



ROOSEVELT CITY | UT

May 01, 2024

ROOSEVELT CITY PLANNING AND ZONING COMMISSION MINUTES

CALL TO ORDER

Chair, Dale Tribe called the meeting to order at 5:01 p.m.

ROLL CALL

Members Present:

Lynn Snow, Tommy Hoschouer, Keith Goodspeed, Ren Bagley, Dale Tribe

Members Absent:

Kyle Smoot

APPROVAL OF PREVIOUS MINUTES

APRIL 3, 2024, PLANNING AND ZONING MINUTES, SUNSHINE BELLON

Agenda Attachments

1. [04.03.24 Planning and Zoning Minutes Draft.pdf](#)

Motion submitted by . Seconded by.

Ayes:

Nos:

ACTION ITEMS

MASTER SITE PLAN APPROVAL: AIRPORT 77 & 72- ROOSEVELT INDUSTRIAL PROPERTIES, SEAN PHILIPOOM

Site plan for an industrial building on two acres. Zoned Heavy Manufacturing District M-2. The property owner is Nate Brockbank, who is being represented by Sean Philipoom.

Agenda Attachments

1. [SKM_C250i24041813360.pdf](#)

Planning and Zoning Division Manager, Drew Eschler introduced the item on behalf of Sean Philipoom, who participated in the meeting via Zoom. Mr. Eschler explained that this same site plan had previously been approved for the adjoining lot to the east, and that now Mr. Philipoom was requesting approval for the same plan spanning lots 77 & 72. The site plan covers two lots, but a building will only be constructed on one lot, and the other will remain an open yard. The property will be on a septic system, and the other utilities are available.

Motion to approve submitted by Keith Goodspeed. Seconded by Ren Bagley.

Ayes: Lynn Snow, Tommy Hoschouer, Keith Goodspeed, Ren Bagley, Dale Tribe

Nos: none

SUBDIVISION PRELIMINARY PLAT APPROVAL: HIGH DESERT ESTATES, WAYNE MALNAR

This amended site plan proposes subdividing parcels 00-005-900, 00-0035-2040, and 00-0035-2039 into eight (8) lots of approximately one half (1/2) acre. The lots are located near Pole Line Road and State Street. The site plan has been reviewed by City Staff, and Duchesne County has approved access roads off Poleline Road, which is a Duchesne County road. A public hearing must be held before the final approval of the subdivision. Current zoning is Residential District R-1-6. *"To provide areas for low density, single-family and two-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size: six thousand (6,000) square feet."*

Agenda Attachments

1. [SUBDIVISION 2402-008-Subdivision Plat.pdf](#)

Planning and Zoning Division Manager, Drew Eschler introduced the item and explained that although the property had been annexed into Roosevelt City, the proposed lots will be accessed from a County road, which means that there are some county guidelines that need to be followed as far as easements and approaches. The proposed subdivision includes 8 lots, 2 of which were already plotted and approved in the 80s. Mr. Eschler indicated where the County approved access points would be, and also explained that the road was not to grade to allow for curb gutter and sidewalk construction, but that the easements would be held so that they could be constructed in the future when the road is brought up to grade.

Motion to approve submitted by Lynn Snow. Seconded by Keith Goodspeed
Ayes: Keith Goodspeed, Lynn Snow, Ren Bagley, Tommy Hoschouer, Dale Tribe

Nos: none

PLANNING AND ZONING DIVISION MANAGER REPORT

- Title 17 needs to be brought back for final review. We did look at manufactured housing, and it is state mandated that we need to allow it in all of our zones. We need to hold a public hearing on the title, which will happen at the next meeting.
- Still working on tiny home and the short-term rental section of the code. RCC is collecting data, and we are getting closer to having something to present for an initial review.
 - Suggested that the commission start thinking about how they want to approach zoning for short-term rentals, a special zone where they will be allowed?

ITEMS FOR FUTURE DISCUSSION

ADJOURN

Further information can be obtained by contacting Sunshine Bellon at (435) 823-0519. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify Sunshine Bellon at 255 South State Street, Roosevelt, Utah, 84066, at least three days prior to the hearing to be attended.

