

**CITY OF MOAB RESOLUTION NO. 26-2021**

**A RESOLUTION APPROVING THE PLAT AMENDMENT OF PROPERTY LOCATED AT 382 WEST CARE CAMPUS DRIVE, AND 356 WEST CARE CAMPUS DRIVE, MOAB, UT 84532, AND RIGHT-OF-WAY REALIGNMENT.**

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

- a. Applicant, Jennifer Sadoff, CEO, on behalf of Property Owner, Moab Valley Healthcare, Inc, wishes to amend the subdivision plat of two properties located at 382 & 356 West Care Campus Drive, Moab UT, and Realign the Right-of-Way along Care Campus Drive and Orchard Park Lane, adjacent to Moab Regional Hospital Lot (5) and newly created Lot (3a); and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed Plat Amendment as required in MMC Chapter 16; and
- c. The property is in the C-2 Commercial Residential Zone and the existing uses are allowed as a permitted use; and
- d. Owner desires to consolidate the existing Moab Regional Hospital Lots (3) and (4), including parcel (#01-0MRH-0003) at 36004.9 square feet, and parcel (#01-0MRH-0004) at 31491.1 square feet, creating the new MRH Lot (3a) at 59330 square feet, with the Right-of-Way Realignment reallocating land to MRH Lot (5) at 67516 square feet; and
- e. Utah State Code Section 10-9a-608-14 states that no public hearing is required for a petition that seeks to adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision; and
- f. Moab Municipal Code Section 16.08.050 allows the City Council to approve plat amendments at a public meeting without a public hearing.
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #26-2021, hereby finds, that the Plat Amendment can meet or exceeds the pertinent code requirements.

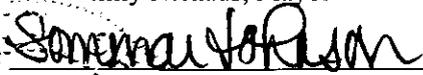
NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Moab Regional Hospital Expansion Plat Amendment Petition is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on July 27, 2021.

SIGNED: \_\_\_\_\_

  
Emily Niehaus, Mayor

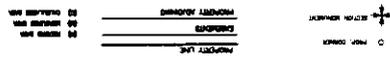
ATTEST: \_\_\_\_\_

  
Sommar Johnson, Recorder



88 East Center Street  
Moab, UT 84432  
435.259.8171

**STANDARD LEGEND**



PROJECT TYPE:  
AMENDED SUBDIVISION

PROJECT ADDRESS:  
CARE GARDEN DRIVE  
Moab, Utah 84432

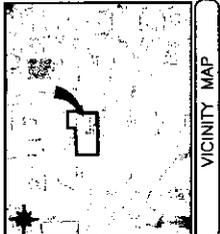
PROJECT LOCATION:  
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:  
MOAB VALLEY HEALTHCARE

DATE:  
7/17/21

JOB NUMBER:  
146-21

SHEET 1 OF 1



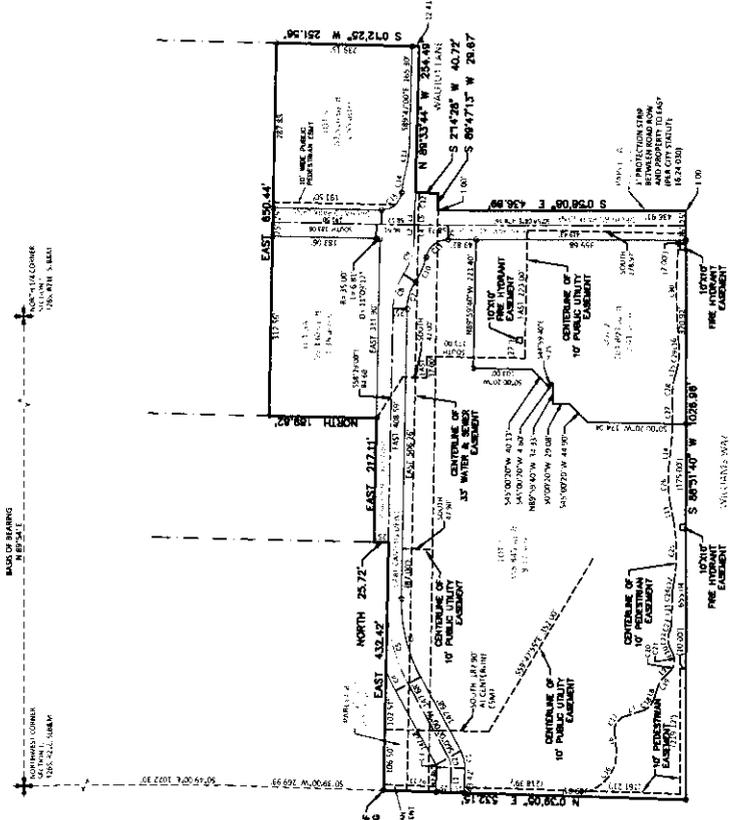
VICINITY MAP  
NOT TO SCALE



SCALE: 1" = 100'

