Staff Report

Coalville City
Community Development Director

To:	Coalville City Planning Commission
From:	Don Sargent, Community Development Director
Date of Meeting:	July 15, 2024
Re:	Moore Subdivision Plat Amendment (re-subdivision/lot addition)
Action:	Public Hearing and Possible Recommendation

Moore Subdivision Plat Amendment

REQUEST

Review, discuss, and conduct public hearing and possibly recommend approval of a proposed plat amendment of the Moore Subdivision to re-subdivide Lot 1 of the plat for an additional lot.

BACKGROUND

The subdivision property is located at approximately 155 S 100 E as shown on the aerial map as *Attachment A*. The Moore Subdivision Plat was recorded in 2006. *Attachment B* includes a copy of the recorded plat.

Attachment C includes the applicants proposed amended plat and an aerial overlay showing the property of the proposed plat amendment. The new lot would actually be Lot 3 in the subdivision as the subdivision currently includes 2 lots.

ANALYSIS

The new lot would be accessed from the existing lane (common driveway) in compliance with the access requirements of the development code. The applicant is proposing to connect to existing utility lines within the driveway right-of-way and extend service lines to the new lot.

The majority of the Moore Subdivision property is zoned High Density Residential (R-8) with the portion of the new lot area being zoned Residential Agriculture (R-A). As the existing Lot 1 includes 2 zone districts the new proposed lot will use one (1) development right from the remaining Lot 1 area. Future development of Lot 1 will need to account for the land area and development right (density) used for the new lot, which should be noted on the amended plat.

All required setbacks for the new proposed lot should be identified and shown on the amended plat. Any steep slope 30% and greater should also be reflected on the amended plat.

The applicant will need to transfer a water share to the city or pay the required fee-in-lieu for culinary water service. Secondary water will need to be provided by an existing private water company or a water share will need to be transferred to the city for secondary water service.

The NSFD should conduct a preliminary review of the amended plat and provide the applicant with any review comments prior to final approval of the plat.

Required Review Process

According to Chapter 29-030:D of the Development Code, subdivision plat amendments that involve any new lots or streets require review, public hearing, and recommendation by the Planning Commission and a public hearing and approval by the City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, conduct a public hearing, and consider recommending approval of the Moore Subdivision Lot 1 Amended Plat to the City Council with the following conditions:

1. Any remaining items of the subdivision plat amendment shall be addressed by the applicant and verified by Staff for compliance with the development code prior to plat recordation.

2. The following note shall be added to the amended plat accounting for one (1) development right being used from Lot 1 of the subdivision. "Future re-subdivision or development of Lot 1 shall account for one (1) development right being used for Lot 3 in the subdivision."

3. All required setbacks of the new lot shall be shown on the amended plat.

4. Slopes 30% or greater shall be identified and shown on the new lot of the amended subdivision.

5. The applicant shall transfer a water share or pay a fee-in-lieu for culinary water service for the new lot.

6. Secondary water for the new lot shall be provided by an existing private water company or the applicant shall transfer a water share to the city for secondary water service.