5:26 p.m.

Motion to adjourn submitted by Tommy Hoschouer. Seconded by Ren Bagley.

Ayes: Keith Goodspeed, Lynn Snow, Ren Bagley, Tommy Hoschouer, Dale Tribe

Nos: none



ROOSEVELT *Utah*

ROOSEVELT CITY PLANNING AND ZONING MINUTES- DRAFT

April 3, 2024

The agenda will be as follows:

1. Call to Order

Chair Dale Tribe called the April 3, 2024, meeting of the Roosevelt City Planning and Zoning Commission to order at 5:00 p.m.

2. Roll Call

Chair Dale Tribe, and Commissioners John Hullinger, Keith Goodspeed, Lynn Snow were present for this meeting.

3. Minutes

a. January 16, 2024,

Commissioner Goodspeed motioned to approve the January 16, 2024, minutes as they were provided and was seconded by Commissioner Snow. The motion passed unanimously, and the minutes were approved.

b. February 7, 2024,

Commissioner Snow motioned to approve the February 7, 2024, minutes as they were provided and was seconded by Commissioner Hullinger. The motion passed unanimously, and the minutes were approved.

4. Public Hearing

a. Conditional Use Permit for "Veda's Playdates Daycare" to run a daycare for up to 16 children in an R-R-1 zone.

Alicia Rasmussen addressed the Commission regarding her conditional use request and explained that she is the owner of the property located in the Stonegate subdivision that is being proposed for a conditional use permit. Mrs. Rasmussen explained that she is also the legal owner of the business, Veda's Playdates Daycare, and it has met all the state/ inspection requirements. There was discussion surrounding the

number of children in care, and if the caregivers' own children who lived in the home were counted towards the total. Mrs. Rasmussen explained that only children under the age of four (4) count towards the total, so two of the children who live in the home would be counted for the 16-child maximum for two caregivers.

Commissioner Hullinger motioned to enter a public hearing to consider comments from the public regarding the conditional use permit and was seconded by Commissioner Goodspeed. J

No comments from the public were made, so Commissioner Hullinger motioned to close the public hearing and return to a regular meeting and was seconded by Commissioner Goodspeed.

5. Action Items

- a. Approval of Conditional Use Permit for "Veda's Playdates Daycare" to run a daycare for up to 16 children in an R-R-1 zone.

Commissioner Hullinger motioned to approve the conditional use permit and was seconded by Commissioner Goodspeed. The motion passed unanimously with Commissioners Dale Tribe, John Hullinger, Keith Goodspeed, Lynn Snow all voting aye.

6. Planning and Zoning Division Manager Report

No report was given during this meeting.

7. Items for Future Discussion

No items for future discussion were noted.

8. Adjourn

Commissioner Snow motioned to adjourn the meeting at 5:10 p.m. and was seconded by Commissioner Hullinger. The motion passed unanimously, and the meeting adjourned.



ROOSEVELT CITY CORPORATION
255 South State Street
Roosevelt, UT 84066
(435) 722-5001
FAX: 435-722-5000

All applications must be submitted 14 days prior to a Planning & Zoning meeting
Plans and plats must be approved no later than Friday prior to the scheduled meeting

PLANNING AND ZONING APPLICATION

TYPE OF REQUEST AND FEES: (Check one)

