

CITY OF MOAB RESOLUTION NO. 07-2022

**A RESOLUTION APPROVING THE LOT CONSOLIDATION OF PROPERTIES LOCATE AT 200 EAST
196 NORTH & 200 EAST 110 NORTH, MOAB, UT 84532**

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

- a. Property Owner, William Chow/ KANDOOIT LLC, and Applicant, Chad Anderson, wish to consolidate two (2) contiguous lots to create a single parcel; and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed lot consolidation as required in MMC Chapter 16; and
- c. The property is located in the R3 Multi-Household Residential Zone, the existing use on the property is legal non-conforming, mobile home park, with the proposed future residential use allowed as a permitted use; and
- d. Owner desires to combine two (2) contiguous parcels into one parcel. Existing parcels include (01-0B22-0010) at 55609.8 sf, and (01-0B22-0011) at 24460.3 sf, creating a single parcel of 80041 sf, 1.84 acres; and
- e. Utah State Code Section 10-9a-608-14 states that no public hearing is required for a petition that seeks to join two or more of the petitioner fee owner's contiguous lots/ parcels; and
- f. Moab Municipal Code Section 16.08.050 allows the City Council to approve plat amendments (Lot Consolidations/ Parcel Line Vacation) 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 #07-2022, hereby finds, that the lot consolidation/ parcel line vacation, can meet or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the City Center Townhomes Lot Consolidation Petition is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on March 8, 2022.

SIGNED: _____

Joette Langianese, Mayor

ATTEST: _____

Sommar Johnson, Recorder



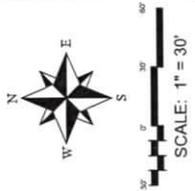


88 East Center Street
Moab, UT 84532
435.259.8171



PROJECT TYPE: BOUNDARY SURVEY	PROJECT ADDRESS: 196 N 200 E Moab, Utah 84532	PROJECT LOCATION: GRAND COUNTY STATE OF UTAH	PREPARED FOR: BALL COCHO	DATE: 12/22/22	JOB NUMBER: 184-220	SHEET 1 OF 1
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PARCEL ADJUSTMENT
LOCATED WITHIN BLOCK 22, MOAB TOWNSHIP,
IN THE NORTH-EAST QUARTER OF
SECTION 1, T28S, R21E, S18B1



SURVEYOR'S CERTIFICATION
I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I have personally supervised and participated in the making of this survey and its results are true and correct.

Lucas Blake
License No. 7540504



12/22/22
DATE

Lucas Blake
License No. 7540504

LEGAL DESCRIPTION

BOOK: 825, PAGE: 164-165, ENTRY No. 510474
Description of a Parcel of land within Lots 2 & 3 of Block 22 of the Moab Township, Section 1, T28S, R21E, S18B1, Moab City, Grand County, Utah, more particularly described as follows:
Beginning at the SW corner of Lot 2 Block 22 of the Moab Township, and proceeding thence North 177.0 ft., thence East 55.5 ft., thence North 67.0 ft., thence East 60.0 ft., thence South 244.0 ft., thence West 115.5 ft. to the point of beginning.

