

CITY OF MOAB RESOLUTION NO. 37-2020

A RESOLUTION APPROVING EVERY MINOR SUBDIVISION AT 165 E 200 NORTH, MOAB, UT 84532, AS REFERRED TO COUNCIL BY THE MOAB PLANNING COMMISSION

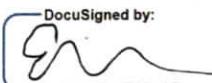
WHEREAS, The following describes the intent and purpose of this resolution:

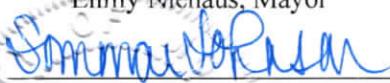
- a. Property Owner Rebecca Every has applied for a minor subdivision of the property located at 165 E 200 North, Moab, Utah; and
- b. Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed two-lot minor subdivision as required in MMC Chapter 16.08.020; and
- c. The property is in the R-3 Multihousehold Residential Zone and the proposed uses are allowed as permitted uses; and
- d. Owner desires to subdivide the 17,550sf parcel into Lot 1 (6750sf) and Lot 2 (10,800sf)
- e. The proposed lots satisfy the dimensional requirements of the R-3 Zone; and
- f. The Moab Planning Commission reviewed the application for the Every Minor Subdivision in a regularly scheduled meeting held on August 27, 2020, and subsequently recommended approval to the City Council in accordance with MMC Chapter 16.08.020 that allows a minor subdivision of less than five (5) lots to be reviewed without a public hearing; and
- g. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on September 8, 2020; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #37-2020, hereby finds, that the subdivision can meet or exceeds the pertinent code requirements.

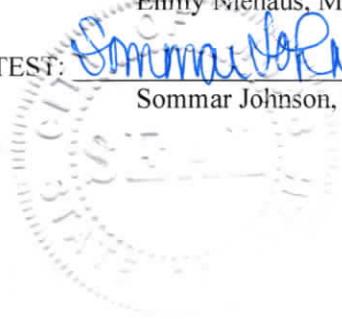
NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Every Minor Subdivision is hereby APPROVED with the following conditions:

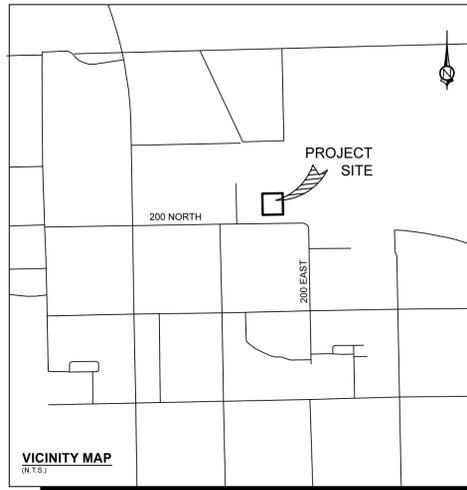
1. Prior to plat recordation, the property owner will remove any structures that may straddle the new property line; and
2. All structures, existing or proposed, must meet the code required setbacks.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on September 8, 2020.

SIGNED: 
54BEE4724ECB4DD
Emily Niehaus, Mayor

ATTEST: 
Sommar Johnson, Recorder





FINAL PLAT OF
EVERY SUBDIVISION
 A SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER
 SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST
 SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as

EVERY SUBDIVISION

and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake _____ Date _____
 License No. 7540504

BOUNDARY DESCRIPTION

Commencing at the Southeast corner of Lot 2, Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, thence North 0°17'00" East 264.00 feet and North 89°43'00" West 15.00 feet to the point of beginning, and running thence North 89°43'00" West 130.00 feet; thence North 0°17'00" East 135.00 feet; thence South 89°43'00" East 130.00 feet; thence South 0°17'00" West 135.00 feet to the point of beginning.

Contains 17,550 sq. ft. OR 0.40 acres, more or less and 2 lots.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

