



February 28, 2023

Notice of Public Hearing for Subdivision Plat Amendment

To Whom It May Concern,

Brian Head Town has received a plat amendment application for West Zion View subdivision on Zion View Drive. Consistent with the Town's ordinances and Utah statutes, all property owners within 300 feet of the proposed subdivision are receiving this notification.

You are invited to attend public hearings where the proposed subdivision plat amendment will be discussed. The details of the public hearings are as follows:

Planning Commission Public Hearing --

Date/Time: March 21, 2023 @ 1:00pm

(mountain time)

Physical Location: 56 North Hwy 143, Brian Head, UT

Zoom Meeting ID: 899 5554 8134

The public hearings will also be available on Zoom using the meeting ID provided above. If there are any changes to the Zoom meeting login details, they will be posted on the Town's website (brianheadtown.utah.gov) prior to the public hearing.

You may also submit written comments to the Town by mail (PO Box 190068, Brian Head, UT 84719) or by email (nleigh@bhtown.utah.gov).

A copy of the proposed plat is enclosed in this letter as a courtesy. Further information is available by contacting Town Hall at 435-677-2029.

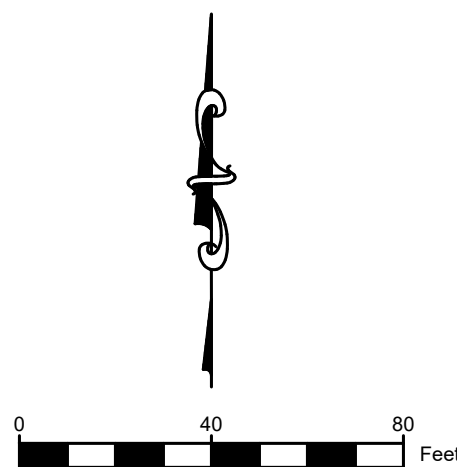


Respectfully,

Bret Howser
Town Manager
Brian Head Town



VICINITY MAP
(N.T.S.)



FINAL PLAT FOR
WEST ZION VIEW CABINS TOWNHOMES RPD
(VACATED AND AMENDED PLAT OF LOTS 2, 3, & 4 CRYSTAL AIRE SUBDIVISION)
WITHIN THE SW1/4 OF SECTION 11, T. 36 S., R. 9 W., SLB&M
BRIAN HEAD TOWN, IRON COUNTY, UTAH

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREIN, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TOWNHOMES, STREETS, AND EASEMENTS TO BE KNOWN HEREAFTER AS WEST ZION VIEW CABINS TOWNHOMES RPD, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF:
I HAVE SET MY HAND THIS THE ____ DAY OF ____ 2022.

JUDSON SHANNON

ACKNOWLEDGEMENT

ON THIS THE ____ DAY OF ____, 2022., PERSONALLY APPEARED BEFORE ME
JUDSON SHANNON, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNERS CERTIFICATE
HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED IF
ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16

PLANNING COMMISSION APPROVAL

I, _____ CHAIRPERSON OF BRIAN HEAD TOWN PLANNING
COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT, HAS BEEN APPROVED BY SAID
COMMISSION ON THIS THE ____ DAY OF ____ 2022.

CHAIRPERSON

ATTEST: _____
BRIAN HEAD TOWN RECORDER

TOWN ENGINEER'S APPROVAL

I, _____ BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS
EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF ____ 2022.

BRIAN HEAD TOWN ENGINEER

TOWN MANAGER APPROVAL

I, _____ BRIAN HEAD TOWN MANAGER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS
EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF ____ 2022.

BRIAN HEAD TOWN MANAGER

ATTORNEY'S APPROVAL

I, _____ BRIAN HEAD TOWN ATTORNEY, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS
EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF ____ 2022.

BRIAN HEAD TOWN ATTORNEY

COUNTY TREASURER CLEARANCE

THE IRON COUNTY TREASURER'S OFFICE HEREBY CERTIFIES THAT ALL TAXES, INTEREST, AND PENALTIES OWING
ON THIS FINAL PLAT ARE CURRENT ON THIS THE ____ DAY OF ____ 2022.

IRON COUNTY TREASURER

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED
EASEMENTS SHOWN ON THIS PLAT, AND GUARANTEE THE INSTALLATION OF OUR
UTILITIES.

CENTURY LINK _____ DATE _____

ROCKY MOUNTAIN POWER _____ DATE _____

DOMINION ENERGY _____ DATE _____

SOUTH CENTRAL COMMUNICATIONS _____ DATE _____

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY
THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____
DAY OF ____ 2022.

