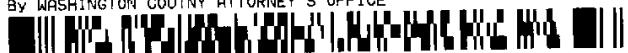


When Recorded Return To:
Washington County Attorney's Office
33 North 100 West, Suite 100
St. George, UT 84770

DOC # 20230038379

Notice Page 1 of 3
Gary Christensen Washington County Recorder
12/28/2023 10:14:55 AM Fee \$ 40.00
By WASHINGTON COUNTY ATTORNEY'S OFFICE



Tax ID Nos: GLH-17-NW
GLH-18-NW
GLH-19-NW

NOTICE OF APPROVAL

APPROVED BY THE LAND USE AUTHORITY WASHINGTON COUNTY, UTAH Utah Code Ann. 17-27a-608

(Lot Line Adjustment between GLH-17-NW, GLH-18-NW, and GLH-19-NW)

The County of Washington, Utah, land use authority, having received a petition to adjust the lot lines between three lots GLH-17-NW, GLH-18-NW and GLH-19-NW on file in the Office of the Washington County Recorder. The lot line adjustments will be executed by Notice of Approval. Also attached as Exhibit A is the Record of Survey further evidencing the lot line adjustment. The purpose of the lot line adjustment is to increase the size of Lot GLH-17-NW; It will not result in any of the following:

1. No additional lot or density will result from the lot line adjustments.
2. The lot line adjustments do not result in the creation of a remnant that did not previously exist; and
3. The lot line adjustments do not result in a violation of the applicable zoning ordinances of the county.

Lot GLH-17-NW original parcel description:

LOT 17, GARDNER LAKEVIEW HEIGHTS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 17 WEST, SLB&M UTAH.

Lot GLH-17-A-NW new parcel description:

ALL OF LOTS 17, 18, AND 19 OF GARDNER-LAKEVIEW HEIGHTS SUBDIVISION, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GARDNER-LAKEVIEW HEIGHTS SUBDIVISION AT A POINT THAT LIES SOUTH 00°01'30" WEST ALONG THE SECTION LINE 653.88 FEET AND SOUTH 62°30'38" EAST 228.53 FEET, FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 62°30'38" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 471.06 FEET TO THE NORTHWEST CORNER OF LOT 20 SAID SUBDIVISION; THENCE SOUTH 27°29'22" WEST ALONG THE WEST LINE OF SAID LOT 143.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOWLER ROAD; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 61°58'45" WEST 78.44 FEET, 2) NORTHWESTERLY ALONG A 35.36 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 39°28'58" WEST A DISTANCE OF 27.06 FEET), CENTER POINT LIES NORTH 28°01'04" EAST THROUGH A CENTRAL ANGLE OF 44°59'55", A DISTANCE OF 27.77 FEET, AND 3) WESTERLY ALONG A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 84°29'37" WEST A DISTANCE OF 92.39 FEET), CENTER POINT LIES SOUTH 73°00'59" WEST THROUGH A CENTRAL ANGLE OF

135°01'12", A DISTANCE OF 117.83 FEET TO THE NORTHEAST CORNER OF LOT 16 SAID SUB-DIVISION; THENCE NORTH 62°00'00" WEST ALONG THE NORTH LINE OF SAID LOT 168.53 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 07°02'56" WEST ALONG SAID LINE 200.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 62,663 SQUARE FEET OR 1.44 ACRES.

Lot GLH-18-NW original parcel description:

LOT EIGHTEEN (18), GARDNER-LAKEVIEW HEIGHTS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

Lot GLH-18-NW new parcel description:

Parcel is being eliminated.

Lot GLH-19-NW original parcel description:

LOT 19, GARDNER-LAKEVIEW HEIGHTS, WASHINGTON COUNTY, STATE OF UTAH.

Lot GLH-19-NW new parcel description:

Parcel is being eliminated.

This is a lot line adjustment between the three above-described lots. I, Scott Messel, in accordance with state law, and, serving in my capacity as the Washington County Community Development Director, approve this Notice of Approval verifying the lot line adjustments set forth herein.

Signed this 13th day of December, 2023.


 Scott Messel as Washington County
 Community Development Director

STATE OF UTAH)
 ss.
 WASHINGTON COUNTY)

On this 13th day of December, 2023 before me Sinalei Alvina Tutagalevao, a notary public, personally appeared Scott Messel proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same in his capacity as Washington County Community Development Director.

Sinalei Alvina Tutagalevao
 Notary Public