- | | |
|--|--|
| <input type="checkbox"/> Lot line adjustment/Property boundary adjustment – 75.00
<input checked="" type="checkbox"/> Master site plan – 150.00 Over 1 acre 75.00 per acre
<input type="checkbox"/> Conditional Use Permit Fee: 200.00 is required before Home Occupation Permit can be applied for and approved
<input type="checkbox"/> Zoning map amendment (rezone) – 250.00
<input type="checkbox"/> Application for reimbursement of public improvements - 100.00
<input type="checkbox"/> Hearing office appeal - 150.00
<input type="checkbox"/> Hearing Officer Variance request – 150.00
<input type="checkbox"/> Infrastructure reimbursement agreement – 100.00
<input type="checkbox"/> Manufactured home park – 250.00 plus per home pad – 10.00
<input type="checkbox"/> Ordinance/general plan amendment - 200.00 | <input type="checkbox"/> Planned Residential Unit Development (PRUD) – 250.00 Plus per dwelling unit – 10.00
<input type="checkbox"/> Subdivision preliminary plat – 250.00
<input type="checkbox"/> Subdivision, minor – 250.00
<input type="checkbox"/> Subdivision vacation/amendment – 200.00
<input type="checkbox"/> Time Extension – 100.00
<input type="checkbox"/> Subdivision final plat – 150.00 Plus per lot – 25.00
Signed plat must be sent electronically to the Building & Zoning Director, deschler@rooseveltcity.com no later than Friday prior to the meeting
<input type="checkbox"/> Petition to Vacate Public Right of Way – 200.00 |
|--|--|

DETAILS OF REQUEST (include how property is affected and attach maps and drawings) Attach additional pages as needed.

See concept plan

$$150 + 75 = 225.00$$

INFORMATION:

Date application submitted: 4/2/2024 Contact #: 801-448-1252
 Owner or Representatives Name: Sean Philipoom Email: seanphilipoom@gmail.com
 Mailing Address: 2265 E Murray Holladay Rd City: Holladay State: UT Zip: 84117
 Project Name: Airport 77 and 72
 Tax I.D. Number on property: 00-0014-8266 and 00-0014-8217 Zoning of Subject Property: M-2
 Property Location: 1826 W 1680 S, Roosevelt, UT 84066
 Nature of Request: Master Site Plan
 Current Land Use: ☒ Vacant ☐ Residential ☐ Commercial ☐ Professional

PROPERTY OWNER(S) NAME: Roosevelt Industrial Properties LLC

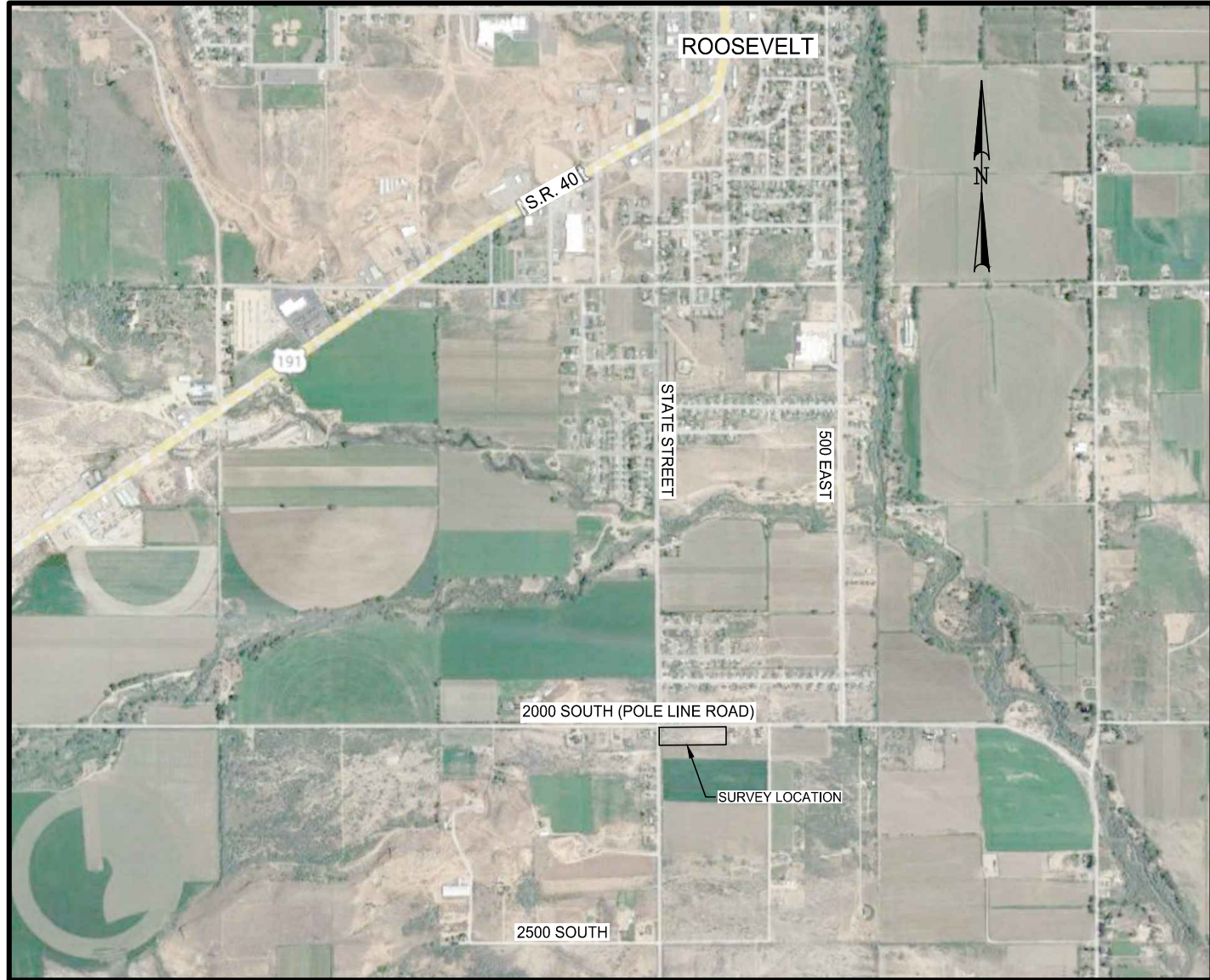
(If not the same as applicant)