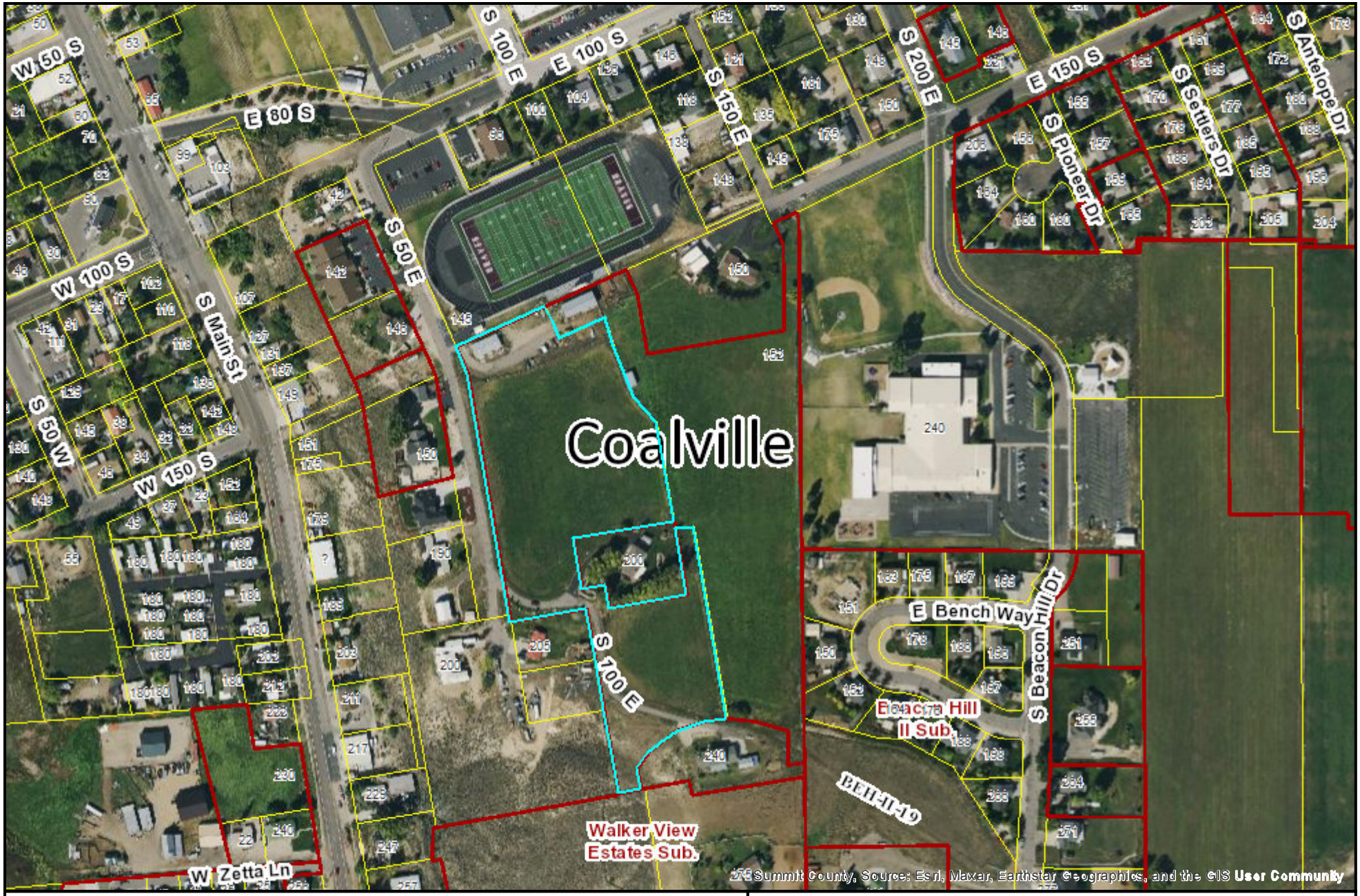
7. The applicant shall submit the proposed amended plat to the NSFD for review and comment.

As an alternative action, the Planning Commission may provide additional direction to Staff and/or the applicant regarding the proposed plat amendment for continued review and consideration at a subsequent meeting.

Attachments:

- **A.** Aerial Map
- **B.** Recorded Moore Subdivision Plat
- **C.** Proposed Amended Plat and Aerial Overlay

ATTACHMENT A



SUMMIT COUNTY

Aerial Map

Summit County Parcel Viewer Application
Printed on: 7/10/2024
Imagery courtesy of Google

