

WILLARD CITY PLANNING COMMISSION APPLICATION FOR PLANNING COMMISSION HEARING

Application Date:

4-12-16

Assessor's Parcel Number

020530059

Applicant:

Paul Family Trust
Michael Cox Trustee

Parcel Legal Description

A part of the southeast quarter of section 26 Township 8 North, Range 2 West of Salt Lake base and meridian beginning at a point on the east

Mailing Address

913 Diestel Rd
SLE UT 84105

see attachment

I hereby request a hearing before the Willard City Planning Commission in behalf of my application for:

Project Address

approximate address between

747 So Main and 785 So Main

Conditional Use Permit \$25 Fee

Phone Number

Lot Line Adjustment \$25 Fee

Cell Phone

801 300-2952

Other Fee variable, \$25 Min.

NOTE: Fees will be charged on each application and are non-refundable. Additional applications on the same project will be considered as new applications and be charged accordingly. All applications, with required data and fees, must be filed in the Willard City Office at least two weeks prior to the scheduled hearing date.

Project description: (Attach additional sheets, as required.)

Complete Applicant Affidavit on back of this page.

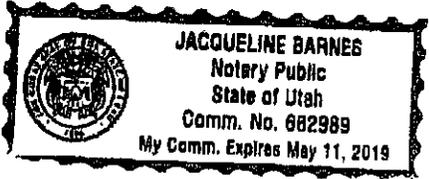
APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Michael Cox, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at between 747 So Main and 785 So Main Willard in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED Michael Cox
Property Owner(s)
AGENT _____

Subscribed and sworn before me this 12th day of April 2016.



Jacqueline Barnes
Notary Public

Residing in Salt Lake County
My commission expires: May 11, 2019

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____ as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED _____
Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 200__

Notary Public

Residing in _____
My commission expires: _____

Cox, Michael

From: Cox, Michael
Sent: Tuesday, April 12, 2016 11:06 AM
To: Cox, Michael

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby amended and subdivided said Tract into Three (3) Lots, know hereafter as Charles Paul Subdivision First Amendment in Willard City, Box Elder County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Box Elder County Recorder's Office and from said Survey made by me on the ground.

Signed this _____ day of _____, 2016.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



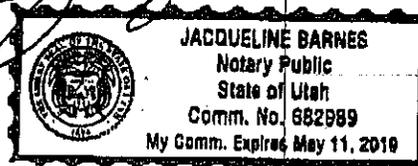
BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89 LOCATED 134.49 FEET SOUTH 88°51'49" EAST AND 143.15 FEET NORTH 03°55'06" EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED NORTH 422.67 FEET AND EAST 2800.15 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 03°55'06" EAST 166.60 FEET; AND TO THE LEFT ALONG THE ARC OF A SPIRAL CURVE WHOSE LONG CHORD BEARS NORTH 03°49'46" EAST 59.85 FEET; THENCE SOUTH 86°39'44" EAST 424.81 FEET (SOUTH 89°54'41" EAST 417.04 FEET BY RECORD) TO THE NORTHEAST CORNER OF THE CHARLES PAUL SUBDIVISION; THENCE SOUTH 03°14'57" WEST 216.35 FEET (SOUTH 214.50 FEET BY RECORD) TO THE NORTHEAST CORNER OF THE KEVIN HARDY SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID HARDY SUBDIVISION NORTH 86°00'49" WEST 427.46 FEET TO THE POINT OF BEGINNING. CONTAINING 2.165 ACRES.

So.

Jacqueline Barnes



CHARLES PAUL SUBDIVISION FIRST AMENDMENT

Willard City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 26,
Township 8 North, Range 2 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby amended and subdivided said tract into three (3) lots, know hereafter as Charles Paul Subdivision First Amendment in Willard City, Box Elder County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Box Elder County Recorder's Office and from said survey made by me on the ground.