BOOK: _____ PAGE: _____ COUNTY RECORDER - CARRI JEFFRIES

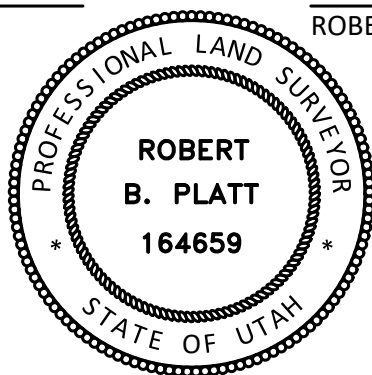
ENTRY NO: _____ FEE: _____

RECORDED AT THE REQUEST OF _____

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, 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 WILL BE SET AS
REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS
WEST ZION VIEW CABINS TOWNHOMES RPD, PHASE 1, THE BOUNDARY OF WHICH IS
DESCRIBED AS FOLLOWS:

DATE _____ ROBERT B. PLATT PLS #164659



PROPERTY DESCRIPTION

LOTS 2, 3, & 4, CRYSTAL AIRE SUBDIVISION PER THE AMENDED FINAL PLAT ON
RECORD IN THE IRON COUNTY SURVEY RECORD.

SURVEY NARRATIVE

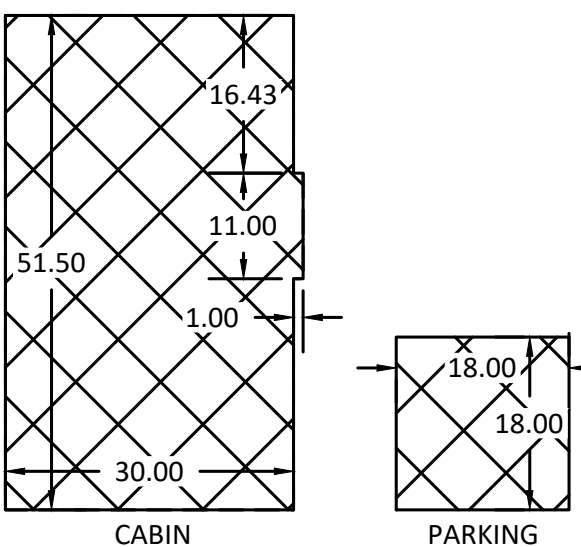
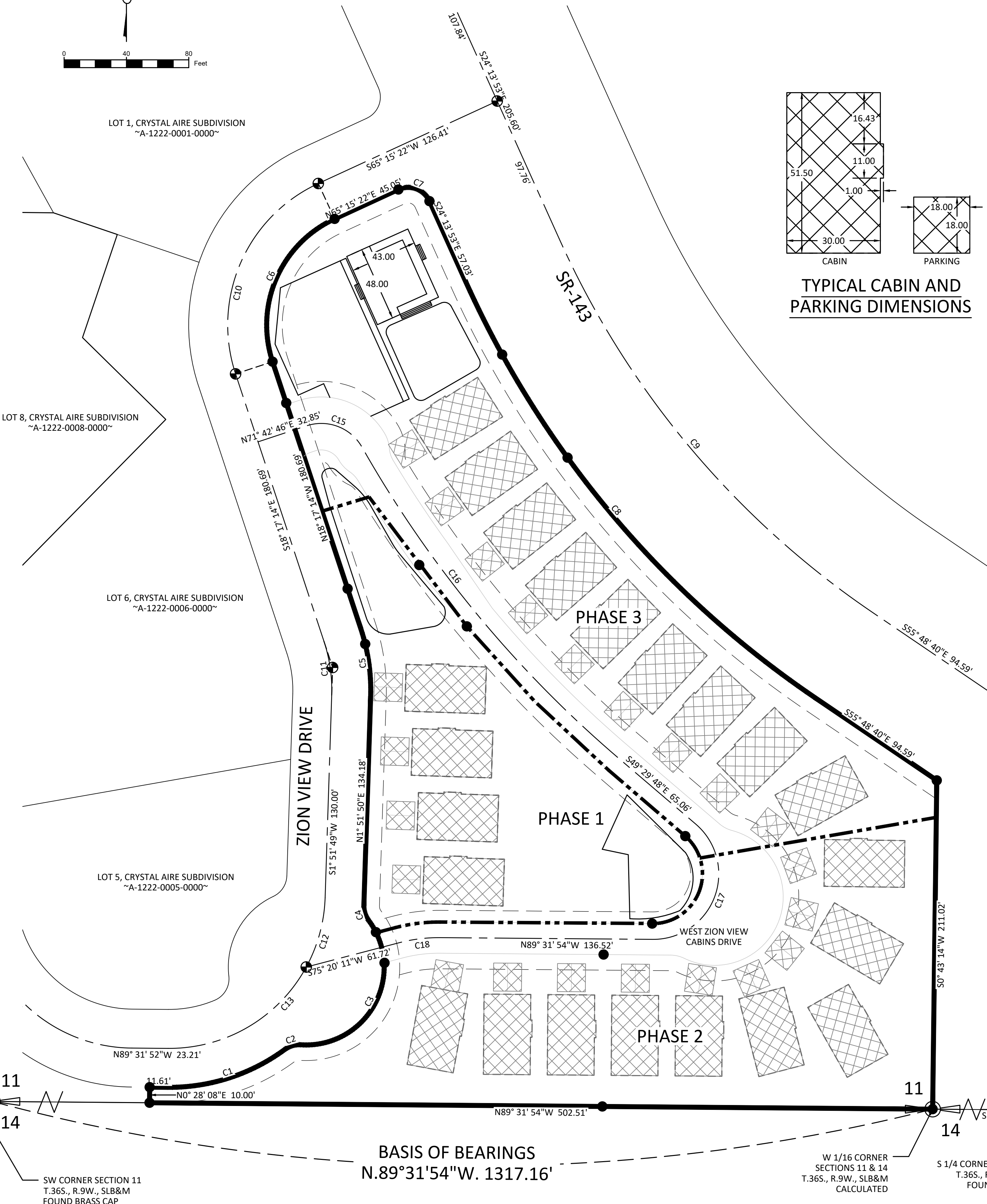
THIS FINAL PLAT WAS REQUESTED BY JUDSON SHANNON. THE PURPOSE OF THIS
FINAL PLAT IS TO DEFINE WEST ZION VIEW CABINS TOWNHOMES RPD, PHASE 1.
BASIS OF BEARINGS IS S.89°31'54"E, ALONG THE SOUTH LINE OF SECTION 11, T.36S.,
R.9W., SLB&M FROM THE SW CORNER OF SAID SECTION 11 TO THE WEST 1/16 CORNER OF
SECTIONS 11 AND 14, T.36S, R.9W., SLB&M.

