

Toquerville City
AMENDED FINAL PLAT APPLICATION
Fee: \$1,000.00



Name: GEORGE AND ANITA LINDSTROM Telephone: [REDACTED]
Address: PO BOX 868 LAVERKIN 84745 Fax No. _____
Email: [REDACTED]
Agent (If Applicable): RYAN SCHOLLES/ALPHA ENGINEERING Telephone: 435.628.6500
Address/Location of Subject Property: 1545 S CHAPARELL DRIVE
1545 S CHAPARELL DR , TOQUERVILLE
Subdivision Name & Phase: TOQUERVILLE ESTATES PARTIAL AMENDMENT "A"
Tax ID of Subject Property: T-TEA-B-15/T-TEA-B-16 Number of Lots: 1

Submittal Requirements: 1Engineer's paper copy, and 1 disk in the latest Auto-Cad format

1. The final plat shall show:

- ☒ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.
- ☒ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- ☒ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- ☒ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- ☐ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
- ☒ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.
- ☐ g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County or other official monuments.
- ☐ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
- ☐ i. Street monuments shall be installed by the sub divider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the sub divider's plat by the appropriate symbols.
- ☐ j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.

- N/A k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.
2. **Required Forms & Certificates:** In addition, the final plat shall contain the standard forms for the following:
- X a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. **Plat must have signed and stamped by the licensed surveyor prior to final plat submittal.**
- N/A b. The owner's certificate of dedication of all streets, roads, rights-of-way or other parcels intended for the use and benefit of the general public.
- N/A c. Mortgagee or other lien holder's Consent to Record, if applicable.
- X d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.
- X e. Certificate of approval of Ash Creek Special Service District.
- X f. Certificate of approval of the City Engineer.
- X g. Certificate of approval of the City Council, as evidenced by the signature of the Mayor attested by the City Recorder.
- X h. Certificate of approval as to form executed by the City Attorney.
- X i. A one and one-half inch by five inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.
3. **Other Information Required:** The following information or documentation shall be submitted:
- X a. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full.
- N/A b. An original copy for Staff review of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.
- c. Title report for the property being subdivided.
- X d. A disk of the final plat prepared in the latest Auto-Cad format.

Application Process:

- A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department along with the paper copy of the amended plat.
- A paper copy of the amended plat is submitted to the City Engineer for review. The City Engineer will red line the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review. An approved Mylar of the final plat must be signed by the City Engineer before the City Council meeting at which the amendment is to be submitted.
- A plat amendment without the notarized signatures of all the owners of record on the Mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

Recording Requirements:

1. Amended plat approval by the City Council.
2. Two disks of the final plat provided in the latest Auto Cad format – one for the City, and one for the County Recorder.
3. Review of the title report by the City Attorney.
4. All signatures must be on the Mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent. The City Attorney is the last signer of the Mylar just prior to recordation.
5. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

A development with CC&R's should submit a copy of the CC&R's to the Planning Staff and one to the City Attorney for review at the time the plat amendment is submitted.

Note: An amended plat that includes the abandonment of a dedicated road or for a subdivision that is not fully improved requires a different application and procedure.

(Office Use Only)

DATE RECEIVED: _____ COMPLETE: YES _____ NO _____

DATE APPLICATION DEEMED TO BE COMPLETE: _____

COMPLETION DETERMINATION MADE BY: _____
Signature

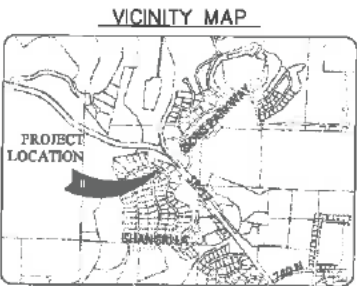
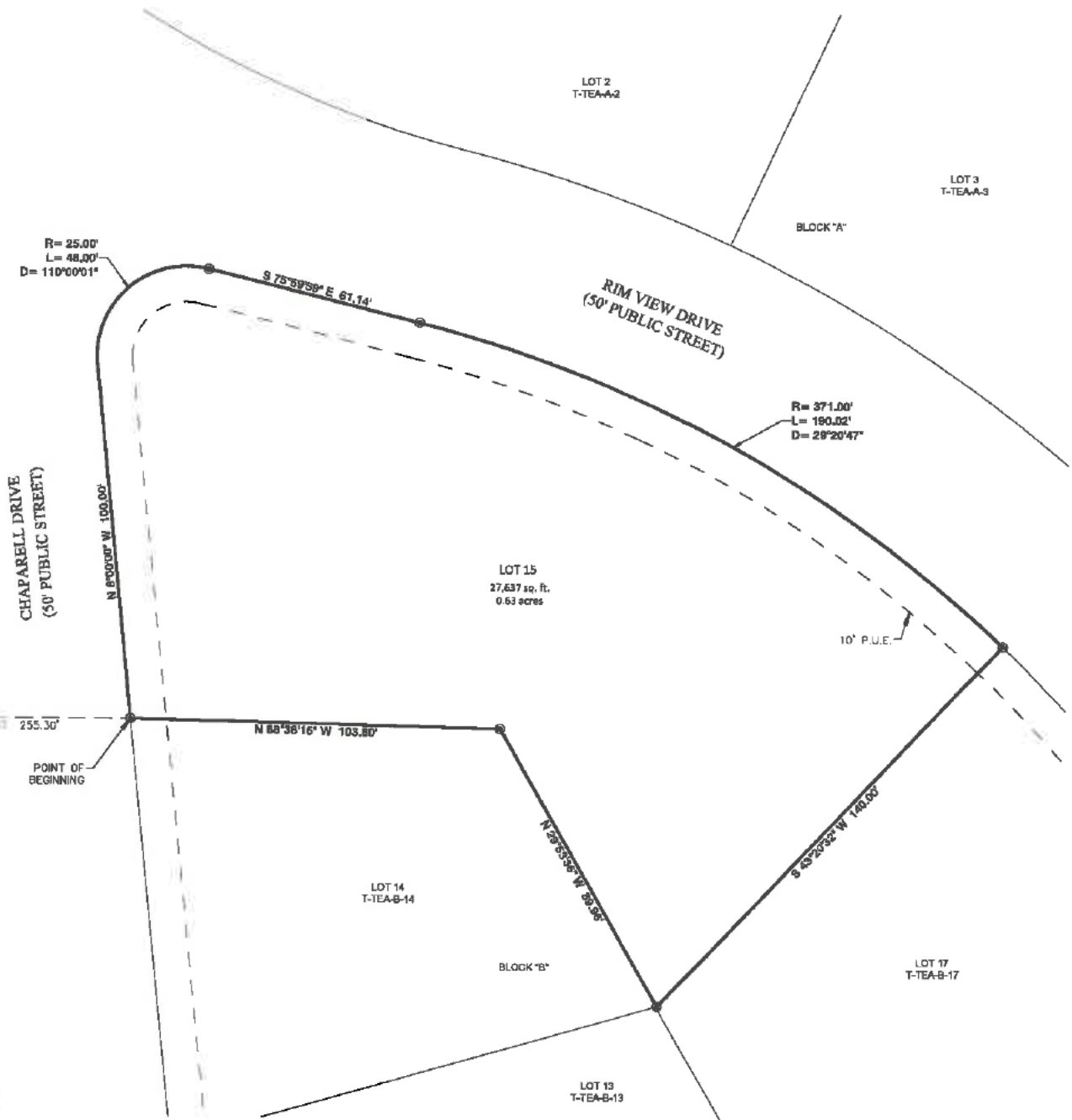
TOQUERVILLE ESTATES PARTIAL AMENDMENT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN, TOQUERVILLE CITY, UTAH