1 in = 376 feet

N
W E
S

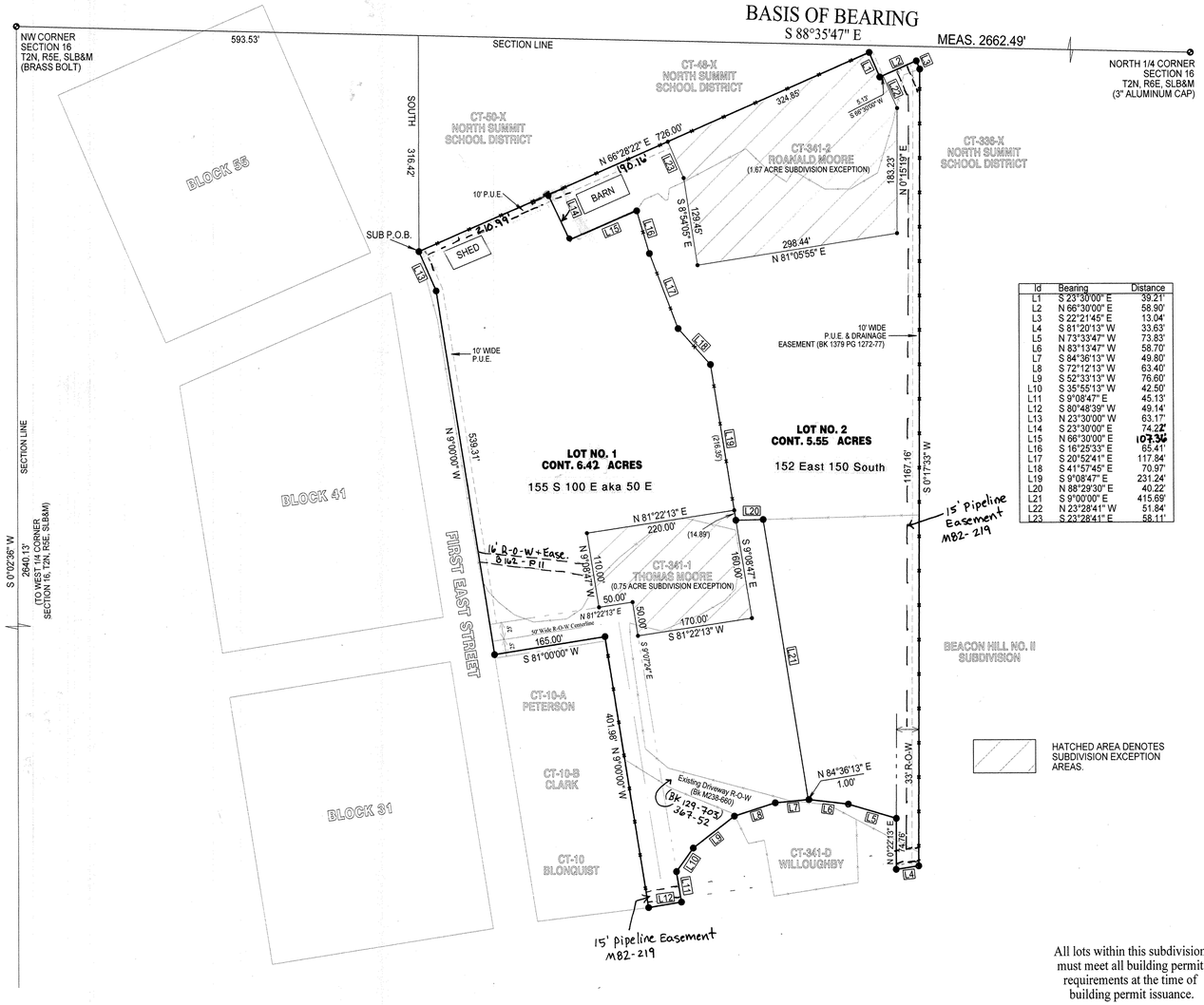
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

ATTACHMENT B

MOORE SUBDIVISION

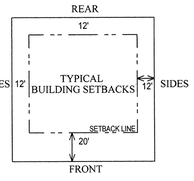
SHEET 1 OF 1.

LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
COALVILLE, SUMMIT COUNTY UTAH



Id	Bearing	Distance
L1	S 23°30'00" E	39.21'
L2	N 66°30'00" E	58.90'
L3	S 22°21'45" E	13.04'
L4	S 81°20'13" W	33.63'
L5	N 73°33'47" W	73.83'
L6	N 83°13'47" W	58.70'
L7	S 84°36'13" W	49.80'
L8	S 72°12'13" W	63.40'
L9	S 52°33'13" W	76.60'
L10	S 35°55'13" W	42.50'
L11	S 9°08'47" E	45.13'
L12	S 80°48'39" W	49.14'
L13	N 23°30'00" W	63.17'
L14	S 23°30'00" E	74.22'
L15	N 66°30'00" E	107.36'
L16	S 16°25'33" E	65.41'
L17	S 20°52'41" E	117.84'
L18	S 41°57'45" E	70.97'
L19	S 9°08'47" E	231.24'
L20	N 88°29'30" E	40.22'
L21	S 9°00'00" E	415.69'
L22	N 23°28'41" W	51.84'
L23	S 23°28'41" E	58.11'

All lots within this subdivision must meet all building permit requirements at the time of building permit issuance.

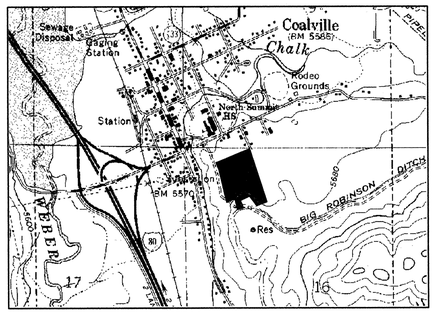


SCALE: 1" = 100 FEET

OWNER & DEVELOPER: THOMAS & RONALD MOORE

NOTES:

1. THE OWNERS OF PROPERTY WITHIN COALVILLE CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. (OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION / THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT) HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURE LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN COALVILLE CITY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXISTS, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PURPOSES OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.
2. ALL LOTS SHOWN ARE FOR SINGLE FAMILY DWELLINGS.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU0E.
4. THE BASIS OF BEARING USED FOR THIS SUBDIVISION MATCHES THE COALVILLE TOWNSITE SURVEY BLOCK BEARINGS.
5. SEE BOOK M238 PAGE 660 FOR RIGHT OF WAY DOCUMENTATION ON THIS PLAT.



VICINITY MAP

SURVEYORS CERTIFICATE

I, KENT C. WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163839, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE "MOORE SUBDIVISION" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

JANUARY 31, 2006

KENT C. WILDE — No. 163839 — STATE OF UTAH — Kent C. Wilde 1/31/06

BOUNDARY DESCRIPTION

A tract of land located in the NW 1/4 of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridain and having a Basis of Bearing taken as S 88° 35' 47" E between the NW Corner and the North 1/4 Corner of said Section 16 Described as follows:

Beginning at a point which is S 88° 35' 47" E 593.53 feet along the Section Line and South 316.42 feet (said point being located on the Easterly Line of First East Street) and running thence N 66° 28' 22" E 726.00 feet along an existing chain link fence line to the Westerly line of 3rd East Street; thence S 23° 30' 00" E 39.21 feet along said Easterly line; thence N 66° 30' 00" E 58.90 feet; thence S 22° 21' 45" E 13.04 feet to a point on an existing fence line; thence S 0° 17' 33" W 1167.16 feet along said fence line; thence S 81° 20' 13" W 33.63 feet; thence N 0° 22' 13" E 74.76 feet; thence N 73° 33' 47" W 73.83 feet; thence N 83° 13' 47" W 58.70 feet; thence S 84° 36' 13" W 49.80 feet; thence S 72° 12' 13" W 63.40 feet; thence S 52° 33' 13" W 76.60 feet; thence S 35° 55' 13" W 42.50 feet; thence S 9° 08' 47" E 45.13 feet; thence S 80° 48' 39" W 49.14 feet; thence N 9° 00' 00" W 401.98 feet along the West line of lots 1 & 4 of Block 30, Plat "B" of the Coaville Townsite Survey to the North line of said Block 30; thence S 81° 00' 00" W 165.00 feet along said line to the NW corner of said Block 30; thence N 9° 00' 00" W 539.31 feet along the Easterly Line of First East Street; thence N 23° 30' 00" W 63.17 feet along said First East Street to the point of beginning.

