



Kanab City Planning Commission

May 4, 2021 Meeting

Agenda

Facilitator: Chairperson; Scott Colson
6:30 PM Call to Order

- Approval of minutes of previous meeting
Motion; Second; Vote on Minutes

6:35 PM **Public Comment Period**, Call to the Public

1. Action Item: A public meeting to Discuss and Recommend or Deny a Plat Amendment to the Kanab Creek Ranchos Subdivision to remove the existing lot lines between parcels 72-1396 & 72-1397 creating a single parcel; all properties located in the approximate area of 1761 S Escalante Dr. [Applicant; Kelly and Diane Thomas]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council for the approval of a Plat Amendment to the Kanab Creek Ranchos Subdivision to remove the existing lot lines between parcels 72-1396 & 72-1397 creating a single parcel; all properties located in the approximate area of 1761 S Escalante Dr, Kanab, Utah.

Findings;

2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment.
2-4.9.2. There is good cause for the vacation, alteration or amendment.

2. Action Item: A public meeting to Discuss and Recommend or Deny a Plat Amendment to the Kanab Creek Ranchos Subdivision to remove the existing lot line between parcels 65-329 & 65-330 creating a single parcel; all properties located in the approximate area of 1753 S Kanab Creek Dr, Kanab, Utah. [Applicant; Byard Kershaw]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council for the approval of a Plat Amendment to the Kanab Creek Ranchos Subdivision to remove the existing lot line between parcels 65-329 & 65-330 creating a single parcel; all properties located in the approximate area of 1753 S Kanab Creek Dr, Kanab, Utah.



Findings;

2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment.

2-4.9.2. There is good cause for the vacation, alteration or amendment.

3. Action Item:

A public meeting to Discuss and Recommend or Deny a Plat Amendment to the Kanab Creek Ranchos Subdivision to the Kanab Creek Subdivision to remove the existing lot lines between parcels 72-416, 72-401, & 72-400 creating a single parcel; all properties located in the approximate area of 752 S Chamberlain Dr. [Applicant; Thomas Avant]

Recommendation:

Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council for the approval of a Plat Amendment to the Kanab Creek Ranchos Subdivision to remove the existing lot lines between parcels 72-416, 72-401, & 72-400 creating a single parcel; all properties located in the approximate area of 752 S Chamberlain Dr. Kanab, Utah.

Findings;

2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment.

2-4.9.2. There is good cause for the vacation, alteration or amendment.

Work Meeting.

- Staff Report
- Commission Member Reports
- Council Member Liaison Report

*Times listed for each item on the agenda may be accelerated as time permits, or may be taken out of order as moved upon by the commission. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact the Kanab City Offices.

See entire packet online a minimum of 24 hours before the meeting at: <http://www.utah.gov/pmn/index.htm>

Mike Reynolds [Kanab Land Use Coordinator]
Janae Chatterley [Building Inspector]
435-644-2534

— A Western Classic —

Kanab City Planning and Zoning Commission Meeting
April 20, 2021
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Scott Colson; Chair Pro Tem Kerry Glover; Commission Members Donna Huntsman, Boyd Corry, Ben Aiken and Ben Clarkson; City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; City Planner Bob Nicholson; Building Inspector Janae Chatterley; City Council Liaison Celeste Meyeres

Not in Attendance: Commission Member Chris Heaton & City Council Liaison Arlon Chamberlain

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 4/6/2021 with corrections, second by Boyd Corry. Unanimous vote, motion passed.

Public Comment: None

A public hearing to discuss and recommend or deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4; Section 4-9, 4-10 and 4-28, Chapter 16; Section 16-5, Chapter 17; section 17-5, Chapter 18; Section 16-6 and Chapter 19; Section 19-5 regarding the area where an accessory building is allowed to be placed on the property [staff].

This public hearing is a continuation from the April 6, 2021 meeting, the proposed draft has been updated with comments and suggestions. Donna Huntsman discussed the cargo container recommendations, she is concerned that we are regressing and relaxing the requirements for cargo containers then previously allowed. Planning Commission reviewed some of the pictures taken around town where cargo containers are present in lots. An informal vote between commissioners was done and the general consensus is to keep the recommendations that were proposed during the April 6, 2021 meeting. The remaining sections of the proposed draft were reviewed and recommendations made to the proposed draft.

Ben Aiken makes a motion to go in and out of public hearing, Boyd Corry seconds. No public comment.

Kerry Glover makes a recommendation to City Council to approve the proposed draft with the suggested changes per the discussions in the April 6th meeting and today's meeting to amend the Kanab City Land Use Ordinance Chapter 4; Section 4-9, 4-10 and 4-28, Chapter 16; Section 16-5, Chapter 17; section 17-5, Chapter 18; Section 16-6 and Chapter 19; Section 19-5. Boyd Corry seconds; roll call vote – Donna Huntsman and Ben Aiken nay; Ben Clarkson, Kerry Glover and Boyd Corry yeah.

Discuss preparation for a public hearing on updating the Kanab City General Plan.

Planning Commission discussed when it would be possible to have a gathering for the public hearing. Discussion on hot top items that need to be identified and discussed. Scott Colson asked the Planning Commission to go through the General Plan and identify their hot topic items for the May 18th meeting. Bob Nicholson commented that the Census Bureau will have the 2021 statistic ready by May 27. Mr. Nicholson also provided a suggestion for the motto being similar or in line with the Kanab County Tourism's motto.

Staff Report: Building and Land Use Department is hearing from multiple developers about proposed projects but applications have not been submitted. Mike Reynolds provided an update on Lofts at the Canyons, Marriot Springhill and Country Inn Suites.