(Current Title Holder as shown on County Records)

Mailing Address: 2265 E Murray Holladay Rd City: Holladay State: UT Zip: 84117
 Contact #: 801-708-3537 Email: NateBrockbank@gmail.com
 SIGNATURE: [Signature] Dated: April 2, 2024

OFFICE USE ONLY:

Zoning Director: [Signature] Planning Director: [Signature] Fee Paid: \$225.00 Date Paid: 4/18/24
 Dated: 4-18-24 Hearing Date: 4-18-24
 Comments: Site plan for Industrial building on two acres. Zoned M-2.

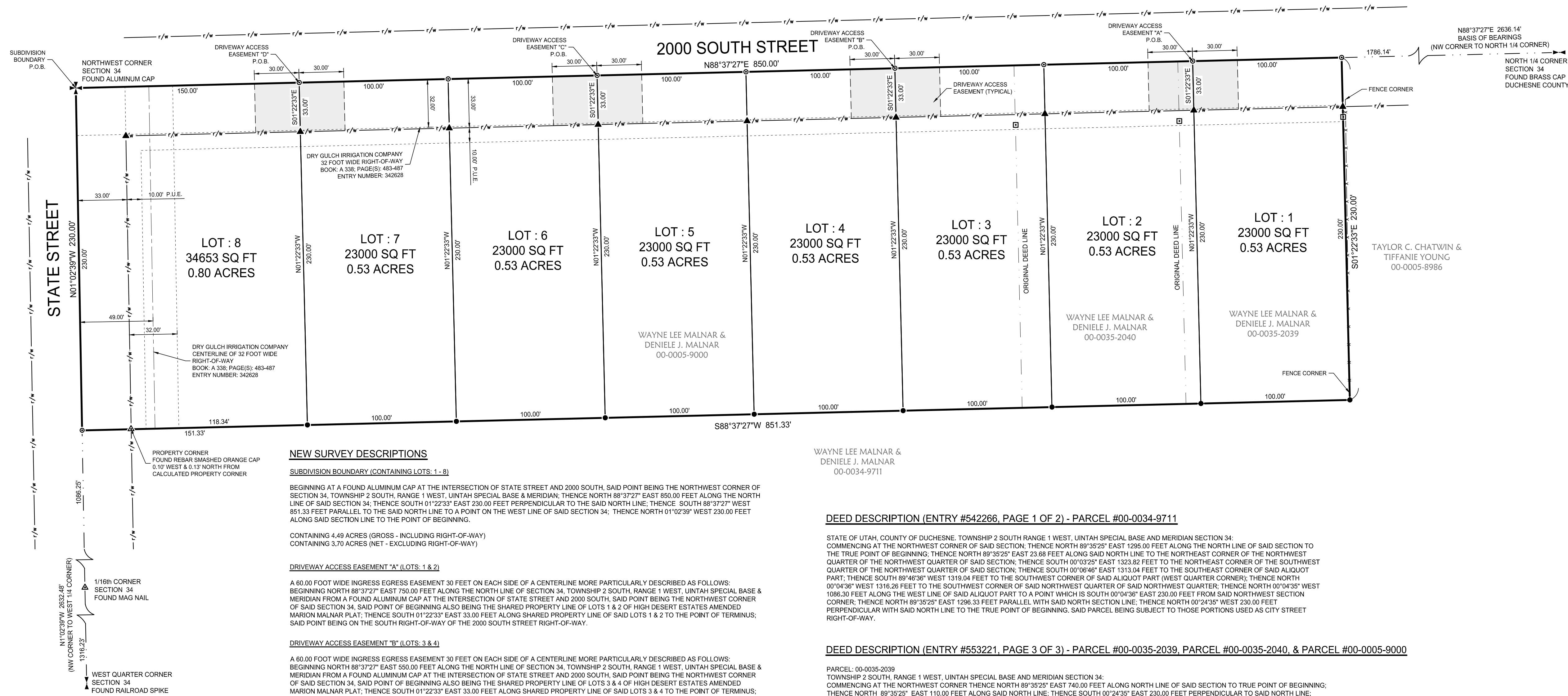
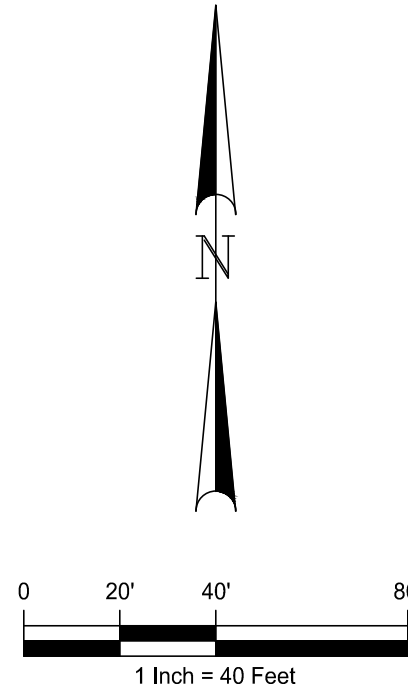


VICINITY MAP
N.T.S.