PARCEL	LENGTH	BEARING	AREA	PERIMETER	AREA	PERIMETER
C01	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C02	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C03	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C04	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C05	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C06	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C07	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C08	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C09	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C10	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C11	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C12	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C13	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C14	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C15	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C16	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C17	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C18	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C19	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C20	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C21	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C22	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C23	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C24	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C25	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C26	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C27	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C28	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C29	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7
C30	18.17	S 89°47'13" W	1.24	181.7	1.24	181.7

**FINAL PART OF**  
**MOAB VALLEY HEALTHCARE SUBDIVISION AMENDED**  
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 1, T28S, R10E, S18W  
DEVELOPMENT NOTE: DEVELOPMENT OF LOTS 2A, 4, 5 SMALL CONFORM TO THOSE C.C. & E.F.S.  
ADOPTED FOR THE MAPS PROJECT



**SURVEYOR NOTES**  
THE BASIS OF BEARING IS NORTH 89°45' EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN.

**AMENDMENT NOTE**  
THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 3 AND 4 INTO A SINGLE LOT 3A AND REALIGN THE ROADWAYS AS SHOWN HEREON. THIS MODIFIES ALL OF THE LOTS FROM THE ORIGINAL MOAB VALLEY HEALTHCARE SUBDIVISION AS RECORDED IN THE OFFICE OF THE GRAND COUNTY RECORDER AS DOCUMENT #499356.

**SURVEYOR'S CERTIFICATE**  
I, Lucas Biele, do hereby certify that I am a Professional Land Surveyor, and that I have personally surveyed and laid out the lines and corners of the above described land, and that I have made a survey of the land shown on this plat and described herein, and have subdivided the same into lots and blocks, together with streets, hereafter to be known as the Moab Valley Healthcare Subdivision Amended. I have not been advised that the same have been already surveyed and monumented on the ground or shown on this plat.

License No. 7940804  
DATE

**LEGAL DESCRIPTION**  
Commencing at the Southwest Corner of Section 1, Township 28 South, Range 21 East, Salt Lake Base and Meridian, thence South 07°41' East 1022.31 feet and South 07°41' West 208.93 feet to the intersection of the centerline of the 10' public utility easement, thence North 89°45' East 17.25 feet, thence East 217.17 feet, thence North 188.82 feet, thence East 690.44 feet, thence South 09°12'25" West 281.56 feet, thence North 28.47 feet, thence South 00°52'30" East 438.53 feet, thence South 85°51'40" West 1006.88 feet, thence North 00°39'30" East 532.15 feet (RECORD-532-87) feet to the point of beginning. Contains 15.92 acres.

Bearing as based on the North meridian Section 1 (Bearing = N 89°45' E)  
Existing operations all minerals, coal, carbon, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy

**OWNER'S DEDICATION**  
Know all men by these presents that the undersigned on the terms of the above described tract of land, and hereby cause the same to be divided into lots, parcels and blocks, together with easements as set forth to be hereafter known as  
**MOAB VALLEY HEALTHCARE SUBDIVISION AMENDED**

and do hereby dedicate to the perpetual use of the public all roads and other areas shown on this plat as intended to follow: Use

MOAB VALLEY HEALTHCARE, INC  
BY

**ACKNOWLEDGMENT**  
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, PERSONALLY APPEARED \_\_\_\_\_ OF MOAB VALLEY HEALTHCARE, INC., WHO HAS ASSUMED TO BE THE PERSONS TO BE DEDICATED HEREIN VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
NOTARY PUBLIC STATE OF UTAH: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
BY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED BY MOAB CITY COUNCIL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_  
APPROVED BY MOAB CITY ENGINEER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_  
APPROVED BY MOAB CITY ATTORNEY  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_  
APPROVED BY MOAB CITY PLANNING COMMISSION  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_

APPROVED BY GRAND COUNTY RECORDER AT THE REQUEST OF  
DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_  
COUNTY RECORDER