Commission Member Report: Boyd Corry discussed some campers North of town and if they were allowed to camp in that area. Donna Huntsman reminded the Planning Commission and staff that she will not be attending the meetings in June.

Council Member Liaison Report: Celeste Meyeres provided an update on recommendations that went to City Council. The zone change and Subway's gazebo were approved. The ordinance for the private lanes was discussed she reported that there are concerns from Joe Decker, City Chief and City Manager that the Fire Code requires the roads to be paved. After some discussion from City Council members on if this was a preference or a requirement Joe Decker said that there is some discretion and the Fire Chief makes that decision. Mr. Decker explained that we cannot be less restrictive than the code. The ordinance was continued to the next meeting, she is recommending to the Planning Commission that if they want to continue having a voice in the decision to come to the next City Council meeting. Jeff Stott reported that it was left off that him and Joe would update the proposed draft to have the wording changed to be close to what was recommended but that would not contradict the Fire Code. Scott Colson asked what the Fire Code requirement is? Jeff Stott responded that per Joe's explanation the road would have to be able to sustain the weight of the equipment and the more houses the more need for pavement. Ben Clarkson reported that the County is also looking into road surfaces and there are some departments that feel road base should be required for development and building permits. Janae Chatterley commented that there is a requirement in the International Fire Code that requires a road to be able to sustain the weight of an emergency vehicle, the only concern Mr. Decker had was that the ordinance was not less restrictive than the code or that it did not contradict the requirements in the code. Scott Colson commented that if anyone would like to voice their opinion to attend the City Council meeting. Celeste Meyeres commented that she knows there has been some sort of pressure in the past that the Planning Commission should not attend City Council meetings and that's not in the ordinances at least to her knowledge, so she wants to make sure that the Commission knows they have a voice outside of these hours and this meeting. That the Planning Commission are all citizens and she would like to extend the invitation to come to the City Council meetings.

Kerry Glover motions to adjourn the meeting second by Ben Aiken, unanimous vote.

Chairperson

Date

Thomas Plat Amendment

From: noreply@civicplus.com
To: mreynolds@kanab.utah.gov; kohlwiler@kanab.utah.gov; jchatterley@kanab.utah.gov
Subject: Online Form Submittal: Lot Line Adjustment Application
Date: Wednesday, April 7, 2021 1:46:05 PM

Lot Line Adjustment Application

Applicant Information

Project Location	1761 s Escalante dr.
Parcel # (s):	72-1396 & 72-1397
Property Owner #1 Name	Kelly & Diane Thomas
Property Owner #1 Address	1761 S Escalante dr.
Property Owner #1 Phone Number	435 644 2031
Property Owner #1 E-mail Address	Tom@ireng.net
Property Owner #2 Name	<i>Field not completed.</i>
Property Owner #2 Address	<i>Field not completed.</i>
Property Owner #2 Phone Number	<i>Field not completed.</i>
Property Owner #2 E-mail Address	<i>Field not completed.</i>
Applicant Name	Thomas Avant
Applicant's Address	460 E 300 S, Suite 1 Kanab, UT 84741
Applicant's Phone Number	4356442031
Applicant's E-mail Address	Tom@ireng.net
Engineer	Iron Rock Engineering
Engineer's Address	460 E 300 S Kanab, UT

Contact Person	CHANDLER MOWBRAY
Contact's Phone Number	435 899 9884

(Section Break)

Fees

The calculated deposit of \$600 (+ \$10 per mailer, if applicable) is required to be paid before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required deposit by mail, or hand deliver to the City Office. When the property is part of a recorded subdivision a plat amendment is required to be done. Plat Amendments require a public hearing is required and any property owner within 300-feet of the property shall be notified.

Please Include With This Application

Legal description of subject property by a licensed land surveyor in Utah. Sketch Plan Showing the general location of the subdivision and property boundary of the proposed parcel revisions, including a North Arrow, map scale and designated public street access. All lot line adjustment, you must include an engineered Plat prepared by a licensed engineer. Check one of the following;

Lot Line Adjustment types you are applying for:	Type 2; Adjusting the lot line (with-in an existing subdivision), Combining or Removing a lot line to create a larger parcel [City Approval Required]
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List Other Parcels That Are Involved	See Attached
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Reason for Adjustment	joining the two lots to create a bigger parcel.
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Applicant Signature	Thomas Avant
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Date	4/7/2021
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Owner Signature	Thomas Avant
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Date	4/7/2021
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(Section Break)

For Kanab City Use Only

Received by Kanab City, Signature	<i>Field not completed.</i>
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Date	<i>Field not completed.</i>
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Kanab Planning Commission:

Recommended Date	Field not completed.
Denied Date	Field not completed.
Kanab City Council:	
Approved Date	Field not completed.
Denied Date	Field not completed.
Kanab City Official Signature	Field not completed.
Date	Field not completed.
Print	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

AMENDED LOTS 1396 & 1397 OF
THE KANAB CREEK RANCHOS
UNIT NO. 4

CITY OF KANAB, UTAH

LOCATED IN THE SE¹/₄ NE¹/₄ OF SECTION 5,
TOWNSHIP 44 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN



Building on Solid
Foundations

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

AMENDED PLAT
LOTS 1396 & 1397
KANAB CREEK RANCHOS UNIT NO.4
KANAB, UTAH

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 1396 & 1397, THE KANAB CREEK RANCHOS UNIT NO. 4"

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 1396 and 1397 into one lot. All corners are set and found as shown. The basis of bearing for this survey is from the Northeast Corner of old Lot 1396 to the Southeast Corner of old Lot 1396 with a Bearing of S1°20'06"W and a Distance of 174.11' in the Utah State Plane coordinate system South Zone.

