

CITY OF MOAB RESOLUTION NO. 26-2024

A RESOLUTION APPROVING THE LOVERIDGE ACRES LOTS 9 & 10 LOT LINE ADJUSTMENT OF PROPERTY LOCATED AT 481 LOVERIDGE DR, AND 621 MILLCREEK DRIVE, MOAB, UT 84532.

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

- a. Applicants and Property Owners, Karen Stoner & Eric Plourde, and William Agee, wish to adjust the parcel boundary of their properties; and
- b. The Applicants 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 R-2 Single-Household and Two-Household Residential Zone and the existing residential uses are allowed as a permitted use; and
- d. Owners desire to adjust the parcel boundary of Parcel #01-0MLO-0009, creating a .24 acre parcel, and Parcel #01-0MLO-0010, creating a 0.32 acre parcel, to match the existing fence line; 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 #26-2024, 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 Loveridge Acres Lots 9 & 10 Lot Line Adjustment Petition, Resolution #26-2024 is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on October 8, 2024.

SIGNED: _____

Joette Langianese, Mayor

ATTEST: _____

Sommar Johnson, Recorder



Moab City Council
Moab City Mayor _____
Chair _____
Approved by the Moab City Council this _____ Day of _____ 20____

Grand County Recorder
State of Utah, County of Grand, Recorded at the request of _____
Filed: _____ Date: _____
Book: _____ Page: _____ Fee: _____ Time: _____

Moab City Planning Commission
Moab City Planning Commission this _____ Day of _____ 20____

Agreement

Whereas, the undersigned are the owners of adjoining property in the Lovridge Acres Subdivision in County of Grand, State of Utah, Kara L. Stoner and Eric W. Plourde, being the owners of Lot 9, Block 1 within said Lovridge Acres Subdivision, which is described in that deed recorded in book 703 page 552 and the official plat of the Lovridge Acres Subdivision, Grand County Recorder's Office; and

Whereas, the undersigned are the owners of adjoining property in the Lovridge Acres Subdivision in County of Grand, State of Utah, William N. Agee, Jr., and Roxanne Agee, being the owners of Lot 10, Block 1 within said Lovridge Acres Subdivision, which is described in that deed recorded in book 466 page 211 and the official plat of the Lovridge Acres Subdivision, Grand County Recorder's Office; and

Whereas, the undersigned, Kara L. Stoner, Eric W. Plourde, William N. Agee, Jr., and Roxanne Agee are the owners of said areas, the parties desire and agree to amend the known boundary line between said Lots 9 and 10, Block 1, in said Lovridge Acres Subdivision as shown herein.

The undersigned hereby agree for their heirs, successors, and assigns that the changes shown hereon be made. In witness whereof, the parties hereby set their hands this _____ day of _____, 20____.

Kara L. Stoner _____ Eric W. Plourde _____
William N. Agee _____ Roxanne Agee _____

Notary Acknowledgement for Kara L. Stoner

I, _____ County Clerk for Eric W. Plourde and I, _____ County Clerk for Kara L. Stoner, do hereby certify that the foregoing instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein. My commission expires _____ 20____. County of _____ State of _____.

Notary Acknowledgement for Eric W. Plourde

I, _____ County Clerk for Eric W. Plourde and I, _____ County Clerk for Kara L. Stoner, do hereby certify that the foregoing instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein. My commission expires _____ 20____. County of _____ State of _____.

Notary Acknowledgement for William N. Agee, Jr.

I, _____ County Clerk for William N. Agee, Jr. and I, _____ County Clerk for Roxanne Agee, do hereby certify that the foregoing instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein. My commission expires _____ 20____. County of _____ State of _____.

Notary Acknowledgement for Roxanne Agee

I, _____ County Clerk for William N. Agee, Jr. and I, _____ County Clerk for Roxanne Agee, do hereby certify that the foregoing instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein. My commission expires _____ 20____. County of _____ State of _____.

Surveyor's Certificate

I, Brad D. Bunker, Professional Land Surveyor, Number 47693509, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described herein in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. No new monuments were set as part of this survey. I also certify that this record of survey has been prepared under my direction at the request of Eric Plourde.

Brad D. Bunker Utah P.L.S. #47693509

Planning Coordinator

Approved this _____ Day of _____ 20____

Planning Coordinator _____

Narrative

The purpose of this survey was to adjust the boundary line between Lot 9 and Lot 10 of the Lovridge Acres Subdivision and run a straight line along the center of the existing fence which currently separates the two lots. This is a mutually agreed upon boundary line.

Lots 9 and 10 were reconstructed based on found original monumentation and other found monuments as shown hereon which were found to agree with the original subdivision survey. It was not within the scope of this survey to examine record documents and field location of the Board of Education Tract to the east and how it may relate to the Lovridge Acres Subdivision.

The basis of bearings for this survey is N01°51'24"E between the alignment corner found at the southeast corner of Lot 9 and the northeast corner of Lot 6, Block 1, of the Lovridge Acres Subdivision. This was the bearing for the same line per the original subdivision.

Notes

1. All utility easements established by the original Lovridge Acres Subdivision shall remain and shall not be affected by this amendment.

Descriptions

"New Lot 9"

Beginning at a point on the original lot line between Lots 9 and 10 located N62°39'53"W 72.31 feet from the southeast corner of Lot 9 of the original Lovridge Acres Subdivision within the SW¼ of Section 6, Township 26 South, Range 22 East, SLB&M, thence S31°48'00"W 141.67 feet to the southeast curve on the right having a radius of 105.24 feet and being on the original west line of said Lot 10, thence 14.12 feet along said curve, the chord of said curve is 14.11 feet and bears S14°48'00"W, thence S83°09'04"E 39.35 feet to the point of beginning.

"New Lot 10"

Lot 10 of the Lovridge Acres Subdivision to include the following described portion of Lot 9 of the original Lovridge Acres Subdivision...

Public Right of Way Dedication

Beginning at the southeast corner of Lot 10, Block 1 of the original Lovridge Acres Subdivision within the SW¼ of Section 6, Township 26 South, Range 22 East, SLB&M, thence S83°09'04"E 139.97 feet to the southeast corner of Lot 10, thence S60°12'35"E 137.20 feet to the east line of said Lot 10, thence S01°51'24"W 5.71 feet to the point of beginning, containing 0.01 acres more or less.

