

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

DOC # 20230004806

Notice Page 1 of 4
Gary Christensen Washington County Recorder
02/22/2023 04:29:07 PM Fee \$ 40.00
By WASHINGTON COUNTY ATTORNEY



Tax ID Nos: CB-8-NW
CB-9-NW
7184-A-1-A-1-F-NW

NOTICE OF APPROVAL

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

(Lot Line Adjustment by Exchange of Title between Lot CB-8-NW, Lot CB-9-NW,
and Lot 7184-A-1-A-1-F-NW affecting Chadburn Subdivision)

The County of Washington, Utah, land use authority, having received a petition to adjust the lot lines between three lots, by an exchange of title between portions of Lots CB-8-NW and CB-9-NW in the Chadburn Subdivision according to the official plat thereof, on file in the Office of the Washington County Recorder as Doc. No. 205647, and between Lot 7184-A-1-A-1-F-NW. The lot line adjustments will be executed by exchanging and recording Special Warranty Deeds, attached hereto as Exhibits A, B and C, and an easement document attached hereto as Exhibit D, simultaneously with this Notice of Approval. Also attached as Exhibit E is the Record of Survey further evidencing the lot line adjustment. The purpose of the lot line adjustment is to make the lot line on Lot 7184-A-1-A-1-F-NW conform to setback requirements for the existing building; to increase the size of Lot CB-9-NW; and to decrease the size of Lot CB-8-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 CB-8-NW original parcel description:

All of Lot 8, Chadburn Subdivision, according to the Official Plat, on file in the Office of the Washington County Recorder as Doc. No. 205647.

Lot CB-8-NW new parcel description:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, CHADBURN SUBDIVISION, THENCE N.0°05'00"W. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (U-18) 260.02 FEET, THENCE EAST 212.20 FEET, THENCE SOUTH 259.53 FEET, THENCE S.89°52'04"W. 211.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.26 ACRES OF LAND.

Lot CB-9-NW original parcel description:

All of Lot 9, Chadburn Subdivision, according to the Official Plat, on file in the Office of the Washington County Recorder as Doc. No. 205647.

Lot CB-9-NW new parcel description and easement:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, CHADBURN SUBDIVISION, THENCE SOUTH 398.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET, THENCE S.89°58'14"W. ALONG SAID RIGHT-OF-WAY LINE 334.20 FEET, THENCE N.0°05'00"W. 139.47 FEET, THENCE N.89°52'04"E. 28.32 FEET, THENCE NORTH 259.53 FEET, THENCE EAST 306.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.89 ACRES OF LAND.

SUBJECT TO A 10.00 FOOT WIDE DRAINAGE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING S.89°58'14"W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET 324.20 FEET FROM THE SOUTHEAST CORNER OF LOT 9, CHADBURN SUBDIVISION; THENCE S.89°58'14"W. ALONG SAID RIGHT-OF-WAY LINE 10.00 FEET, THENCE N.0°05'00"W. 139.47 FEET, THENCE N.89°52'04"E. 10.00 FEET, THENCE S.0°05'00"E. 139.49 FEET TO THE POINT OF BEGINNING.

Lot 7184-A-1-A-1-F-NW original parcel description:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, CHADBURN SUBDIVISION, THENCE N.89°52'04"E. 163.00 FEET, THENCE S.0°05'00"E. 139.43 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET, THENCE S.89°58'14"W. ALONG SAID RIGHT-OF-WAY LINE 163.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (U-18), THENCE N.0°05'00"W. ALONG SAID RIGHT-OF-WAY LINE 139.14 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.52 ACRE OF LAND.

Lot 7184-A-1-A-1-F-NW new parcel description:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, CHADBURN SUBDIVISION, THENCE N.89°52'04"E. 183.50 FEET, THENCE S.0°05'00"E. 139.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET, THENCE S.89°58'14"W. ALONG SAID RIGHT-OF-WAY LINE 183.50 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (U-18), THENCE N.0°05'00"W. ALONG SAID RIGHT-OF-WAY LINE 139.14 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.59 ACRE OF LAND.

This is a lot line adjustment between the three above-described lots. It has been approved at a public meeting by the Planning Commission, the land use authority, on or about January 10, 2023. 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 13 day of February, 2023



Scott Messel as Washington County Community Development Director

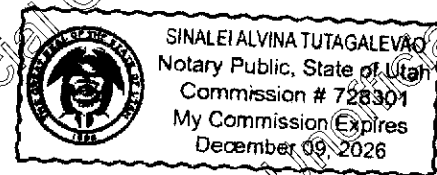
STATE OF UTAH)

