

CITY OF MOAB RESOLUTION NO. 34-2024

A RESOLUTION APPROVING THE DRAGON FLY TRAIL LOTS 29 & 31 LOT LINE ADJUSTMENT OF PROPERTY LOCATED AT 658 DRAGON FLY TRAIL, AND 664 DRAGON FLY TRAIL, MOAB, UT 84532.

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

- a. Applicant and Property Owner, Douglas Jones, wishes to adjust the parcel boundary of their properties; 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 RA-1 Residential Agricultural Zone and Mulberry Grove PUD and the existing residential uses are allowed as a permitted use; and
- d. Owners desire to adjust the parcel boundary of Parcel #01-0MUL-0029, creating a 5678 square foot lot, and Parcel #01-0MUL-0031, creating a 4651 square foot lot, to match the existing utilized boundary 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 #34-2024, hereby finds, that the Plat Amendment can meet or exceeds the pertinent code requirements.

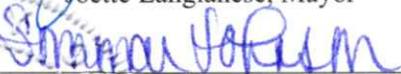
NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Dragon Fly Trail Lots 29 & 31 Lot Line Adjustment Petition, Resolution #34-2024 is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on December 10, 2024.

SIGNED: _____


Joette Langianese, Mayor

ATTEST: _____


Sommar Johnson, Recorder



MULBERRY GROVE AMENDMENT II, LOT 29 AND 31

AMENDING LOTS 29 AND 31, MULBERRY GROVE, AMENDMENT I, SUBDIVISION
LOCATED WITHIN THE NW1/4 SECTION 7,
TOWNSHIP 26 SOUTH, RANGE 22 EAST, SLB8M
GRAND COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7540504 in accordance with Title 36, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as MULBERRY GROVE AMENDMENT II, LOT 29 AND 31 and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LUCAS BLAKE DATE
License No. 7540504

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

Beginning at the southwest corner of Lot 29, Mulberry Grove, Amendment I, Subdivision, said point being South 70°23'39" East 1468.85 feet from the North West Quarter corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with said Lot 29 North 10°00'00" East 65.64 feet; thence North 49°01'13" East of 59.62 feet; thence with a curve having a radius of 60.00 feet, to the left with an arc length of 40.24 feet, (a chord bearing of South 55°31'09" East 39.49 feet); thence with a reverse curve having a radius of 65.29 feet, to the right with an arc length of 59.89 feet, (a chord bearing of South 09°51'10" East 66.60 feet); thence South 40°53'54" West 61.36 feet; thence North 80°00'00" West 92.87 feet to the point of beginning, having an area of 10,330 square feet, 0.237 acres.

OWNER'S DEDICATION

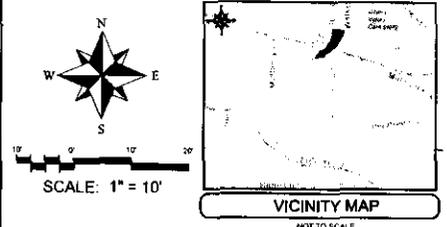
Know all men by these presents that the undersigned as the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as MULBERRY GROVE AMENDMENT II, LOT 29 AND 31 and do hereby dedicate for the perpetual use of the public all streets 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 (and private roads) 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.

DOUGLAS JONES SUSAN HARRINGTON

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ } s.s.
ON THE _____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME, SUSAN HARRINGTON AND DOUGLAS JONES, AS JOINT TENANTS, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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



SCALE: 1" = 10'

SURVEY DATA	
DATE	10/23/2024
TIME	10:30 AM
WIND	SW
TEMP	65
REL. HUM.	45
BAROMETER	30.1
RAIN	0.0
SEA LEVEL	5200
REF. POINT	1255, 932, SLB8M

SURVEYOR NOTES

THE BASIS OF BEARING IS N 00°02'10" E BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.
THE INTENT OF THE PLAT IS TO AMEND THE LOT LINES BETWEEN LOT 29 & 31
5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET THIS TO BE PLACED ON THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

STANDARD LEGEND

PROJECT TYPE: SUBDIVISION
PROJECT ADDRESS: 658 & 664 Dragon Fly Trail, Moab, Utah 84532
PROJECT LOCATION: GRAND COUNTY, STATE OF UTAH
DEVELOPER: Kaitlin Jones
DATE: 10/23/2024
JOB NUMBER: 195-24
SHEET 1 OF 1

APPROVAL BY MOAB CITY PLANNING COORDINATOR
APPROVED THIS _____ DAY OF _____ AD. 20____
COORDINATOR _____

APPROVAL BY MOAB CITY PUBLIC WORKS
APPROVED THIS _____ DAY OF _____ AD. 20____
SUPERVISOR _____

ENBRIDGE GAS UTAH - NOTE:
Questar Gas Company, the Enbridge Gas Utah, hereby approves this plat for the purpose of amending the location, boundaries, course and distance of the right-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such lines. The right-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Guaranty. Enbridge Gas Utah also approves this plat for the purpose of certifying that the plat contains public utility easements, however, Enbridge Gas Utah may require additional easements in order to carry out its distribution or facilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any items contained in the plat, including those set forth in the Owners' Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 1-800-556-8572.
QUESTAR GAS COMPANY
One ENBRIDGE UTAH (11A)
Approved this _____ day of _____ 20____
By _____
Title _____

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 _____
CITY CLERK _____

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

