



Uintah County Community Development Natural Resource Extraction Subdivision Application

All applications shall be reviewed in accordance with Chapter 16.12 of the Uintah County Code. Natural Resource Extraction Subdivisions may be allowed in the MG-1, RFM, and A-4 zoning districts, at the discretion of the Zoning Authority.

OFFICE USE ONLY

Name of Subdivision: _____ SUB#: _____

Fee: \$50.00 Application fee plus \$55.00 per lot Amount Paid: \$ _____ Receipt #: _____
\$20.00 per sheet Surveyor fee

Date Received: _____

New parcel address(es): _____

Original Property Owner(s) Information

Name(s) on deed: _____

Mailing Address: _____ City: _____ Zip: _____

Office/home phone: _____ Fax phone: _____

Mobile phone: _____ Message phone: _____

A copy of the deed, offer or tax notice must be included to demonstrate ownership.

Original Property Information and Location

(All lines applicable to this site must be filled in)

Section _____ Township _____ Range _____

Parcel # _____ Zone: _____

PROPERTY ADDRESS: _____ City: _____

Submit a parcel map obtained from the Uintah County Recorder's Office with this application.

Agent for the property owner(s)

(If Applicable)

Name(s): _____

Address: _____

City: _____ State: _____ Zip: _____ Main phone: _____

Fax phone: _____ E-mail address: _____

An agent authorization form properly signed and notarized must be included with this application

Engineer/Surveyor

Company: _____ Name: _____

Address: _____

City: _____ State: _____ Zip: _____ Phone: _____ Fax: _____

E-mail address: _____ Professional License #: _____

Each development shall be actively pursued to completion. Any application that exceeds the time limits stated in the Subdivision Ordinance will be deemed null and void and all vested rights are waived by the sub divider for that development. Any extension must be requested prior to the expiration of the original approval. Should a prior application become void, the applicant must reapply. There shall be no presumption of approval for any aspect of the process. **Each application for a subdivision shall have all required submittals before it is accepted as a complete application.**

A Natural Resource Extraction Subdivision submittal shall include:

1. A completed application form and required fee
2. One 24" X 36" Mylar print of the plat to be signed by all owners of record and the County Treasurer. The Planning Director shall provide the final signature.
3. An 8½" X 11" or 11" X 17" copy of the plat for zoning office and, *if requested*,
 - a) when a proposed subdivision lies wholly or partially within one-half mile of the corporate limits of a municipality, for that municipality's comments, b) when the subdivision is located wholly or partially within the boundary of an effected improvement or special district, c) when applicable for review by any State or federal agency, d) for the Utah State Department of Transportation if the property being subdivided abuts a state highway or road
4. Proof of ownership demonstrated by a title search, deed, property information screen, or other verifiable means (current parcel map or tax notice)
5. A notarized agent authorization form when the property owners are being represented by others
6. Proof of 50' right-of-way to the parcel(s) shall be required if there is no frontage along a county road. Right-of-way shall be recorded on the plat and any associated deeds.
7. If the right-of-way connects to a paved county road, a paved apron shall be required, in which case a letter of approval from the County Road Department shall be submitted with this application.
8. Any other material or information required by the County Planner, Planning Commission, County Commission or other effected entity.

I (We) hereby submit this as a legal and complete application on: _____

Signature of owner(s) or agent(s):

Natural Resource Extraction Subdivision

Surveyor Plat requirements

Poorly drawn or illegible plats will be deemed as an incomplete application

The plat shall be recorded with the Uintah County Surveyor, and shall contain the following:

- The bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shoreline or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's edge or otherwise.
- For all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, tangent, and arc length.
- Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.
- Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.
- All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the Zoning Administrator or his designees and shall be shown on the plat with the corresponding lot number.
- All public lands and streets shall be clearly identified.
- All lands within the boundaries of the subdivision shall be accounted for, either as lots, walkways, streets, or as excepted parcels.
- Non-contiguous lots shall not be included in one plat; neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the certification and acknowledgments.
- There shall be a note on the final plat stating that each parcel is part of a natural resource extraction subdivision and that the parcels will be used for natural resource extraction or agricultural purposes only, until such time that they have been subdivided and approved following different subdivision option regulations.

The plat shall also include:

- a) the name of the subdivision, true north arrow and basis thereof, and date;
- b) name, address, and **signature blocks for the owners** of record [of the original track of ground]; this should be a certification, not a dedication
- c) the acreage of each lot carried to 3 decimal places;
- d) township, range, section and quarter section if a portion;
- e) graphic scale;
- f) ties to a minimum of two section corners with bearings and distances;
- g) survey monuments;
- h) all fire hydrants
- i) approval signature blocks for;
 - I) the **Uintah County Planner**;
 - II) the **Uintah County Treasurer** indicating at the time of the signing of the plat that the property is clear of all back taxes; and
1. When generated on a computer, the plat shall also be submitted on a computer disk to be entered into the County data base.

NOTE: Plat must contain **descriptions of both the original parcels and the parcels created** by subdividing.