NARRATIVE

1. THIS SURVEY AND (SUBDIVISION PLAT) WAS REQUESTED AT THE BEHEST OF WAYNE MALNAR.
2. THE PURPOSE OF THIS SURVEY WAS TO SPLIT THE PARCEL #00-0005-9000 OF LAND SHOWN HEREON INTO SIX PARCELS, AND ADJUST THE LOT LINES BETWEEN PARCELS #00-0005-9000, #00-0035-2040 & #00-0035-2039. A FIELD SURVEY WAS PERFORMED AND EXISTING EVIDENCE WAS GATHERED, THE FINDINGS OF WHICH ARE SHOWN HEREON. ANY ADDITIONAL INFORMATION OR EVIDENCE PERTAINING TO THIS SURVEY SHOULD BE BROUGHT BEFORE ME FOR FURTHER CONSIDERATION.
3. BASIS OF BEARINGS USED IS NORTH 88°37'27" EAST BETWEEN A FOUND ALUMINUM CAP AT THE NORTHWEST CORNER OF SECTION 34 AND A FOUND ALUMINUM CAP AT THE NORTH QUARTER CORNER OF SECTION 34, T. 2 S., R. 1 W., U.S.B. & M. ALL DEEDS WERE ROTATED TO MATCH THE BASIS OF BEARINGS.
4. "RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT FOR MARION MALNAR" IS DATED JANUARY 25, 2019 AND SIGNED BY JERRY D. ALLRED, OF JERRY D. ALLRED & ASSOCIATES, INC. COUNTY SURVEYOR FILE NO. 3928
5. THE ABOVE SAID RECORD OF SURVEY SHOWS DESCRIPTIONS OF PARCELS A, B, & C IDENTIFIED HEREON AS LOTS 1 - 8 ON THIS PLAT. THE PARCELS AS DESCRIBED ON THE RECORDED PLAT SHOWS THE INTENT OF THE PROPERTY TO HAVE THE NORTHERN BOUNDARY FOLLOWING ALONG THE NORTH LINE OF SECTION 34 AND THE SOUTHERN BOUNDARY PARALLEL TO THE NORTH SECTION LINE. IN ADDITION, THE PARCEL LINES GOING NORTH AND SOUTH WERE ALSO CALLED OUT TO BE PERPENDICULAR TO THE NORTH SECTION LINE.
6. A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) TO BE LOCATED OFF THE EXISTING RIGHT-OF-WAY AS SHOWN HEREON.

LEGEND	
	SURVEYED BOUNDARY LINE
	SECTION LINE
	DEED LINE
	EXISTING RIGHT-OF-WAY LINE
	EASEMENT LINE
	PROPOSED ACCESS EASEMENT LINE
	EXISTING FENCE
	SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
	SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED LOCATED ON RIGHT-OF-WAY LINE
	PROPERTY CORNER NOTHING FOUND OR SET USED FOR DIMENSIONS
	FOUND SURVEY MONUMENT AS NOTED
	FOUND REBAR STAMPED ORANGE CAP "ALLRED SURVEYING"
	FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED



NEW SURVEY DESCRIPTIONS

SUBDIVISION BOUNDARY (CONTAINING LOTS: 1 - 8)

BEGINNING AT A FOUND ALUMINUM CAP AT THE INTERSECTION OF STATE STREET AND 2000 SOUTH, SAID POINT BEING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE & MERIDIAN, THENCE NORTH 88°37'27" EAST 850.00 FEET ALONG THE NORTH LINE OF SAID SECTION 34; THENCE SOUTH 01°22'33" EAST 230.00 FEET PERPENDICULAR TO THE SAID NORTH LINE; THENCE SOUTH 88°37'27" WEST 851.33 FEET PARALLEL TO THE SAID NORTH LINE TO A POINT ON THE WEST LINE OF SAID SECTION 34; THENCE NORTH 01°02'33" WEST 230.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 4.48 ACRES (GROSS - INCLUDING RIGHT-OF-WAY)
CONTAINING 3.70 ACRES (NET - EXCLUDING RIGHT-OF-WAY)

DRIVEWAY ACCESS EASEMENT "A" (LOTS: 1 & 2)

A 60.00 FOOT WIDE INGRESS EGRESS EASEMENT 30 FEET ON EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING NORTH 88°37'27" EAST 750.00 FEET ALONG THE NORTH LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE & MERIDIAN FROM A FOUND ALUMINUM CAP AT THE INTERSECTION OF STATE STREET AND 2000 SOUTH, SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 34, SAID POINT OF BEGINNING ALSO BEING THE SHARED PROPERTY LINE OF LOTS 3 & 4 OF HIGH DESERT ESTATES AMENDED MARION MALNAR PLAT; THENCE SOUTH 01°22'33" EAST 33.00 FEET ALONG SHARED PROPERTY LINE OF SAID LOTS 3 & 4 TO THE POINT OF TERMINUS; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF THE 2000 SOUTH STREET RIGHT-OF-WAY.

