

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE OF PUBLIC HEARING WILLARD CITY PLANNING COMMISSION

Notice is hereby given that the Willard City Planning Commission will hold a public hearing to receive public comment regarding an application from Neldon Kapp to subdivide property located at approximately 620 North 200 West.

The public hearing will be held on Thursday, November 7, 2024, at 6:30 p.m. in the Willard City Council Chambers, 80 West 50 South, Willard, Utah, during a regular Planning Commission meeting.

Information regarding this matter is available during business hours by contacting the Willard City Planner at 435-734-9881. Business hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. on Friday.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communications, aids, and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah, phone number (435) 734-9881, at least three working days prior to the meeting.

I, the undersigned duly appointed Deputy City Recorder for Willard City Corporation hereby certify that a copy of the foregoing notice and agenda was posted at the Willard City Hall; two other places in the community; on the State of Utah Public Meeting Notice website <http://www.utah.gov/pmn/index.html>; on the Willard City website www.willardcity.com; and sent to the Box Elder News Journal this 28th day of October, 2024.

/s/Michelle Drago
Deputy City Recorder



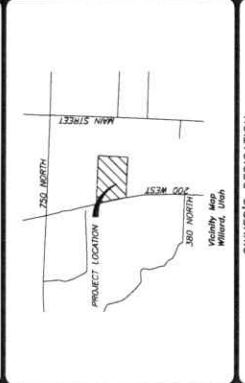
**A PRELIMINARY PLAT FOR:
KAPP SUBDIVISION**
A PART OF THE NORTHWEST QUARTER OF SECTION 23, T8N, R2W, S11B.&M.
WILLARD CITY, BOX ELDER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, JEFF C. HENSON, BEING PERSONALLY KNOWN TO ME AS A RESIDENT AND REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 5159861 IN ACCORDANCE WITH UTAH CODE TITLE 63A, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE TITLE 63A, CHAPTER 22, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS KAPP SUBDIVISION.

Subdivision Boundary

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 2 WEST, S11B.&M. BEING PERSONALLY KNOWN TO ME AS A RESIDENT AND REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 5159861 IN ACCORDANCE WITH UTAH CODE TITLE 63A, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE TITLE 63A, CHAPTER 22, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS KAPP SUBDIVISION.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEDICATED AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE PLACED ON THIS PLAT AND TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AS "KAPP SUBDIVISION". WE DEDICATE THE AREAS INDICATED AS ROADSWAYS TO THE CITY OF WILLARD, UTAH, FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO THE CITY OF WILLARD, UTAH, THE RIGHT TO TAKE POSSESSION OF SAID AREAS FOR THE PURPOSES OF THE CITY OF WILLARD, UTAH, TO MAINTAIN AND OPERATE SAID AREAS AS PUBLIC ROADSWAYS. FURTHER, WE DEDICATE THE PORTIONS OF SAID AREAS TO THE CITY OF WILLARD, UTAH, FOR THE PURPOSES OF THE CITY OF WILLARD, UTAH, TO MAINTAIN AND OPERATE SAID AREAS AS PUBLIC UTILITY LINES AS AUTHORIZED BY WILLARD CITY.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER) SS.
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS ____ DAY OF _____, 2024, BY _____, WHOSE NAME(S) IS/ARE _____.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC _____

COUNTY RECORDER'S NO. _____
STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF: _____, TIME: _____ FEET. _____
DATE: _____ TIME: _____ FEET. _____
ABSTRACTED _____
INDEXED _____
FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____



GENERAL NOTES:

1. Pursuant to Utah Code Ann. 54-3-27, this plat conforms to the lawful and approved operations of utility.
2. Reference to Utah Code Ann. 17-27-105(1)(5)(b) shall constitute the responsibility of the utility of the plat as attached in this plat and requires this plat solely for the purpose of confirming that the utility easements shown on this plat are in accordance with the applicable laws and regulations. This plat does not affect any right that the utility may have in the future.
3. A recorded easement is right-of-way.
4. The law applicable to prescriptive rights.
5. The law applicable to Chapter 86, Damage to Underground Utility Facilities or any other provision of law.
6. The law applicable to Chapter 86, Damage to Underground Utility Facilities or any other provision of law.
7. The law applicable to Chapter 86, Damage to Underground Utility Facilities or any other provision of law.
8. The law applicable to Chapter 86, Damage to Underground Utility Facilities or any other provision of law.
9. The law applicable to Chapter 86, Damage to Underground Utility Facilities or any other provision of law.
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Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Length
C1	33.55	4057.07	173.14°	146.37	13.55
C2	319.44	4057.07	347.32°	5107.39	319.39
C3	108.13	4057.07	174.59°	141.07	108.13

Parcel Line Table

Line #	Length	Direction
L1	32.95	S7° 54' 47" W
L2	62.68	S87° 33' 01" E

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

TRUCKY MOUNTAIN POWER DATE _____ DATE _____ DATE _____ DATE _____
COMCAST DATE _____ DATE _____ DATE _____ DATE _____
DOMINION ENERGY DATE _____ DATE _____ DATE _____ DATE _____
SWEET DATE _____ DATE _____ DATE _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I, JEFF C. HENSON, BEING PERSONALLY KNOWN TO ME AS A RESIDENT AND REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 5159861 IN ACCORDANCE WITH UTAH CODE TITLE 63A, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE TITLE 63A, CHAPTER 22, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS KAPP SUBDIVISION.

PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL/REVIEW BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 2024, DATED THIS ____ DAY OF _____, 2024.

BY: _____ CHAIR

WILLARD CITY ATTORNEY APPROVAL

I, _____, CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE.

DATE _____ WILLARD CITY ATTORNEY _____

WILLARD CITY ENGINEER'S CERTIFICATE

I, _____, CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT THIS PLAT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ WILLARD CITY ENGINEER _____

WILLARD CITY COMMISSION

THIS PLAT WAS APPROVED AND ACCEPTED BY THE WILLARD CITY COMMISSION ON THE ____ DAY OF _____, 2024.

DATE _____ WILLARD CITY CLERK _____