



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Filing Fee \$800.00

Simple Lot Split Application

Name of Applicant Jonathan J. George Phone number [REDACTED]
Address of Residence [REDACTED]
Parcel number (each parcel requires a separate application) AV-1365-0
Purpose for Lot Split To create two building lots.

REQUIRED DOCUMENTS

1. 24x36 Mylar map with Record of Survey information
2. Signature Blocks Required:
 - i. Mayoral signature with Town Recorder Attested line,
 - ii. Big Plains Water SSD signature,
 - iii. Town Attorney signature,
 - iv. Property Owners signature
 - v. If property has a lien, a Signature Release from the Lender
 - vi. County Treasurer Signature Release
3. Identical electronic version emailed to the Town Recorder for Town electronic record. (email to clerk@applevalleyut.gov)
4. 11x17 identical version of the Mylar map with Mayoral signature line. (Town paper record)
5. Copy of Property Title Report within 90 days.
6. Record of Survey must include utility easements, existing or that may be required. Street access to all lots that are existing, or that may be required. Any road dedications required.

THIS LOT SPLIT APPLICATION IS TO BE USED IN ACCORDANCE WITH TITLE 11.02.040 WHICH INCLUDES, BUT IS NOT LIMITED TO:

- A. A subdivision creating no more than one new lot may be approved by the Town staff without the necessity of preparing and filing a preliminary plat or final plat if:
 1. Notice is provided by Town as required by this title.
 2. The proposed subdivision:
 1. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for streets or other public purpose. Created lots shall be located on a public right-of-way or dedicated street.
 2. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 3. Has been approved by the culinary water authority, sanitary sewer authority, and all other members of the joint utility commission, in writing.
 4. Is located in a zoned area and conforms to all applicable land use code or has properly received a variance from the requirements of an otherwise conflicting and applicable land use code.
- B. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this title if the lot or parcel:

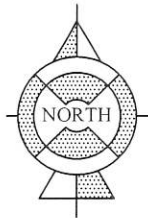
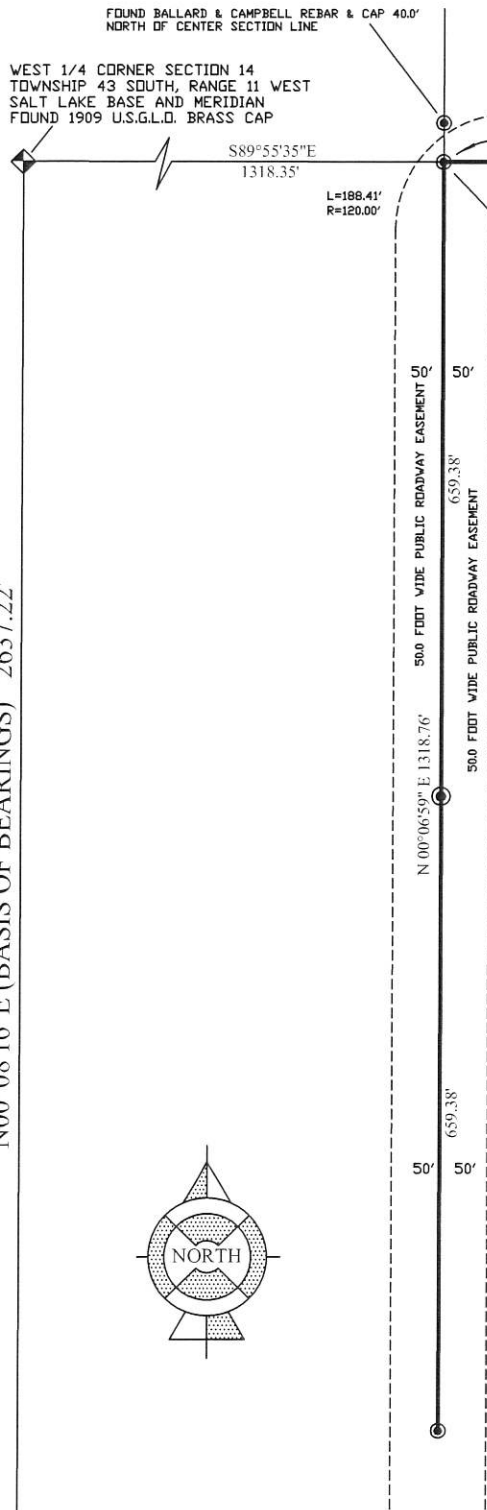
1. Meets the minimum size requirement of applicable zoning; and is not used and will not be used for any non-agricultural purpose.
- C. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements (as per Title 11.08) to the proposed lot, has been reviewed and approved by all members of the joint utility commission, in writing. No building permit will be issued for said lot until the approved improvements are constructed and accepted.
- D. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be graphically illustrated on a record of survey map and by deed, and upon approval of Town staff, shall be recorded with the county recorder.
- E. Notice of the application, prior to the recording for a lot split shall be on the Town Council consent agenda following the receipt of the application.