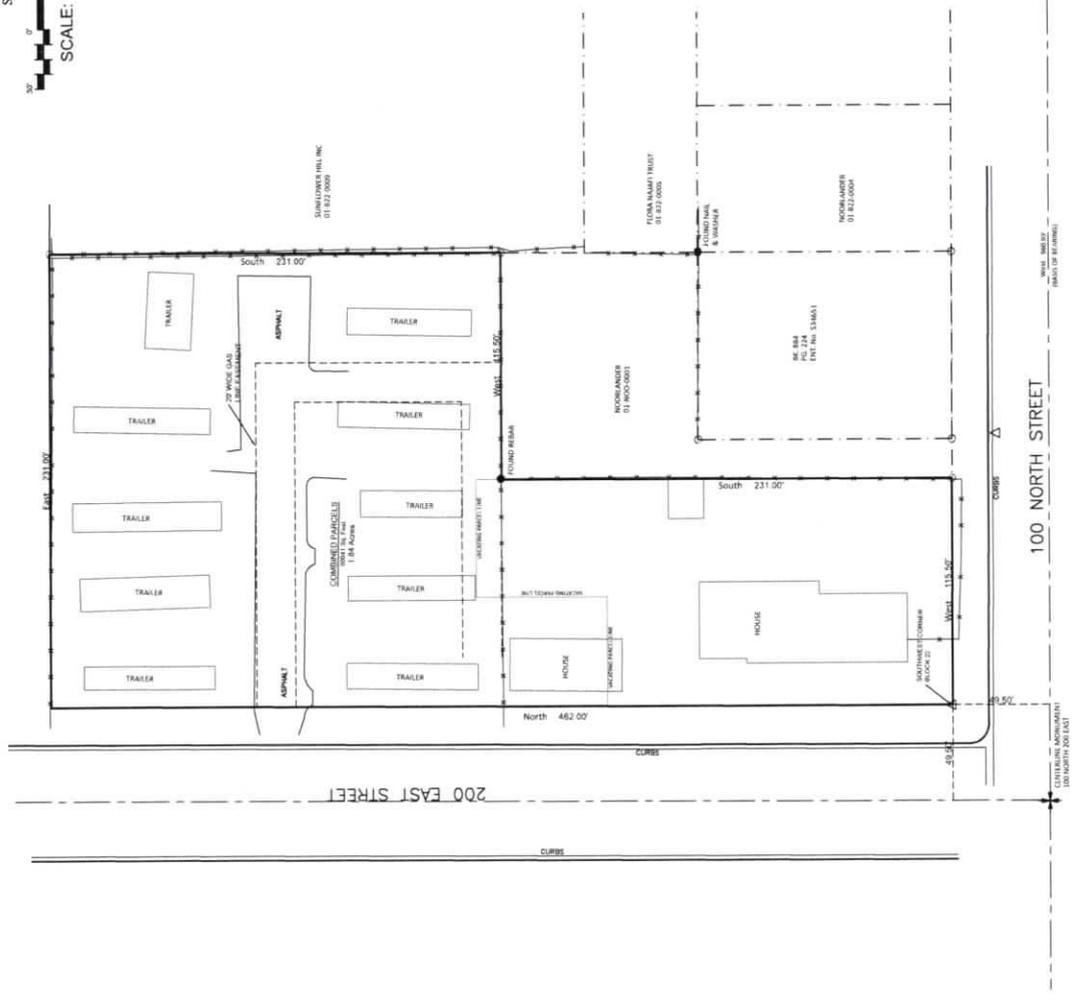
BOOK: 825, PAGE: 162-163, ENTRY No. 510473
Description of a parcel of land within Lots 2 & 3 of Block 22 of the Moab Township, Section 1, T28S, R21E, S18B1, Moab City, Grand County, Utah, more particularly described as follows:
Beginning at the NW corner of Lot 3 Block 22 of the Moab Township, and proceeding thence South 285.0 ft., thence East 55.5 ft., thence North 67.0 ft., thence East 60.0 ft., thence South 133.0 ft., thence East 115.5 ft., thence North 231.0 ft., thence West 211.0 ft. to the point of beginning.

COMBINED LEGAL DESCRIPTION

Beginning at the Southwest corner of Block 22, Moab Township, said point being North 49.5 feet and east 49.5 feet from the centerline monument at the intersection of 100 North and 200 East Streets, and proceeding West 231.00 feet to the point of beginning, thence South 231.00 feet, thence West 115.50 feet to the point of beginning, having an area of 80,041 Sq. Ft., 1.84 Acres.

SURVEYOR NOTES

THE BASIS OF BEARING IS WEST ALONG THE CENTERLINE OF 100 NORTH STREET COORDINATE SYSTEM, UTAH STATE PLANE CENTRAL (NAD83, US SURVEY FEET, NAD83 DATUM VERTICAL).
THIS SURVEY IS A MONUMENT FOR LOCATE ORIGINAL PROPERTY CORNERS. THE SURVEY WAS PERFORMED USING BEST PRACTICES OF OCCUPATIONAL PROFESSIONAL SURVEYING AND RESEARCH AND SITE OCCUPANCY INFORMATION. THE MONUMENTS ARE AS FOLLOWS:
1. CENTERLINE MONUMENTS LOCATED AND VARIOUS SURROUNDING PARCEL CORNERS.
2. CORNERS OF THIS SURVEY IS TO BE PLAT AND CREATE THE PARCEL AS ONE PARCEL. QUIT CLAIM DEEDS WILL BE RECORDED AS LEGAL MEANS TO DO THIS.



APPROVAL BY MOAB CITY COUNCIL
APPROVED THIS _____ DAY OF _____ AD. 2022, BY _____
MOAB CITY MANAGER _____
ATTEST: _____

COUNTY RECORDER
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____
DATE: _____ BOOK: _____ PAGE: _____ FEE: _____
COUNTY RECORDER _____