Signed this _____ day of _____, 2016.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89 LOCATED 134.49 FEET SOUTH 88°51'49" EAST AND 415.45 FEET NORTH 03°55'06" EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED NORTH 422.67 FEET AND EAST 2800.15 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 03°55'06" EAST 166.59 FEET; AND (2) TO THE LEFT ALONG THE ARC OF A SPIRAL CURVE WHOSE LONG CHORD BEARS NORTH 03°48'46" EAST 59.86 FEET; THENCE SOUTH 86°39'44" EAST 424.81 FEET (SOUTH 89°54'41" EAST 417.04 FEET BY RECORD) TO THE NORTHEAST CORNER OF THE CHARLES PAUL SUBDIVISION; THENCE SOUTH 03°14'57" WEST 216.36 FEET (SOUTH 214.50 FEET BY RECORD) TO THE NORTHEAST CORNER OF THE HARDY SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID HARDY SUBDIVISION NORTH 88°00'49" WEST 427.46 FEET TO THE POINT OF BEGINNING, CONTAINING 2.165 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT CHARLES PAUL SUBDIVISION FIRST AMENDMENT AND HEREBY DEDICATE, GRANT AND CONVEY TO WILLARD CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WILLARD CITY, BOX ELDER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ACCESS EASEMENTS 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 WILLARD CITY IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2016.

MICHAEL S. LINGBLOOM

JOHN D. COX

MICHAEL A. COX, SUCCESSOR TRUSTEE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JOHN D. COX THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MICHAEL S. LINGBLOOM, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

TRUST ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2016.

Michael A. Cox, Successor Trustee of the Paul Family Trust dated 06/08/01 personally appeared before me, the undersigned notary public in and for said county, in the state of Utah; the signers of the attached owners dedication, one in number, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and

Filed at the Request of _____

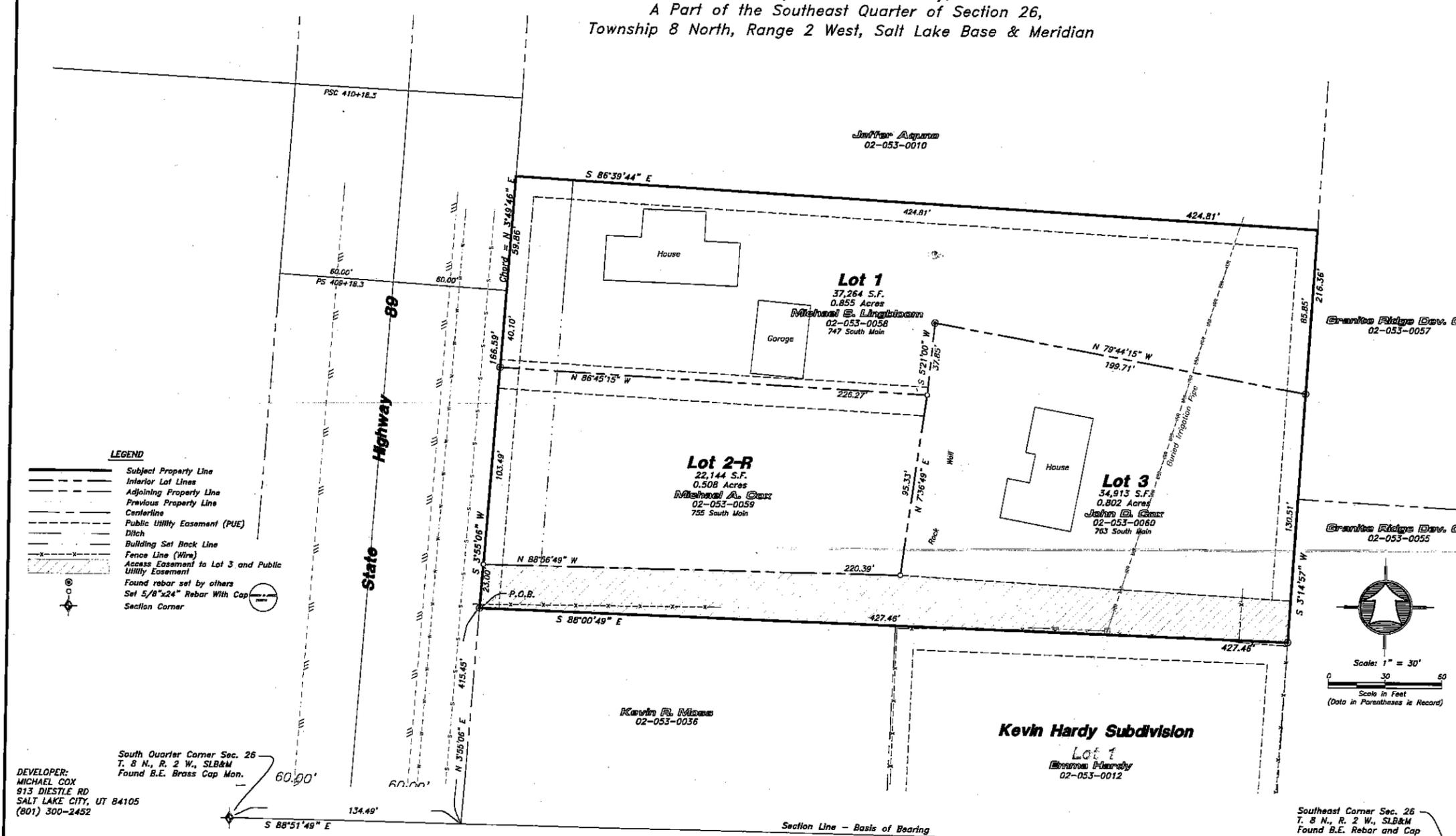
Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: _____ File of Plats _____