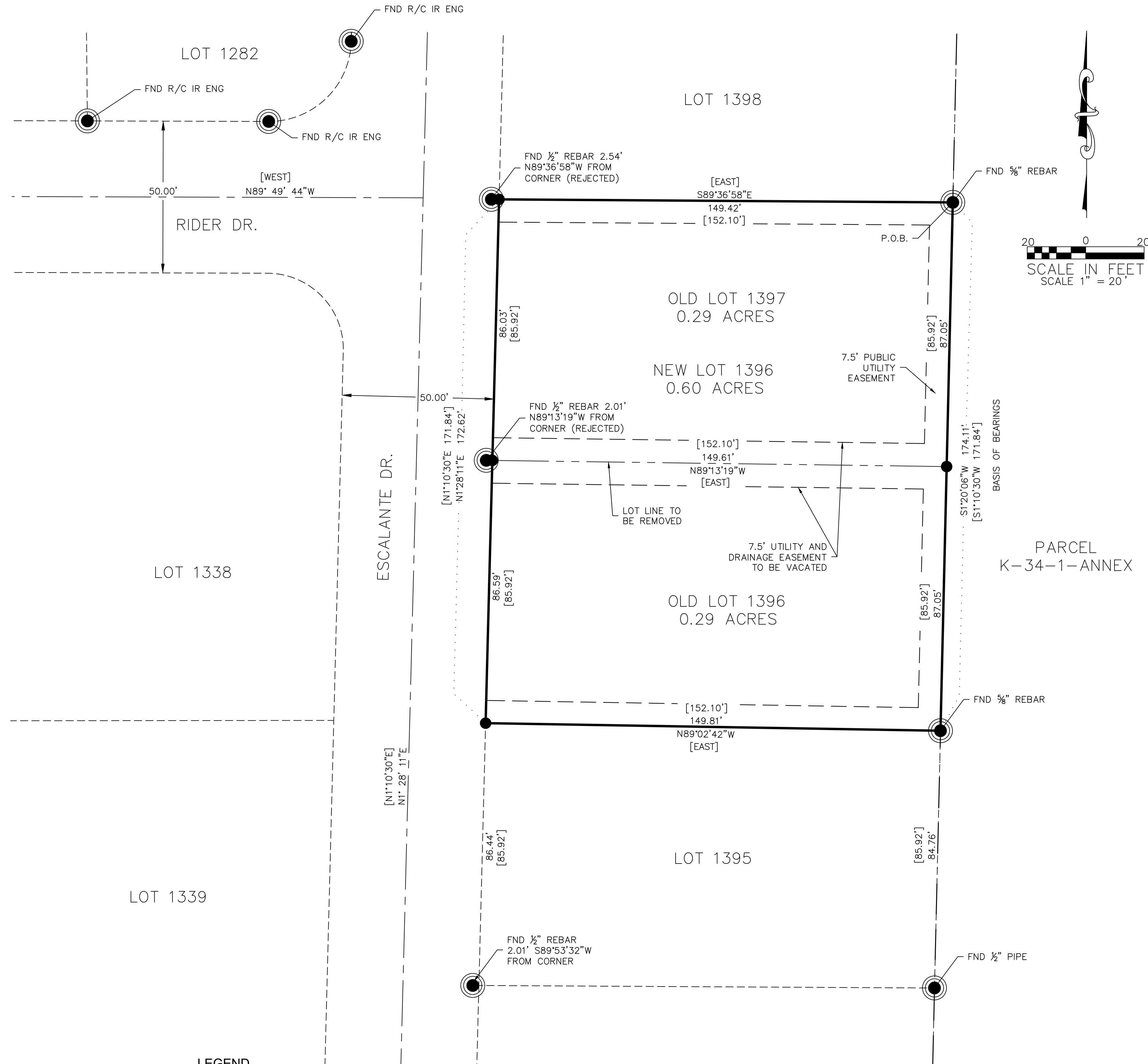
Legal Descriptions:

Record Description:
All of Lots 1396 and 1397 of Kanab Creek Ranchos – Unit No 4, as recorded in the Office of the Kane County Recorder on Plat 72.

As-Surveyed Description:

All of Lots 1396 and 1397 of Kanab Creek Ranchos – Unit No 4, as recorded in the Office of the Kane County Recorder on Plat 72, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1397, and running; thence, along the east line of said lots, South 1° 20' 06" West 174.11 feet, to the southeast corner of said Lot 1396; thence, along the south line of the said lot, North 89° 02' 42" West 149.81 feet, to the southwest corner of said lot; thence, along the west line of said lots, North 1° 28' 11" East 172.62 feet, to the northwest corner of said Lot 1397; thence, along the north line of said lot, South 89° 36' 58" East 149.42 feet, to the POINT OF BEGINNING; containing 0.60 acres (more or less).



LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5561917
- FOUND MONUMENT AS NOTED

- PROPERTY LINE
- ADJACENT PROPERTY LINE EASEMENT
- STREET CENTER LINE
- LOT LINE TO BE REMOVED
- SECTION LINE
- SURVEY BOUNDARY
- [] RECORD BEARING AND DISTANCE

REFERENCED DOCUMENTS

- AMENDED PLAT OF KANAB CREEK RANCHOS UNIT NO.4 (DATED OCT 15, 1974)
- SURVEY OF LOT 1282 (CS-1072 DEC 2, 2020)

ACKNOWLEDGMENT
STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20____, personally appeared before me Diane Thomas, 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

ACKNOWLEDGMENT
STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20____, personally appeared before me Kelly E Thomas, 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

OWNER'S DEDICATION
Kelly E & Diane Thomas, 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, Kelly & Diane Thomas, have made the above dedications this _____ day of _____, 20____.
Kelly E Thomas
1761 S Escalante Dr.
Kanab, UT 84741
Diane Thomas
1761 S Escalante Dr.
Kanab, UT 84741

SURVEYED AT THE REQUEST OF :
KELLY E & DIANE THOMAS
1761 S ESCALANTE DR.
KANAB, UT 84741

<div>CITY PUBLIC WORKS DIRECTOR CERTIFICATE</div> <div>I, _____, Kanab City public Works Director, do hereby certify that this office has examined the above 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____.</div> <div>KANAB CITY PUBLIC WORKS DIRECTOR</div>	<div>CITY SURVEYOR CERTIFICATE</div> <div>I, _____, Kanab City Surveyor, do hereby certify that this office has examined the above 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____.</div> <div>KANAB CITY SURVEYOR</div>	<div>APPROVAL of the PLANNING COMMISSION</div> <div>On this the _____ day of _____, 20____, the Planning Commission of Kanab City, Utah, having reviewed the above Plat and having found that it complies with the requirements of the Kanab City's planning and zoning ordinances, and by authorization of said commission hereby recommend approval of said plat for acceptance by Kanab City, Utah.</div> <div>CHAIRMAN Planning Commission</div>	<div>APPROVAL AND ACCEPTANCE by the Kanab City Council</div> <div>We the Kanab City Council have reviewed the hereon Plat and by authorization of said Kanab City Council recorded in the minutes of it's meeting of the _____ day of _____, 20____, hereby accept the said plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.</div> <div>Attest: _____ Mayor - Kanab City Recorder Kanab City Council</div>	<div>CITY ATTORNEY CERTIFICATE</div> <div>I, _____, Attorney for Kanab City, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this _____ day of _____, 20____.</div> <div>KANAB CITY ATTORNEY</div>	<div>CERTIFICATE OF RECORDING</div> <div>I, _____, Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20____.</div> <table><tr><td>KANE COUNTY RECORDER</td><td>ENTRY NO.</td><td>RECORDED AND FILED AT THE REQUEST OF:</td></tr><tr><td>DATE</td><td>TIME</td><td>BOOK</td></tr><tr><td></td><td></td><td>PAGE</td></tr><tr><td></td><td></td><td>FEE</td></tr></table>	KANE COUNTY RECORDER	ENTRY NO.	RECORDED AND FILED AT THE REQUEST OF:	DATE	TIME	BOOK			PAGE			FEE
KANE COUNTY RECORDER	ENTRY NO.	RECORDED AND FILED AT THE REQUEST OF:															
DATE	TIME	BOOK															
		PAGE															
		FEE															

INITIAL SUBMITAL	DATE:	02/25/21
REV#	DATE:	DESCRIPTION:

DRAWN BY: CM

SCALE: 1" = 20'

SHEET:

Kershaw Plat Amendment

From: noreply@civicplus.com
To: mreynolds@kanab.utah.gov; kohlwiler@kanab.utah.gov; jchatterley@kanab.utah.gov
Subject: Online Form Submittal: Lot Line Adjustment Application
Date: Wednesday, April 21, 2021 9:47:15 AM

Lot Line Adjustment Application

Applicant Information

Project Location	Kanab Creek Ranchos Unit #3
Parcel # (s):	65-329 & 65-330
Property Owner #1 Name	Byard Kershaw
Property Owner #1 Address	1753 S Kanab Creek Dr.
Property Owner #1 Phone Number	4356442031
Property Owner #1 E-mail Address	Tom@ireng.net
Property Owner #2 Name	<i>Field not completed.</i>
Property Owner #2 Address	<i>Field not completed.</i>
Property Owner #2 Phone Number	<i>Field not completed.</i>
Property Owner #2 E-mail Address	<i>Field not completed.</i>
Applicant Name	Byard Kershaw
Applicant's Address	1753 S Kanab Creek Dr.
Applicant's Phone Number	4356442031
Applicant's E-mail Address	Tom@ireng.net
Engineer	Iron Rock Engineering
Engineer's Address	460 E 300 S Kanab, UT

Contact Person	CHANDLER MOWBRAY
Contact's Phone Number	435 899 9884

(Section Break)

Fees

The calculated deposit of \$600 (+ \$10 per mailer, if applicable) is required to be paid before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required deposit by mail, or hand deliver to the City Office. When the property is part of a recorded subdivision a plat amendment is required to be done. Plat Amendments require a public hearing is required and any property owner within 300-feet of the property shall be notified.

Please Include With This Application

Legal description of subject property by a licensed land surveyor in Utah. Sketch Plan Showing the general location of the subdivision and property boundary of the proposed parcel revisions, including a North Arrow, map scale and designated public street access. All lot line adjustment, you must include an engineered Plat prepared by a licensed engineer. Check one of the following;

Lot Line Adjustment types you are applying for:	Type 2; Adjusting the lot line (with-in an existing subdivision), Combining or Removing a lot line to create a larger parcel [City Approval Required]
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List Other Parcels That Are Involved	See Attached
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Reason for Adjustment	Removing lot line between two parcels to create on bigger lot.
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Applicant Signature	Thomas Avant
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Date	4/21/2021
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Owner Signature	Byard Kershaw
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Date	4/21/2021
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(Section Break)