NORTH 1/4 CORNER
SECTION 14,
T41S, R13W, SLB&M

BASIS OF BEARING
S80°00'00" W

SOUTH 1/4 CORNER
SECTION 14,
T41S, R13W, SLB&M



GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°00'00" WEST, BETWEEN THE NORTH 1/4 CORNER AND THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 15 AND 16, BLOCK B, OF TOQUERVILLE ESTATES AMENDED INTO A SINGLE LOT NOW KNOWN AS LOT 15. NO OTHER CHANGES ARE INTENDED WITH THIS AMENDED PLAT TO THE ORIGINAL TOQUERVILLE ESTATES AMENDED AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 149588.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIC PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- PUBLIC UTILITY AND DRAINAGE (P.U.E.) EASEMENT LINE

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

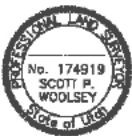
TOQUERVILLE ESTATES PARTIAL AMENDMENT "A"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO A LOT AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK B, TOQUERVILLE ESTATES AMENDED AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 149588, AND RUNNING THENCE NORTH 89°00'00" WEST 100.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTH-EASTERLY 45.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 110°00'00"; THENCE SOUTH 75°59'57" EAST 61.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 371.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 13°58'55" WEST; THENCE SOUTHEASTERLY 190.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°20'47" AND A CHORD BEARING OF SOUTH 81°14'42" EAST 187.88 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID TOQUERVILLE ESTATES AMENDED; THENCE SOUTH 43°20'32" WEST 140.00 FEET TO THE COMMON CORNER OF LOTS 13, 14, 18, AND 17 OF SAID TOQUERVILLE ESTATES AMENDED; THENCE NORTH 29°53'38" WEST 80.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 88°38'18" WEST 103.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 27,837 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.



SCOTT P. WOOLSEY
P.L.S. 174919

DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO A LOT AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

TOQUERVILLE ESTATES PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO TOQUERVILLE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY, AND DRAINAGE EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO TOQUERVILLE CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022.

BY: _____ BY: _____
GEORGE LINDSTROM, TRUSTEE ANITA K. LINDSTROM, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF WASHINGTON

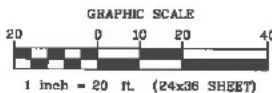
ON THIS _____ DAY OF _____ A.D. 2022, PERSONALLY APPEARED GEORGE LINDSTROM AND ANITA K. LINDSTROM, TRUSTEES OF THE GEORGE AND ANITA LINDSTROM FAMILY TRUST, DATED THE 21ST DAY OF APRIL 2003, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(8))

FINAL PLAT OF
TOQUERVILLE ESTATES
PARTIAL AMENDMENT "A"

1536-03 AND PLAT.DWG (APRIL 2022)



APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	Engineer's Approval	Approval as to Form	Approval and Acceptance by Toquerville City, Utah	Treasurer Approval
I hereby verify that this office examined this final subdivision plat and hereby recommend approval on this _____ day of _____, 2022.	I hereby verify that this office examined this final subdivision plat and hereby recommend approval on this _____ day of _____, 2022.	Approved as to Form, this day of _____, A.D. 2022.	We, the City of Toquerville, have reviewed the above plat and hereby accept said plat with all commitments and all obligations pertaining thereto.	I, Washington County Treasurer, certify on this _____ day of _____, A.D. 2022 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.
SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	City Engineer Toquerville City	City Attorney Toquerville City	Mayor Toquerville City	Washington County Treasurer
	Date		Attest: City Recorder Toquerville City	Washington County Recorder