CITY OF MOAB RESOLUTION NO. 08-2022

A RESOLUTION APPROVING THE MCLAUGHLIN MINOR SUBDIVISION AT 458 WEST 200 SOUTH, MOAB, UT 84532, AS REFERRED TO COUNCIL BY THE MOAB PLANNING COMMISSION

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

a. Shellie Blake, (Applicant), has applied for a Minor Subdivision of the property located at 458 West 200 South, 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 RA-1 Residential-Agricultural Zone and the existing use is permitted; and

d. Owner (Douglas S. McLaughlin) desires to subdivide the existing Parcel #01-0001-0166, of 195377.7 sf, 4.48 acres, into Lot 1 (105,356 sf, 2.42 acres), and Lot 2 (114838 sf, 2.64 acres); and

e. The proposed lots satisfy the dimensional requirements of the RA-1 Zone; and

f. The Moab Planning Commission reviewed the application for the McLaughlin Minor Subdivision in a regularly scheduled meeting held on February 24, 2022, and subsequently recommended approval to the Moab 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 March 8, 2022; and

h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #08-2022, 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 McLaughlin Minor Subdivision is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on March 22, 2022.

SIGNED: _____
Joette Langianese , Mayor

ATTEST: _____
Sommar Johnson, Recorder

RED DESERT
Land Surveying

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- ● PROP. CORNER FOUND
- ○ PROP. CORNER SET
- ● MAG NAIL SET
- ● MAG NAIL FOUND
- △ SECTION MONUMENT

- PINEAPPLE
- SET TUB
- LIGHT POLE
- POWER LINE
- ☼ ELECTRIC METER
- ◎ ELECTRIC BOX
- GENERATOR

- WATER LINE
- WATER VALVE
- WATER METER
- WATER MANHOLE
- ⊙ TELEPHONE PEDESTAL

- CLEAN OUT
- SAN. SEWER LINE
- SEWER MANHOLE
- CABLE BOX
- CABLE PEDESTAL
- STOP SIGN
- SIGN

- GAS METER
- GAS PEDESTAL
- GAS LINE
- FENCE
- ASPHALT

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPERTY ADJOINING

- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- CONTOURS

SCALE: 1" = 40'

VICINITY MAP
NOT TO SCALE

MCLAUGHLIN SUBDIVISION

FINAL PLAT OF

A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, T26S, R21E, SLB&M

NORTH 1967.4' (TIE)   NORTH 2562.8' (BASIS OF BEARING)

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

BEGINNING at the NW Corner of the S. Douglas McLaughlin Parcel, said corner bears North 1967.4 feet, thence East 591.2 feet from the SW Corner Section 1, T26S, R21E, SLB&M...

CONTAINING 5.05 ACRES

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...

MCLAUGHLIN SUBDIVISION

S. DOUGLAS MCLAUGHLIN

MARY SUSAN MCLAUGHLIN

ACKNOWLEDGMENT

STATE OF
COUNTY OF

ON THE ___ DAY OF ___ 20___, PERSONALLY APPEARED BEFORE ME, S. DOUGLAS MCLAUGHLIN & MARY SUSAN MCLAUGHLIN, WHO 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:

SURVEYOR NOTES

A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, T26S, R21E, SLB&M

THE BASIS OF BEARING IS NORTH BETWEEN THE SW CORNER OF SECTION 1, T26S, R21E, SLB&M AND THE WEST 1/4 CORNER

APPROVAL BY MOAB CITY PUBLIC WORKS
APPROVED THIS ___ DAY OF ___ A.D. 20___
DIRECTOR

APPROVAL BY MOAB CITY ATTORNEY
APPROVED THIS ___ DAY OF ___ A.D. 20___
CITY ATTORNEY

APPROVAL BY MOAB CITY ENGINEER
APPROVED THIS ___ DAY OF ___ A.D. 20___
CITY ENGINEER

APPROVAL BY MOAB CITY PLANNING COMMISSION
APPROVED THIS ___ DAY OF ___ A.D. 20___
CHAIR

APPROVAL BY MOAB CITY COUNCIL
APPROVED THIS ___ DAY OF ___ A.D. 20___
MOAB CITY MAYOR
ATTEST

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

PROJECT TYPE
SUBDIVISION

PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PROJECT ADDRESS
429 West 200 South
Moab, Utah 84532

PREPARED FOR:
Doug McLaughlin

DATE
2/16/2023

JOB NUMBER:
22-121

SHEET 1 OF 1

Survey detail labels

- SOUTHWEST CORNER SECTION 1, T26S, R21E, SLB&M
- WEST 1/4 CORNER SECTION 1, T26S, R21E, SLB&M
- LOT 1
- LOT 2
- EXISTING HOME
- SHOP
- SHED
- WELL
- 200 SOUTH STREET (PRIVATE ROAD)
- N 02°14' E 405.60'
- N 01°54' E 246.70'
- S 00°53' E 212.60'
- S 01°12' E 445.70'