plat and by authorization of said Kane County recorded in the minutes of it's meeting of the _____ day of _____, 20____, hereby accept the said Amended Plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder. Chairman - Kane County Land Use Authority	COUNTY ATTORNEY CERTIFICATE I, _____, Attorney for Kane County, do hereby certify that I have examined the above Amended Plat and said plat meets the requirements of Kane County and is hereby recommended for approval this _____ day of _____, 20____. KANE COUNTY ATTORNEY
	CERTIFICATE OF RECORDING I, _____, Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20____. KANE COUNTY RECORDER ENTRY NO. _____ RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____	DRAWN BY: CM SCALE: 1"= 250' SHEET: 1 OF 1



Building on Solid Foundations

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AMENDED LOTS
111, 112, 113, 115, & 116
DEER SPRINGS RANCH PLAT "F"
KANE, COUNTY, UT

DATE:	5/24/2024
DESCRIPTION:	
INITIAL SUBMITTAL	
REV#	
DATE:	

FOR REVIEW