For Kanab City Use Only

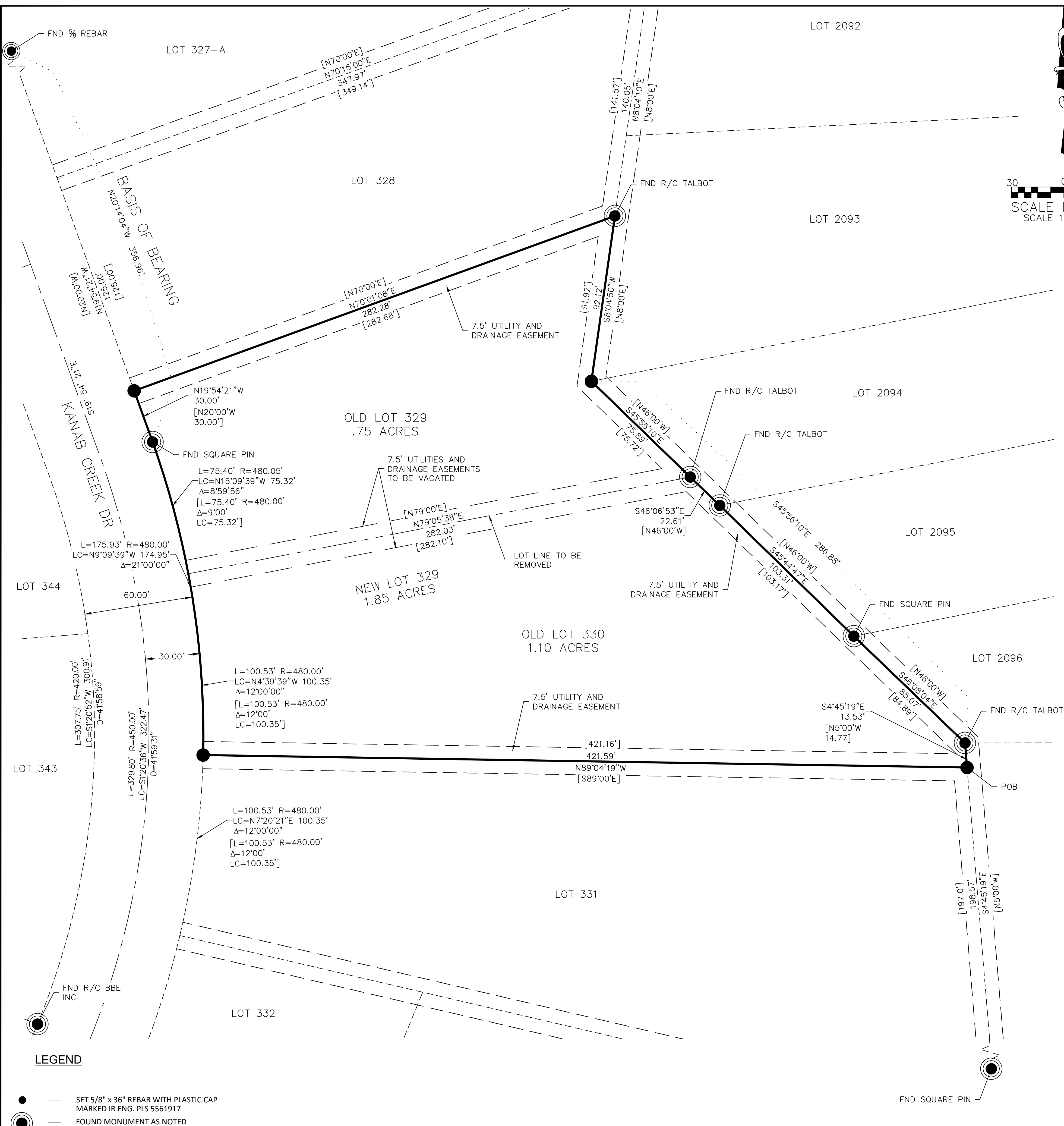
Received by Kanab City, Signature	<i>Field not completed.</i>
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Date	<i>Field not completed.</i>
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Kanab Planning Commission:

Recommended Date	Field not completed.
Denied Date	Field not completed.
Kanab City Council:	
Approved Date	Field not completed.
Denied Date	Field not completed.
Kanab City Official Signature	Field not completed.
Date	Field not completed.
Print	Field not completed.

Email not displaying correctly? [View it in your browser.](#)



AMENDED
LOTS 329 & 330
KANAB CREEK RANCHOS UNIT No.3

CITY OF KANAB, UTAH
LOCATED IN SW¼ NW¼ OF SECTION 5,
TOWNSHIP 44 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

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 329 & 330, KANAB CREEK RANCHOS UNIT No. 3"

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 combine lots 329 and 330 into a single lot as well as 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 the Utah State Plane coordinate system South Zone, as measured between the 5/8 rebar of the Northwest corner of lot 327 and the square pin point of curvature of old lot 329, North 20° 14' 04" West 356.96 feet, as shown on this survey plat.

Legal Descriptions:

All of Lots 329 and 330 of Kanab Creek Ranchos Unit No. 3, as recorded in the office of the Kane County Recorder, Utah, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 330; thence, along the south line of said lot, North 89° 04' 19" West 421.59 feet, to the southwest corner of said lot and the easterly right-of-way of Kanab Creek Drive and the beginning of a non-tangential curve; thence, along said right-of-way and the curve to the left, 175.93 feet, having a radius of 480.00 feet, a central angle of 21° 00' 00" and whose long chord bears North 09° 09' 39" West 174.95 feet; thence North 19° 54' 21" West 30.00 feet, to the northwesterly corner of said Lot 329; thence, along the north line of said lot, North 70° 01' 08" East 282.28 feet, to the northeast corner of said lot; thence, along the easterly line of said lots for the remaining calls, South 08° 04' 50" West 92.12 feet; thence South 45° 55' 10" East 75.89 feet; thence South 46° 06' 53" East 22.61 feet; thence South 45° 44' 47" East 103.31 feet; thence South 46° 08' 04" East 85.07 feet; thence South 04° 45' 19" East 13.53 feet, to the POINT OF BEGINNING; containing 1.86 acres (more or less).

