

CITY OF MOAB RESOLUTION NO. 15-2021

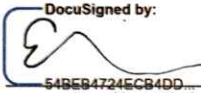
A RESOLUTION APPROVING THE LOT CONSOLIDATION OF PROPERTIES LOCATE AT 1043 S AND 1053 S AND 1063 S MILL CREEK DRIVE, MOAB, UT 84532


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

- a. Property Owners, Douglas and Carma McElhane (Applicants), wish to consolidate three (3) contiguous lots to create a single parcel; and
- b. The Applicants 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 C-4 General Commercial Zone and the existing use is allowed as a permitted use; and
- d. Owner desires to combine three (3) contiguous parcels (lots) into one parcel (lot). Existing parcels include (#01-0TWO-0001) at 26216.7 sf, and (#01-0TWO-0002) at 15849.7 sf, and (#01-0TWO-0003) at 10056.8 creating a single parcel of 52,165 sf, 1.20 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; and
- f. Moab Municipal Code Section 16.08.050 allows the City Council to approve plat amendments (Lot Consolidations) 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 #15-2021, hereby finds, that the lot consolidation can meet or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Two-Mac 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 April 13, 2021.

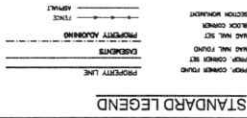
SIGNED: 
54BEB4724ECB4DD
Emily Niehaus, Mayor

ATTEST: 
Sommar Johnson, Recorder





88 East Center Street
Moab, UT 84532
435.259.8171



PROJECT TYPE:
SUBDIVISION AMENDMENT

PROJECT ADDRESS:
1033 S. Milecreek Drive
Moab, Utah 84532

PROJECT LOCATION:
SEMI-COUNTY, STATE OF UTAH

PREPARED FOR:
Douglas & Corina McElwainy

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

APPROVAL BY MOAB CITY ATTORNEY
APPROVED THIS _____ DAY OF _____ AD, 20____

APPROVAL BY MOAB CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ AD, 20____

APPROVAL BY MOAB CITY COUNCIL
APPROVED THIS _____ DAY OF _____ AD, 20____

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

JOB NUMBER:
0340201

JOB NUMBER:
03521

SHEET 1 OF 1

TWO-MAC SUBDIVISION, AMENDED

INCORPORATING LOTS 1 & 2 OF TWO-MAC SUBDIVISION
OFFICIAL PLAT A SUBDIVISION WITHIN
SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST,
SALT LAKE BASE AND MERIDIAN

RED ROCK PARTNERS
01-007-0006

N 89°50'06" E 330.40'

S 89°50'06" W 357.86'

P.O.B. TRACT

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN

LOT 1
5,238 Sq. Ft.
1.20 ACRES

R=1572.00'
L=242.01'
C=N 46°18'44"W
CL=241.77'

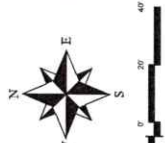
R=1572.00'
L=29.24'
C=N 51°15'20"W
CL=29.24'

10' UTILITY EASEMENT

10' UTILITY EASEMENT

S 01°13'30" E 276.53'

S 43°27'51" W 18.46'



SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as provided under the laws of the State of Utah. I further certify that by authority of the State of Utah, I have surveyed and shown the above described land, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake License No. 7540504 DATE _____

LEGAL DESCRIPTION

Beginning at a point which bears South 89°50'06" West 372.86 feet from the East 1/4 corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence South 01°13'30" East 276.53 feet; thence South 43°27'51" West 18.46 feet; thence North 50°33'36" West 183.11 feet; thence with a curve having a radius of 1572.00 feet to the right with an arc length of 29.24 feet, (a chord bearing of N 51°15'20" W, bearing length of 29.24 feet); thence North 89°50'06" East 330.40 feet to a point with a chord length of 241.77 feet; thence N 89°50'06" E 330.40 feet to the point of beginning, having an area of 52,165.0 square feet, 1.2 acres, more or less.

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, together with easements as set forth to be hereinafter known as:

TWO-MAC SUBDIVISION, AMENDED

and do hereby dedicate for the perpetual use of the public all roads 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 shown on this plat for the purpose of installing, maintaining, repairing and operating of utility lines and facilities. The undersigned owners also hereby consent and other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ } ss.
ON THE _____ DAY OF _____, 2020, PERSONALLY APPEARED before me, Douglas C. McElwainy, Notary Public in and for the State of Utah, the undersigned TENANTS, WHO DO ACKNOWLEDGE TO ME THAT THEY SIGNED THIS INSTRUMENT AS OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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

DOUGLAS C. McELWAINY CARINA J. McELWAINY

A SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 1, T26S, R22E, S16M

SURVEYOR NOTES

THE PROPERTY HAS BEEN ACCURATELY SURVEYED WITH THE INTENT TO COMBINE THREE SECTIONS OF LAND INTO ONE SECTION. THE PROPERTY IS LOCATED IN THE SOUTHWEST CORNER AND THE NORTHEAST CORNER OF LOT 2, SECTION 1, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN. SECTION 1, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN. THE INTENT OF THE SURVEY IS TO COMBINE THREE PLATED LOTS INTO ONE.