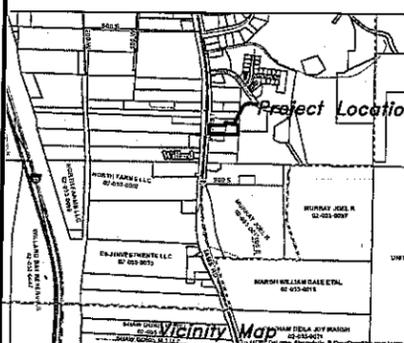
County Recorder



LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Building Set Back Line
- Fence Line (Wire)
- Access Easement to Lot 3 and Public Utility Easement
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap Section Corner

DEVELOPER:
MICHAEL COX
913 DISTLE RD
SALT LAKE CITY, UT 84105
(801) 300-2452



NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Amendment to the Three Lot Charles Paul Subdivision as Shown and Described Hereon. This Survey was Ordered by Michael Cox. The Control used to Establish the Property Corners was the Existing Box Elder County Surveyor Monumentation Surrounding Section 26, Township 8 North, Range 2 West, S.L.B.&M. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 88°56'04" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

- NOTES:**
- ALL PUBLIC UTILITY EASEMENTS ARE 10.0' WIDE UNLESS OTHERWISE NOTED.
 - 23.00 FOOT WIDE ACCESS EASEMENT SHALL BE GRANTED TO LOT 2-R AND WILLARD CITY.
 - "R" DESIGNATION ON LOT 2-R IS THAT ACCESS TO LOT 2-R MUST BE ALONG THE 23 FOOT ACCESS EASEMENT. THE DRIVEWAY ONTO THE 23 FOOT ACCESS EASEMENT FROM LOT 2-R MUST CONFORM TO U.D.O.T. STANDARDS.
 - NO DIRECT HIGHWAY ACCESS SHALL BE ALLOWED FOR LOT 2-R.
 - THE SOUTH 23.00 FEET OF THE SUBDIVISION SHOWN AS HATCHED IS A UTILITY EASEMENT FOR WILLARD CITY.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2016

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Box Elder County Surveyor's Office has reviewed this plat for Mathematical Correctness, Section Corner Data, and for Harmony with Lines and Monuments on Record in County Offices. The Approval of this Plat by the Box Elder County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith.

County Surveyor _____ Date _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 2016 BY THE WILLARD CITY PLANNING COMMISSION.

CHAIRMAN _____

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE WILLARD CITY OFFICE.

ENGINEER _____ DATE _____

APPROVAL AND ACCEPTANCE

PRESENTED TO THE WILLARD MAYOR AND CITY COUNCIL THIS _____ DAY OF _____, A.D., 2016 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____ CLERK _____ MAYOR _____

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hais.net
Brigham City Ogden Logan
(435) 723-3491 (801) 398-4905 (435) 722-8272