Owner Information:

Byard L. & Carol A. Kershaw,
Trustees of the Byard L. and
Carol A. Kershaw Revocable
Trust Dated December 6, 2016
1753 S Kanab Creek Dr
Kanab, UT 84741

REFERENCED DOCUMENTS

- KANAB CREEK RANCHOS UNIT No. 3 (65)

ACKNOWLEDGMENT STATE OF UTAH,) s.s. COUNTY OF) On this _____ day of _____, 20____, personally appeared before me Byard L. Kershaw and Carol A. Kershaw, Trustees of the Byard L. and Carol A. Kershaw Revocable Trust, dated December 6, 2016, who are personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat. _____ NOTARY PUBLIC		OWNER'S DEDICATION Byard L. Kershaw and Carol A. Kershaw, Trustees of the Byard L. and Carol A. Kershaw Revocable Trust Dated December 6, 2016, as the owners 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, Byard L. Kershaw and Carol A. Kershaw, Trustees of the Byard L. and Carol A. Kershaw Revocable Trust Dated December 6, 2016, have made the above dedications this _____ day of _____, 20____. _____ Byard L. Kershaw Trustee of the Byard L. and Carol A. Kershaw Revocable Trust Dated December 6, 2016, 1753 S. Kanab Creek Drive Kanab, UT 84741 _____ Carol A. Kershaw Trustee of the Byard L. and Carol A. Kershaw Revocable Trust Dated December 6, 2016, 1753 S. Kanab Creek Drive Kanab, UT 84741	
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CITY PUBLIC WORKS DIRECTOR CERTIFICATE I, _____, Kanab City public Works Director, do hereby certify that this office has examined the above 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____. _____ KANAB CITY PUBLIC WORKS DIRECTOR	CITY SURVEYOR CERTIFICATE I, _____, Kanab City Surveyor, do hereby certify that this office has examined the above 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____. _____ KANAB CITY SURVEYOR	APPROVAL of the PLANNING COMMISSION On this the _____ day of _____, 20____, the Planning Commission of Kanab City, Utah, having reviewed the above Plat and having found that it complies with the requirements of the Kanab City's planning and zoning ordinances, and by authorization of said commission hereby recommend approval of said plat for acceptance by Kanab City, Utah. _____ CHAIRMAN Planning Commission	APPROVAL AND ACCEPTANCE by the Kanab City Council We the Kanab City Council have reviewed the hereon Plat and by authorization of said Kanab City Council recorded in the minutes of it's meeting of the _____ day of _____, 20____, hereby accept the said plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder. Attest: _____ Mayor — Kanab City Recorder Kanab City Council	CITY ATTORNEY CERTIFICATE I, _____, Attorney for Kanab City, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this _____ day of _____, 20____. _____ KANAB CITY 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 TIME BOOK PAGE FEE RECORDED AND FILED AT THE REQUEST OF: _____
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Building on Solid Foundations

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

AMENDED
LOTS 329 & 330
KANAB CREEK RANCHOS UNIT No.3
KANAB, UTAH

INITIAL SUBMITTAL	DATE: 02/25/21	DESCRIPTION:
REV#	DATE:	

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

Avant Plat Amendment

From: [Chandler Mowbray](#)
To: [Mike Reynolds](#)
Subject: Fwd: Online Form Submittal: Lot Line Adjustment Application
Date: Thursday, March 25, 2021 10:26:41 AM

Chandler Mowbray
Iron Rock Engineering
435 644 2031

----- Forwarded message -----

From: <noreply@civicplus.com>
Date: Mon, Mar 8, 2021 at 10:53 AM
Subject: Online Form Submittal: Lot Line Adjustment Application
To: <chandler@ireng.net>

Lot Line Adjustment Application

Applicant Information

Project Location	752 S CHAMBERLAIN DR
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Parcel # (s):	72-416, 72-401, 72-400
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Property Owner #1 Name	THOMAS AVANT
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Property Owner #1 Address	752 S CHAMBERLAIN
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Property Owner #1 Phone Number	435 644 2031
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Property Owner #1 E- mail Address	Tom@ireng.net
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Property Owner #2 Name	DIRK CLAYSON
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Property Owner #2 Address	P.O. BOX 75
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Property Owner #2 Phone Number	435 644 2031
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Property Owner #2 E- mail Address	DIRK@KANAB.NET
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Applicant Name	Thomas Avant
Applicant's Address	752 S CHAMBERLAIN DR
Applicant's Phone Number	435 644 2031
Applicant's E-mail Address	Tom@ireng.net
Engineer	IRON ROCK ENGINEERING
Engineer's Address	460 E 300 S Kanab, UT
Contact Person	CHANDLER MOWBRAY
Contact's Phone Number	435 899 9884