Less and Excepting Parcel CT-341-1 (0.75 acres) and Parcel CT-341-2 (1.67 acres)

Remaining Subdivision Acreage Containing 11.97 acres

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME THE SAID TRACT MOORE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY COALVILLE CITY.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS 11 DAY OF May A.D. 20 06

Ronald Moore — Annette Moore

Thomas Moore

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS 11th DAY OF May, 20 06 THE FOLLOWING:

Ronald Moore — Annette Moore

Thomas Moore

WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE OWNERS DEDICATION.

MY COMMISSION EXPIRES 3-2-09 — NOTARY PUBLIC

RESIDING IN Coalville Utah

CONSENT TO RECORD

STATE OF UTAH
COUNTY OF SUMMIT

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY: _____ AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____. BY: _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RESIDING IN _____

SUMMIT COUNTY HEALTH DEPARTMENT	UTAH POWER & LIGHT	NORTH SUMMIT FIRE DISTRICT	CITY PUBLIC WORKS DEPARTMENT
Approved and Accepted this 6th day of April, 20 06. DEPARTMENT OF HEALTH BY:	Approved and Accepted this 24th day of APRIL, 20 06. UTAH POWER & LIGHT BY: RDeanna Layton	Approved and Accepted this 24th day of April, 20 06. North Summit FIRE DISTRICT BY: Kent Clark asst. chief	Approved and Accepted this 18th day of May, 20 06. BY: Director

LEGEND

[0000] INDICATES STREET ADDRESS AS SHOWN ON THE PLAT. TWO NUMBERS INDICATES THAT EITHER MAY BE USED.