Paperwork submitted by Jonathan J George Date 9-24-24

Applicant Signature [Signature] Date 9-24-24

Official Use Only	Amount Paid: \$ <u>800.00</u>	Receipt No: <u>52441</u>
Date Received: <u>RECEIVED SEP 25 2024</u>	Date Application Deemed Complete:	
By: <u>[Signature]</u>	By:	

N00°08'16"E (BASIS OF BEARINGS) 2637.22'



SOUTHWEST CORNER SECTION 14
TOWNSHIP 43 SOUTH, RANGE 11 WEST
SALT LAKE BASE AND MERIDIAN
FOUND 1909 U.S.G.L.D. BRASS CAP
IN CAST IRON RING & LID MONUMENT

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL OF RECORD AV-1365-C INTO THE 2 PARCELS AS SHOWN. THE TOWN OF APPLE VALLEY HAS APPROVED THIS DIVISION AS EVIDENCED BY THE MAYOR'S SIGNATURE HEREON. THE DIMENSIONS SHOWN ARE FROM A SURVEY PERFORMED BY ME IN APRIL 2015 AND RECORDED WITH THE WASHINGTON COUNTY RECORDER'S OFFICE. THE BASIS OF BEARINGS FOR THE SURVEY IS THE WEST LINE OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AS DETERMINED BY THE MONUMENTS SHOWN.

LEGEND

- SET 5/8" REBAR AND CAP MARKED 187849, OR AS OTHERWISE NOTED
- ◆ SECTIONAL MONUMENTATION AS DESCRIBED HEREON
- PROPERTY CORNER TO BE SET

SCALE IN FEET



SURVEYOR'S CERTIFICATE

I, MARK A. SCHRAUT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLD LICENSE NO. 187849. I HEREBY ALSO CERTIFY THAT THIS PLAT ACCURATELY REFLECTS THE FINDINGS OF A SURVEY WHICH I PERFORMED ON THE PREMISES.

DATE

MARK A. SCHRAUT
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NO. 187849

BOUNDARY DESCRIPTIONS

RECORD DESCRIPTION OF PARCEL AV-1365-C (INST. NO. 20190014179):

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 2306.25 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 89°55'35" EAST 330.45 FEET ALONG SAID CENTER SECTION LINE TO THE NORTHEAST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 0°05'42" WEST 1318.87 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 89°55'12" WEST 330.45 FEET ALONG THE SOUTH LINE THEREOF, THENCE NORTH 0°05'42" EAST 1318.87 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 50.0 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE NORTH LINE PER AGREEMENT DATED MARCH 5TH, 2008, A 25.0 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE EAST AND SOUTH LINES, AND A 10.0 FOOT WIDE UTILITY EASEMENT ALONG THE WEST LINE.

PROPOSED PARCEL C:

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 2326.25 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 89°55'35" EAST 20.00 FEET ALONG SAID CENTER SECTION LINE, THENCE SOUTH 0°05'42" WEST 701.56 FEET, THENCE SOUTH 89°55'35" EAST 310.45 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 14, THENCE SOUTH 0°05'42" WEST 617.34 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE NORTH 89°55'12" WEST 330.45 FEET, THENCE NORTH 0°05'42" EAST 1318.87 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 50.0 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE NORTH LINE PER AGREEMENT DATED MARCH 5TH, 2008, AND A 10.0 FOOT UTILITY EASEMENT ALONG THE SOUTH, EAST AND WEST LINES.

PROPOSED PARCEL D:

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 2306.25 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 89°55'35" EAST 20.00 FEET ALONG SAID CENTER SECTION LINE, THENCE SOUTH 0°05'42" WEST 701.56 FEET, THENCE SOUTH 89°55'35" EAST 310.45 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 14, THENCE SOUTH 0°05'42" WEST 617.34 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE NORTH 89°55'12" WEST 330.45 FEET, THENCE NORTH 0°05'42" EAST 1318.87 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 50.0 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE NORTH LINE PER AGREEMENT DATED MARCH 5TH, 2008, A 25.0 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE SOUTH LINE, AND A 10.0 FOOT WIDE UTILITY EASEMENT ALONG THE NORTH, EAST AND WEST LINES.

OWNERS' DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED TRACTS OF LAND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF APPLE VALLEY AND ITS ASSIGNS, ALL EASEMENTS AS SHOWN ON THIS PLAT.

JONATHAN GEORGE

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE ____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME JONATHAN GEORGE, WHO BEING BY ME DULY SWORN, DID SAY THAT HE SIGNED THE HEREOF OWNERS' DEDICATION FREELY & VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN: _____

JONATHAN GEORGE LOT SPLIT

LOCATED WITHIN THE SW 1/4 OF SECTION 14
TOWNSHIP 43 SOUTH, RANGE 11 WEST
SALT LAKE BASE AND MERIDIAN

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF _____, A.D. 2024, THAT ALL TAXES, SPECIAL ASSESSMENTS AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

APPROVAL OF WATER SUPERINTENDENT

THE ABOVE LOT SPLIT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, ON THIS ____ DAY OF _____, 2024.

BIG PLAINS WATER SSD SUPERINTENDENT

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 2024.

APPLE VALLEY TOWN ATTORNEY

APPROVAL AND ACCEPTANCE BY THE TOWN OF APPLE VALLEY

WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, HAVE REVIEWED THE ABOVE LOT SPLIT PLAT AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 2024, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS THERETO.

ATTEST: TOWN RECORDER

APPLE VALLEY TOWN MAYOR

PREPARED FOR JONATHAN GEORGE

LOCATED WITHIN THE SW 1/4 OF SECTION 14
TOWNSHIP 43 SOUTH, RANGE 11 WEST
SALT LAKE BASE AND MERIDIAN

JULY 2024

SHEET 1 OF 1

MARK A. SCHRAUT

PROFESSIONAL LAND SURVEYOR

100 NORTH FORK DRIVE SPRINGDALE UT 84707

PH 435-772-3223