DRIVEWAY ACCESS EASEMENT "B" (LOTS: 3 & 4)

A 60.00 FOOT WIDE INGRESS EGRESS EASEMENT 30 FEET ON EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING NORTH 88°37'27" EAST 550.00 FEET ALONG THE NORTH LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE & MERIDIAN FROM A FOUND ALUMINUM CAP AT THE INTERSECTION OF STATE STREET AND 2000 SOUTH, SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 34, SAID POINT OF BEGINNING ALSO BEING THE SHARED PROPERTY LINE OF LOTS 3 & 4 OF HIGH DESERT ESTATES AMENDED MARION MALNAR PLAT; THENCE SOUTH 01°22'33" EAST 33.00 FEET ALONG SHARED PROPERTY LINE OF SAID LOTS 3 & 4 TO THE POINT OF TERMINUS; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF THE 2000 SOUTH STREET RIGHT-OF-WAY.

DRIVEWAY ACCESS EASEMENT "C" (LOTS: 5 & 6)

A 60.00 FOOT WIDE INGRESS EGRESS EASEMENT 30 FEET ON EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING NORTH 88°37'27" EAST 350.00 FEET ALONG THE NORTH LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE & MERIDIAN FROM A FOUND ALUMINUM CAP AT THE INTERSECTION OF STATE STREET AND 2000 SOUTH, SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 34, SAID POINT OF BEGINNING ALSO BEING THE SHARED PROPERTY LINE OF LOTS 5 & 6 OF HIGH DESERT ESTATES AMENDED MARION MALNAR PLAT; THENCE SOUTH 01°22'33" EAST 33.00 FEET ALONG SHARED PROPERTY LINE OF SAID LOTS 5 & 6 TO THE POINT OF TERMINUS; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF THE 2000 SOUTH STREET RIGHT-OF-WAY.

DRIVEWAY ACCESS EASEMENT "D" (LOTS: 7 & 8)

A 60.00 FOOT WIDE INGRESS EGRESS EASEMENT 30 FEET ON EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING NORTH 88°37'27" EAST 150.00 FEET ALONG THE NORTH LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE & MERIDIAN FROM A FOUND ALUMINUM CAP AT THE INTERSECTION OF STATE STREET AND 2000 SOUTH, SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 34, SAID POINT OF BEGINNING ALSO BEING THE SHARED PROPERTY LINE OF LOTS 7 & 8 OF HIGH DESERT ESTATES AMENDED MARION MALNAR PLAT; THENCE SOUTH 01°22'33" EAST 33.00 FEET ALONG SHARED PROPERTY LINE OF SAID LOTS 7 & 8 TO THE POINT OF TERMINUS; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF THE 2000 SOUTH STREET RIGHT-OF-WAY.

WAYNE LEE MALNAR &
DENIELE J. MALNAR
00-0034-9711

DEED DESCRIPTION (ENTRY #542266, PAGE 1 OF 2) - PARCEL #00-0034-9711

STATE OF UTAH, COUNTY OF DUCHESNE, TOWNSHIP 2 SOUTH RANGE 1 WEST, UNTAH SPECIAL BASE AND MERIDIAN SECTION 34:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°35'25" EAST 1295.00 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°35'25" EAST 23.68 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°03'25" EAST 1323.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°06'48" EAST 1313.04 FEET TO THE SOUTHEAST CORNER OF SAID ALIQUOT PART; THENCE SOUTH 89°46'36" WEST 1319.04 FEET TO THE SOUTHWEST CORNER OF SAID ALIQUOT PART (WEST QUARTER CORNER); THENCE NORTH 00°04'36" WEST 1316.26 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°04'35" WEST 1086.30 FEET ALONG THE WEST LINE OF SAID ALIQUOT PART TO A POINT WHICH IS SOUTH 00°04'30" EAST 230.00 FEET FROM SAID NORTHWEST SECTION CORNER; THENCE NORTH 89°35'25" EAST 1296.53 FEET PARALLEL WITH SAID NORTH SECTION LINE; THENCE NORTH 00°24'35" WEST 230.00 FEET PERPENDICULAR WITH SAID NORTH LINE TO THE TRUE POINT OF BEGINNING, SAID PARCEL BEING SUBJECT TO THOSE PORTIONS USED AS CITY STREET RIGHT-OF-WAY.