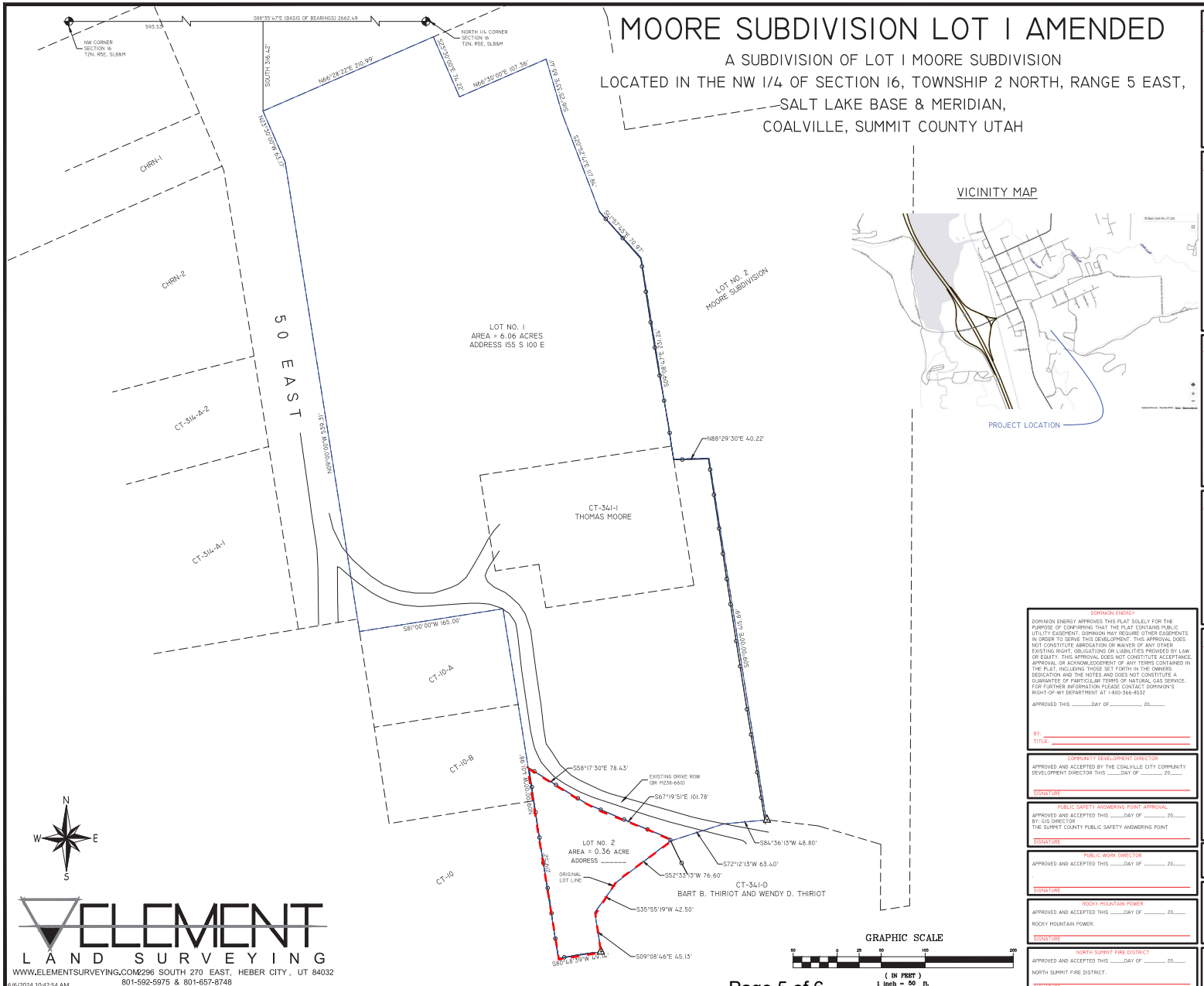
PREPARED BY:	CITY COUNCIL APPROVAL	CITY PLANNING COMMISSION	CITY ENGINEER	ATTORNEYS CERTIFICATE	COUNTY RECORDER
WILDE LAND SURVEYING, INC. 1290 S. HOYTSVILLE ROAD HOYTSVILLE, UT 84017 (435) 336-4210	Presented to the Coalville City Council this 11th, day of September 20 06. at which time this record of survey was approved. MAYOR — CITY RECORDER	Approved and accepted by the Coalville City Planning Commission this 15th day of Sept, 20 06. CHAIR	I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and legal description of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office. signed this 23rd day of MAY, 2006. COALVILLE CITY ENGINEER	I have examined the proposed plat of this subdivision and in my opinion it conforms with the ordinances applicable thereto and now in force and effect. COALVILLE CITY ATTORNEY	STATE of UTAH COUNTY SUMMIT. Recorded and filed at the request of Thomas Moore. Date: 9-28-2006 Time: 14:44 p.m. Entry # 792300 Fee: $32.00. Deniel S Bowen, Deputy. COUNTY RECORDER

MOORE SUB TOM RON.PCS 7/03

ATTACHMENT C

MOORE SUBDIVISION LOT 1 AMENDED

A SUBDIVISION OF LOT 1 MOORE SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE & MERIDIAN,
COALVILLE, SUMMIT COUNTY UTAH



VICINITY MAP

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 OF THE MOORE SUBDIVISION, SAID POINT BEING 593.53 FEET S88°35'47"E ALONG THE SECTION CORNER AND 316.42 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N66°28'22"E 210.99 FEET; THENCE S23°30'00"E 74.22 FEET; THENCE N66°30'00"E 107.36; THENCE S16°25'33"E 65.41 FEET; THENCE S20°52'41"E 117.84 FEET; THENCE S41°57'45"E 70.97 FEET; THENCE S09°08'47"E 231.24 FEET; THENCE N88°29'30"E 40.22 FEET; THENCE S09°00'00"E 415.69 FEET; THENCE S84°36'13"W 48.80 FEET; THENCE S72°12'13"W 63.40 FEET; THENCE S32°02'25"W 148.11 FEET; THENCE S80°48'39"W 49.14 FEET; THENCE N09°00'00"W 401.98 FEET; THENCE S81°00'00"W 165.00 FEET; THENCE N09°00'00"W 539.31 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.48 ACRES AND 2 LOTS