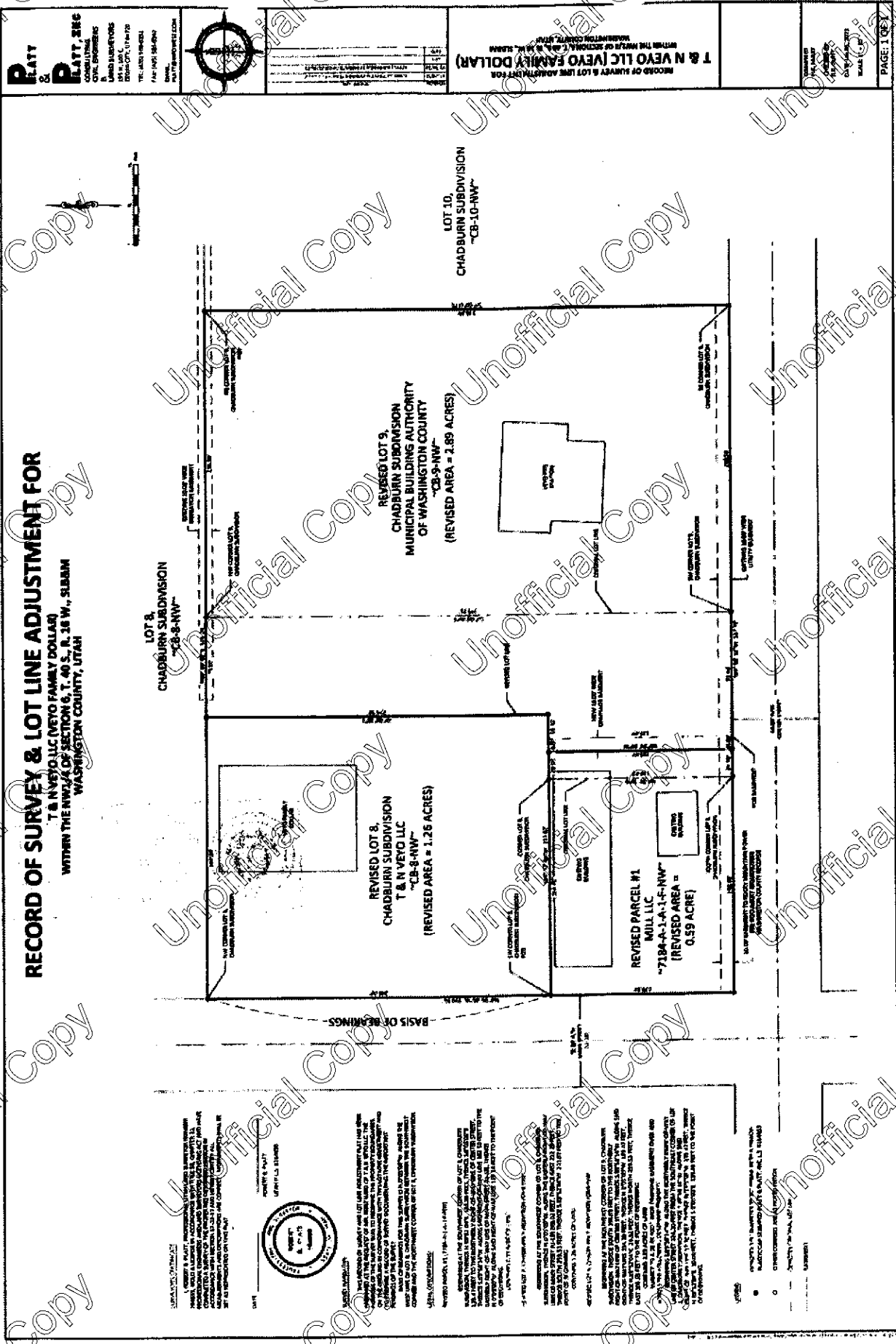
ss.

WASHINGTON COUNTY)

On this 13th day of February 2023, before me Sinalei 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 Tutagalevao
Notary Public





P & P
BLATT, INC
 1000 S. 1000 W.
 P.O. BOX 1000
 WASHINGTON COUNTY, UTAH 84701
 TEL: (435) 734-1000
 FAX: (435) 734-1000
 WWW.PANDPBLATT.COM



NO.	DATE	DESCRIPTION
1	02/22/2023	REVISIONS
2	02/22/2023	REVISIONS
3	02/22/2023	REVISIONS
4	02/22/2023	REVISIONS
5	02/22/2023	REVISIONS
6	02/22/2023	REVISIONS
7	02/22/2023	REVISIONS
8	02/22/2023	REVISIONS
9	02/22/2023	REVISIONS
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14	02/22/2023	REVISIONS
15	02/22/2023	REVISIONS
16	02/22/2023	REVISIONS
17	02/22/2023	REVISIONS
18	02/22/2023	REVISIONS
19	02/22/2023	REVISIONS
20	02/22/2023	REVISIONS

T & N VEYO LLC (VEYO FAMILY DOLLAR)
 WITHIN THE NW/4A OF SECTION 6, T. 40 S., R. 16 W., S. 8E 11N
 WASHINGTON COUNTY, UTAH

REVISIONS:

1. REVISED LOT 8, CHADBURN SUBDIVISION "CB-8-NW" (REVISED AREA = 1.26 ACRES)

2. REVISED LOT 9, CHADBURN SUBDIVISION "CB-9-NW" (REVISED AREA = 2.89 ACRES)

3. REVISED PARCEL #1 "719A-A-1-A-1-F-NW" (REVISED AREA = 0.59 ACRE)

4. CHADBURN MUNICIPAL BUILDING AUTHORITY OF WASHINGTON COUNTY

5. T & N VEYO LLC (VEYO FAMILY DOLLAR)

PAGE 1 OF 1

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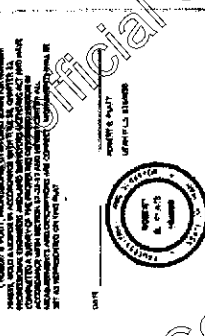
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