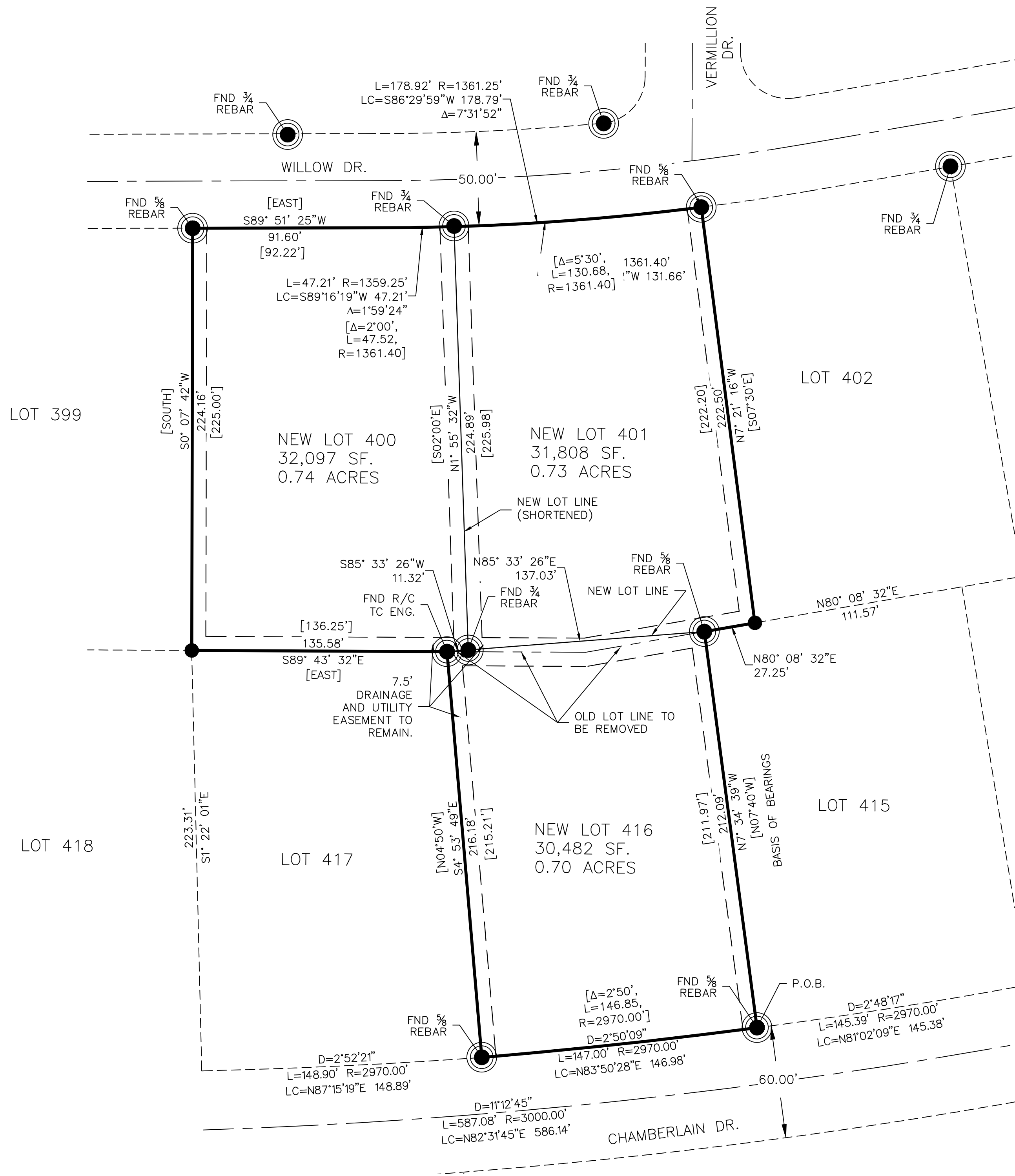
(Section Break)

Fees
The calculated deposit of \$600 (+ \$10 per mailer, if applicable) is required to be paid before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required deposit by mail, or hand deliver to the City Office. When the property is part of a recorded subdivision a plat amendment is required to be done. Plat Amendments require a public hearing is required and any property owner with in 300-feet of the property shall be notified.

Please Include With This Application
Legal description of subject property by a licensed land surveyor in Utah. Sketch Plan Showing the general location of the subdivision and property boundary of the proposed parcel revisions, including a North Arrow, map scale and designated public street access. All lot line adjustment, you must include an engineered Plat prepared by a licensed engineer. Check one of the following;

Lot Line Adjustment types you are applying for:	Type 2; Adjusting the lot line (with-in an existing subdivision), Combining or Removing a lot line to create a larger parcel [City Approval Required]
List Other Parcels That Are Involved	See Attached
Reason for Adjustment	TO RUN ALONG THE FIBER LINE AND NOT OVER IT.
Applicant Signature	Thomas Avant
Date	3/8/2021

Owner Signature	Thomas Avant
Date	3/8/2021
(Section Break)	
For Kanab City Use Only	
Received by Kanab City, Signature	KANAB
Date	Field not completed.
Kanab Planning Commission:	
Recommended Date	Field not completed.
Denied Date	Field not completed.
Kanab City Council:	
Approved Date	Field not completed.
Denied Date	Field not completed.
Kanab City Official Signature	Field not completed.
Date	Field not completed.
Print	Field not completed.



LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IN ENG. PLS 5561917
- ⊙ FOUND MONUMENT AS NOTED
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - STREET CENTER LINE
- - - LOT LINE TO BE REMOVED
- SURVEY BOUNDARY
- [] RECORD BEARING AND DISTANCE

CITY PUBLIC WORKS DIRECTOR CERTIFICATE

I, _____, Kanab City public Works Director, do hereby certify that this office has examined the above 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____.

KANAB CITY PUBLIC WORKS DIRECTOR

CITY ENGINEER CERTIFICATE

I, _____, Kanab City Engineer, do hereby certify that this office has examined the above 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____.