EVERY SUBDIVISION

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

REBECCA ANN EVERY

ACKNOWLEDGMENT

STATE OF _____ }
 COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME,

_____ WHOM DID ACKNOWLEDGE
 TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

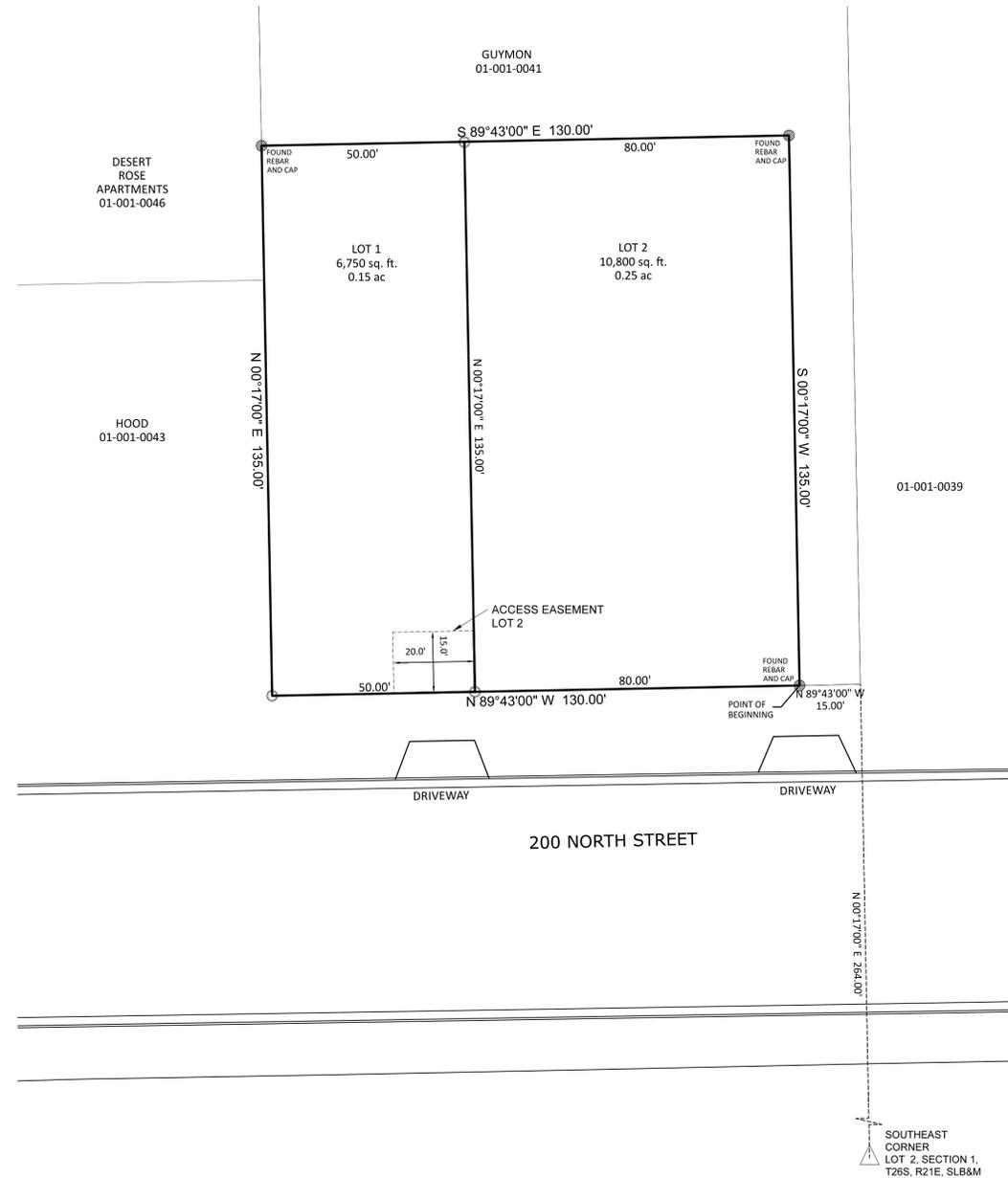
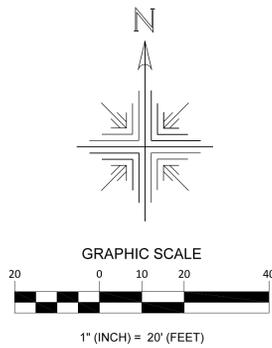
NOTARY PUBLIC
 NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

SURVEY NARRATIVE

The property has been accurately surveyed with the intent to subdivide land. The basis of bearing is N 00°17'00" E between the SE corner and the NE corner of Lot 2, Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian.

The purpose of the survey is to subdivide the parcel into two lots.

5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way. Off-set pins to be placed in the back of the curb where applicable, in lieu of rebar and cap at front corners.



STANDARD LEGEND

- PROP. CORNER FOUND ⊗ MAG. NAIL SET
- PROP. CORNER SET △ BLOCK CORNER
- ⊗ MAG. NAIL FOUND + SECTION MONUMENT
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA



Project	065-19
Date	7/15/20
Sheet	1 OF 1

APPROVAL BY MOAB CITY PUBLIC WORKS APPROVED THIS _____ DAY OF _____ AD, 20____ _____ DIRECTOR	APPROVAL BY MOAB CITY ATTORNEY APPROVED THIS _____ DAY OF _____ AD, 20____ _____ CITY ATTORNEY	APPROVAL BY MOAB CITY ENGINEER APPROVED THIS _____ DAY OF _____ AD, 20____ _____ CITY ENGINEER	APPROVAL BY MOAB CITY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ AD, 20____ _____ CHAIR	APPROVAL BY MOAB CITY COUNCIL APPROVED THIS _____ DAY OF _____ AD, 20____ _____ MOAB CITY MAYOR ATTEST: _____	COUNTY RECORDER NO. _____ STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____ DATE _____ BOOK _____ PAGE _____ FEE _____ _____ COUNTY RECORDER
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