BASIS OF BEARINGS: S88°35'47"E BETWEEN MONUMENTS AS SHOWN HEREON

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

CHAD ANDERSON
PROFESSIONAL LAND SURVEYOR

05/24/24
DATE

REGISTERED LAND SURVEYOR
CHAD A. ANDERSON
05/24/24
STATE OF UTAH
SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT (WE) THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE MOORE SUBDIVISION LOT 1 AMENDED. DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ , 20__

FEE OWNER (OR AGENT) | PRINTED NAME | DATE

FEE OWNER (OR AGENT) | PRINTED NAME | DATE

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ , 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

CONSENT TO RECORD

STATE OF _____ }
COUNTY OF _____ } S.S.

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT:
BY: _____
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20_____ BY: _____

MY COMMISSION EXPIRES: _____
RESIDING IN: _____
NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ } S.S.

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT:
BY: _____
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20_____ BY: _____

MY COMMISSION EXPIRES: _____
RESIDING IN: _____
NOTARY PUBLIC

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHT, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____DAY OF_____ 20_____.

BY: _____
TITLE: _____

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED AND ACCEPTED BY THE COALVILLE CITY COMMUNITY DEVELOPMENT DIRECTOR THIS _____DAY OF _____, 20_____.

SIGNATURE

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS _____DAY OF _____, 20_____.
BY: GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

SIGNATURE

PUBLIC WORK DIRECTOR

APPROVED AND ACCEPTED THIS _____DAY OF _____, 20_____.

SIGNATURE

ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED THIS _____DAY OF _____, 20_____.

ROCKY MOUNTAIN POWER.

SIGNATURE

NORTH SUMMIT FIRE DISTRICT

APPROVED AND ACCEPTED THIS _____DAY OF _____, 20_____.

NORTH SUMMIT FIRE DISTRICT.

SIGNATURE

SHERIFF

SIGNATURE | DATE

PUBLIC WORKS

SIGNATURE | DATE

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTIONS OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE. SIGNED THIS _____ DAY OF _____, 20_____.

SIGNATURE | DATE

ATTORNEY CERTIFICATE

I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNATURE | DATE

RECORDER

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 296 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748