LEGEND:

- PRIVATE
- COMMON
- EXISTING STREET CONTROL MONUMENT
- DENOTES 5/8" DIAMETER BY 20" REBAR WITH A YELLOW PLASTIC CAP
STAMPED PLATT & PLATT, INC. L.S. #164659

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	80.52'	125.00'	36°54'29"	N72° 00' 53"E	79.13'
C2	10.62'	15.00'	40°34'13"	N73° 50' 45"E	10.40'
C3	114.38'	50.00'	131°04'15"	N28° 35' 44"E	91.02'
C4	10.16'	15.00'	38°48'13"	N17° 32' 17"W	9.97'
C5	43.96'	125.00'	20°09'05"	N8° 12' 43"W	43.74'
C6	109.36'	75.00'	83°32'36"	N23° 29' 04"E	99.92'
C7	23.70'	15.00'	90°30'45"	S69° 29' 16"E	21.31'
C8	352.58'	639.69'	31°34'47"	S40° 01' 17"E	348.13'
C9	316.20'	573.69'	31°34'47"	S40° 01' 17"E	312.21'
C10	145.81'	100.00'	83°32'36"	S23° 29' 04"W	133.23'
C11	35.17'	100.00'	20°09'03"	S8° 12' 43"E	34.99'
C12	46.58'	100.00'	26°41'23"	S15° 12' 30"W	46.16'
C13	108.06'	100.00'	61°54'56"	S59° 30' 40"W	102.88'
C14	145.65'	100.00'	83°27'01"	N47° 48' 21"W	133.11'
C15	41.23'	30.00'	78°44'40"	S68° 54' 54"E	38.06'
C16	260.22'	747.19'	19°57'15"	S39° 31' 11"E	258.91'
C17	102.60'	42.00'	139°57'54"	S20° 29' 09"W	78.93'
C18	26.41'	100.00'	15°07'55"	S82° 54' 09"W	26.33'



TYPICAL CABIN AND
PARKING DIMENSIONS

BASIS OF BEARINGS
N.89°31'54"W. 1317.16'

W 1/16 CORNER
SECTIONS 11 & 14
T.36S., R.9W., SLB&M
CALCULATED

S 1/4 CORNER SECTION 11
T.36S., R.9W., SLB&M
FOUND BRASS CAP

PLATT
&
PLATT, INC

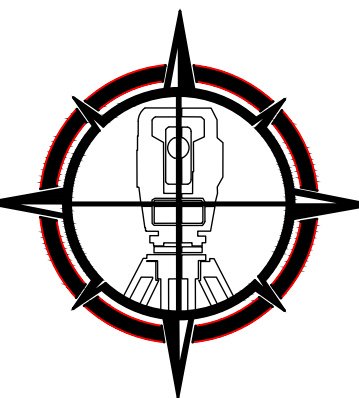
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS

195 N. 100 E.
CEDAR CITY, UT 84720

TEL: (435) 586-6151

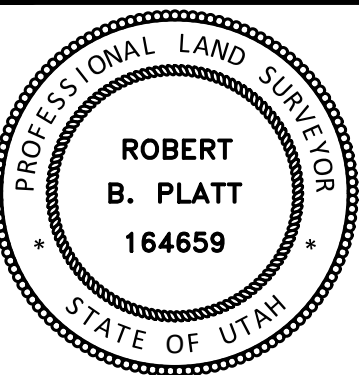
FAX: (435) 586-8567

EMAIL:
PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

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**WEST ZION VIEW CABINS
TOWNHOMES RPD**
(VACATED AND AMENDED PLAT OF LOTS 2, 3, & 4 CRYSTAL AIRE SUBDIVISION)
WITHIN THE SW1/4 OF SECTION 11, T. 36 S., R. 9 W., SLB&M
BRIAN HEAD TOWN, IRON COUNTY, UTAH



DRAWN BY:

H.K. HULET

CHECKED BY:

R.B. PLATT

DATE: Feb 22, 2023

SCALE: 1" = 40'

PAGE: 1 OF 4