KANAB CITY ENGINEER

APPROVAL of the PLANNING COMMISSION

On this the _____ day of _____, 20____, the Planning Commission of Kanab City, Utah, having reviewed the above Plat and having found that it complies with the requirements of the Kanab City's planning and zoning ordinances, and by authorization of said commission hereby recommend approval of said plat for acceptance by Kanab City, Utah.

CHAIRMAN Planning Commission

APPROVAL AND ACCEPTANCE by the Kanab City Council

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

Attest: _____ Mayor -
Kanab City Recorder Kanab City Council

CITY ATTORNEY CERTIFICATE

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

KANAB CITY 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

AMENDED LOTS 400, 401 & 416 KANAB CREEK RANCHOS - UNIT No 4

CITY OF KANAB, UTAH

LOCATED IN NW $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 5,
TOWNSHIP 44 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

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 400, 401 & 416, KANAB CREEK RANCHOS - UNIT No 4"

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

Thomas Avant

Thomas W. Avant, PLS # 5561917

8/31/2020

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 do a lot line adjustment for lots 400, 401 and 416. All corners are set and found as shown. The basis of bearing for this survey is from the Southeast Corner to the Northeast Corner of of Lot 416 with a Bearing of N7°34'39"W and a Distance of 212.97' in the Utah State Plane coordinate system South Zone.

LEGAL DESCRIPTION:

All of Lots 400, 401 and 416 of Kanab Creek Ranchos - Unit No 4, as recorded in the Office of the Kane County Recorder, Utah, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 416; thence, along the east line of said lot, North 07° 34' 39" West 212.09 feet, to the northeast corner of said lot; thence, along the south line of said lot 401, North 80° 08' 32" East 27.25 feet, to the southeast corner of said lot; thence, along the east line of said lot, North 07° 21' 16" West 222.50 feet, to the northeast corner of said lot and the beginning of a non-tangential curve; thence, along the north line of said Lots 400 and 401 and the curve to the right, 178.92 feet, having a radius of 1361.40 feet, a central angle of 07° 31' 52" and whose long chord bears South 86° 29' 59" West 178.79 feet; thence South 89° 51' 25" West 91.60 feet, to the northwest corner of said Lot 400; thence, along the west line of said lot, South 00° 07' 42" West 224.16 feet, to the southwest corner of said lot; thence, along the south line of said lot, South 89° 43' 32" East 135.58 feet, to the northwest corner of said Lot 416; thence, along the west line of said lot, South 04° 53' 49" East 216.18 feet, to the southwest corner of said lot and the beginning of a non-tangential curve; thence, along the south line of said lot and the curve to the left, 147.00 feet, having a radius 2970.00 feet, a central angle of 02° 50' 09" and whose long chord bears North 83° 50' 28" East 146.98 feet, to the POINT OF BEGINNING; containing 2.17 acres (more or less).

REFERENCED DOCUMENTS

- KANAB CREEK RANCHOS - UNIT No 4 (PLAT 72)
- RECORD OF SURVEY OF LOT 416 OF KANAB CREEK RANCHOS UNIT 4 (CS-783)

SURVEYED AT THE REQUEST OF :

Thomas & Sasha Avant
752 W Chamberlain Dr.
Kanab, UT 84741

ACKNOWLEDGMENT

STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20____, personally appeared before me Thomas Wayne Avant & Sasha Avant, 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

ACKNOWLEDGMENT

STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20____, personally appeared before me Dirk Clayson, Manager of Manzanita Properties, LLC, 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

OWNER'S DEDICATION

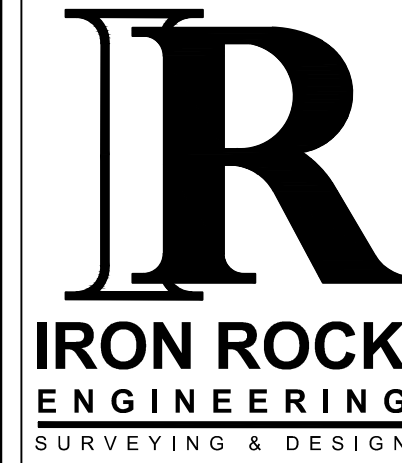
Thomas Wayne Avant and Sasha Avant, as the owner of Lot 416 and Manzanita Properties, LLC a Utah limited liability company, as the owner of Lots 400 and 401, the real property described in the Boundary Description, having caused the Lot Lines to be adjusted between said lots, consent to the preparation and recording of this Plat.

IN WITNESS WHEREOF, Thomas Wayne Avant, Sasha Avant and Dirk Clayson Manager of Manzanita Properties, LLC, has made the above dedications this _____ day of _____, 20____.

Thomas Wayne Avant
752 W Chamberlain Dr.
Kanab, UT 84741

Sasha Avant
752 W Chamberlain Dr.
Kanab, UT 416

Dirk Clayson, Manager of
Manzanita Properties, LLC
P.O. Box 75
Kanab, UT
Lots 400 & 401



Building on Solid Foundations

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

AMENDED
LOTS 400, 401 & 416
KANAB CREEK RANCHOS - UNIT No4
KANAB, UTAH

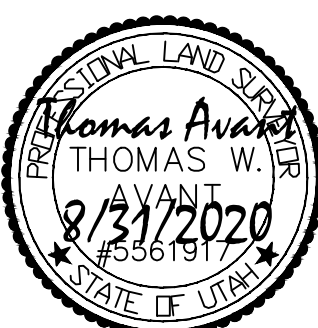
DATE: 08/10/20

DESCRIPTION:

INITIAL SUBMITTAL

DATE:

REV#



DRAWN BY: CM/CJM

SCALE: 1" = 40'

SHEET:

1 OF 1