6/6/2024 10:42:54 AM

MOORE SUBDIVISION LOT 1 AMENDED

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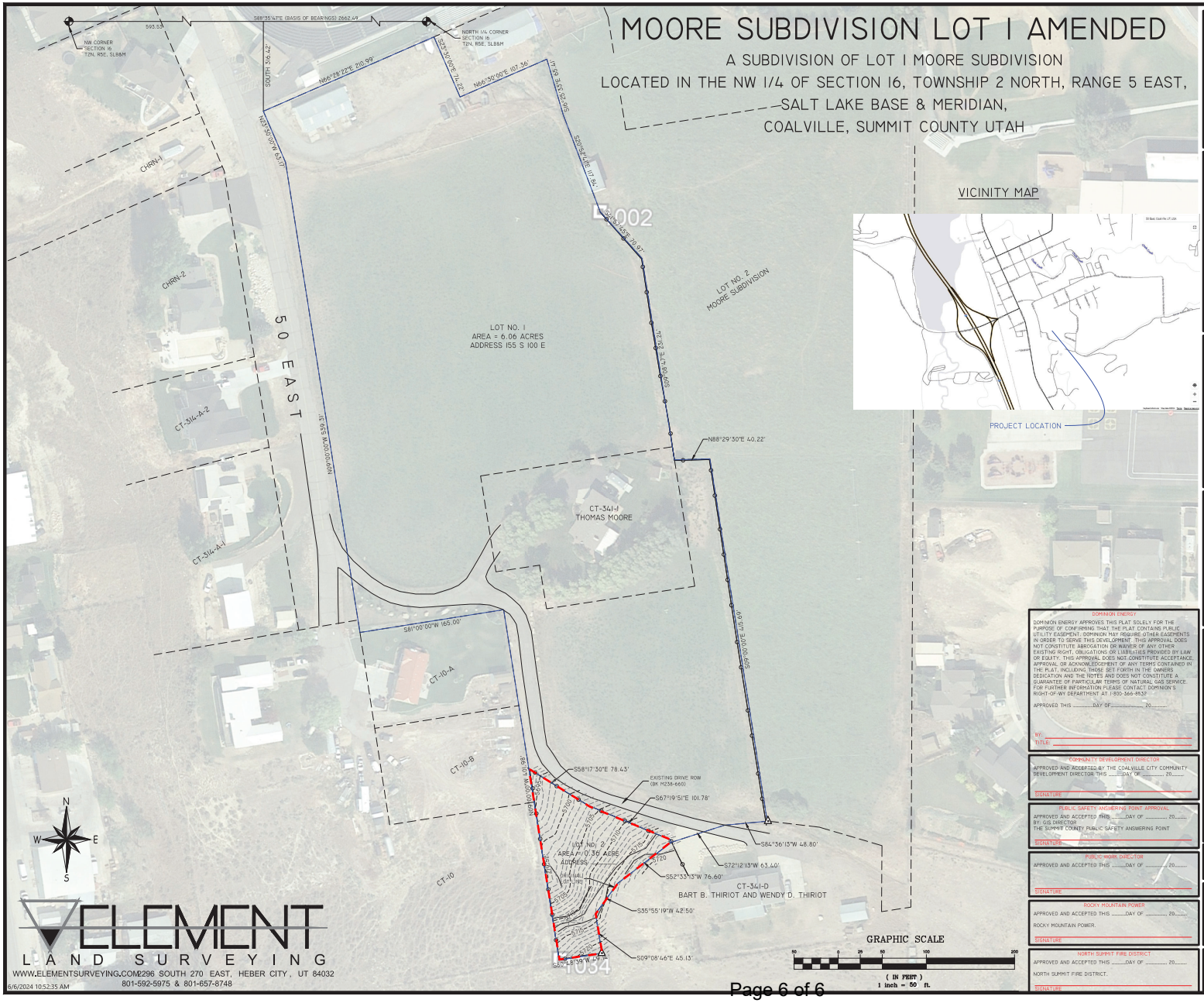

VICINITY MAP

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50 0 25 50 100 200
(IN FEET)
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20__

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COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ , 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

CONSENT TO RECORD

STATE OF _____ }
COUNTY OF _____ } S.S.

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT:
BY:
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____ 20____ BY:_____

MY COMMISSION EXPIRES:_____ NOTARY PUBLIC
RESIDING IN:_____

STATE OF _____ }
COUNTY OF _____ } S.S.

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THE PLAT:
BY:
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____ 20____ BY:_____

MY COMMISSION EXPIRES:_____ NOTARY PUBLIC
RESIDING IN:_____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHT, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS _____DAY OF _____ 20_____

BY: _____
TITLE: _____

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED AND ACCEPTED BY THE COALVILLE CITY COMMUNITY DEVELOPMENT DIRECTOR THIS _____DAY OF _____ 20_____

SIGNATURE

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS _____DAY OF _____ 20_____
BY: GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

SIGNATURE

PUBLIC WORK DIRECTOR

APPROVED AND ACCEPTED THIS _____DAY OF _____ 20_____

SIGNATURE

ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED THIS _____DAY OF _____ 20_____

ROCKY MOUNTAIN POWER.

SIGNATURE

NORTH SUMMIT FIRE DISTRICT

APPROVED AND ACCEPTED THIS _____DAY OF _____ 20_____

NORTH SUMMIT FIRE DISTRICT.

SIGNATURE

SHERIFF

SIGNATURE | DATE

PUBLIC WORKS

SIGNATURE | DATE

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTIONS OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE. SIGNED THIS _____ DAY OF _____ 20_____

SIGNATURE | DATE

ATTORNEY CERTIFICATE

I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNATURE | DATE

RECORDER

ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 296 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748

6/6/2024 10:52:35 AM