DEED DESCRIPTION (ENTRY #553221, PAGE 3 OF 3) - PARCEL #00-0035-2039, PARCEL #00-0035-2040, & PARCEL #00-0005-9000

PARCEL: 00-0035-2039
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE AND MERIDIAN SECTION 34:
COMMENCING AT THE NORTHWEST CORNER THENCE NORTH 89°35'25" EAST 740.00 FEET ALONG NORTH LINE OF SAID SECTION TO TRUE POINT OF BEGINNING; THENCE NORTH 89°35'25" EAST 110.00 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00°24'35" EAST 230.00 FEET PERPENDICULAR TO SAID NORTH LINE; THENCE SOUTH 89°35'25" WEST 110.00 FEET PARALLEL WITH SAID NORTH LINE; THENCE NORTH 00°24'35" WEST 230.00 FEET TO TRUE POINT OF BEGINNING, SUBJECT TO PORTIONS USED AS CITY STREET RIGHT-OF-WAY.

PARCEL: 00-0035-2040
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE AND MERIDIAN SECTION 34:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION THENCE NORTH 89°35'25" EAST 630.00 FEET ALONG NORTH LINE OF SAID SECTION TO TRUE POINT OF BEGINNING; THENCE NORTH 89°35'25" EAST 110.00 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00°24'35" EAST 230.00 FEET PERPENDICULAR TO SAID NORTH LINE; THENCE SOUTH 89°35'25" WEST 110.00 FEET PARALLEL WITH SAID NORTH LINE; THENCE NORTH 00°24'35" WEST 230.00 FEET TO TRUE POINT OF BEGINNING, SUBJECT TO PORTIONS USED AS CITY STREET RIGHT-OF-WAY.

PARCEL: 00-0005-9000
TOWNSHIP 2 SOUTH, RANGE 1 WEST, UNTAH SPECIAL BASE AND MERIDIAN SECTION 34:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°35'25" EAST 630.00 FEET ALONG NORTH LINE OF SAID SECTION; THENCE SOUTH 00°24'35" EAST 230.00 FEET PERPENDICULAR WITH SAID NORTH LINE; THENCE SOUTH 89°35'25" WEST 631.33 FEET PARALLEL WITH SAID NORTH LINE; THENCE NORTH 00°04'36" WEST 230.00 FEET TO POINT OF BEGINNING, SUBJECT TO PORTIONS USED AS CITY STREET RIGHT-OF-WAY.

COUNTY SURVEY FILE # _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, WAYNE MALNAR THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE DIVIDED AS SHOWN HEREON.

WAYNE LEE MALNAR & DENIELE J. MALNAR

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DUCHESNE } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY
APPEARED BEFORE ME, WAYNE MALNAR, AS OWNER OF THE LAND DESCRIBED HEREON IN THE
FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE
SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, A.D. 20____ BY THE ROOSEVELT CITY
PLANNING COMMISSION.

DALE TRIBE
PLANNING COMMISSION CHAIRPERSON

CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, A.D. 20____ BY THE ROOSEVELT CITY COUNCIL.

RHONDA GOODRICH
ROOSEVELT CITY RECORDER

RODDIE L. BIRD, JR.
ROOSEVELT CITY MAYOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 20____

STEPHEN ROTTER
DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF DUCHESNE } S.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE ON
THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK ____ M., AND IS DULY RECORDED.

ENTRY NO. _____

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, MARTIN G PIERCE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5561193, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PRELIMINARY

MARTIN G PIERCE, L.S. #5561193 DATE _____

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL & STRUCTURAL ENGINEERING - SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2402-008 FILE NAME: h:\jd\proj\2402-008\dwg\subdivision 2402-008.dwg
SURVEYED BY: S.B. DRAWN BY: S.B. UPDATED: 4/9/2024 PLOTTED: 4/9/2024

**High Desert Estates
Amended Marion Malnar Plat**

ROOSEVELT, DUCHESNE COUNTY, UTAH

SCALE: 1" = 40'