

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

November 14 2023, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/81017272736>

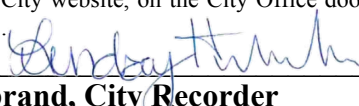
Meeting ID: 810 1727 2736

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought –**
 - d. Approval of agenda for November 14, 2023 –**
 - e. Approval of minutes for October 24, 2023 –**
 - f. Conflict of Interest Declaration –**
- 2. PUBLIC COMMENTS –**
- 3. PUBLIC HEARING FOR A ZONE CHANGE REQUEST FOR PINNACLE POINT CLUSTER SUBDIVISION - Platt & Platt, Inc. (Four different zone change requests within the cluster)**
- 4. CONSIDER A ZONE CHANGE REQUEST FOR PINNACLE POINT CLUSTER SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 5. CONSIDER A MINOR LOT SUBDIVISION FOR RICHPEG, LLC AND MAKE A RECOMMENDATION TO THE CITY COUNCIL – Steve Woolsey**
- 6. CONSIDER A ZONE CHANGE REQUEST FOR VIRGIN VISTA ENT. LLC AND SET A PUBLIC HEARING FOR NOVEMBER 28, 2023**
- 7. CONSIDER AN AMENDMENT TO ENOCH CITY CODE 12.3100.3102 DESIGN STANDARDS, D. EASEMENT STANDARDS AND SET A PUBLIC HEARING FOR NOVEMBER 28, 2023**
- 8. COMMISSION/STAFF REPORTS**
- 9. ADJOURN –**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on November 9, 2023.


Lindsay Hildebrand, City Recorder

11/9/2023
Date

MINUTES
ENOCH CITY PLANNING COMMISSION
October 24, 2023 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Andy Losee- excused
Commissioner Debra Ley
Commissioner Delaine Finlay
Commissioner Elliot Lake

STAFF PRESENT:

Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder- Excused
Hayden White, Pub. Works Dir.
Council Member Katherine Ross
Carrie Horton, Utility Clerk

PUBLIC PRESENT: Tyler Melling

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. **Pledge of Allegiance** – Led by Commissioner Ley
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by Tyler Melling
 - c. **Inspirational thought** – Given by Council Member Ross
 - d. **Approval of agenda for October 24, 2023 – Commissioner Ley made a motion to approve the agenda. Commissioner Lake seconded and all voted in favor.**
 - e. **Approval of minutes for October 10, 2023 – Commissioner Ley made a motion to approve the minutes. Commissioner Lake seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration** – None

2. **PUBLIC COMMENTS** – There were no comments.

3. **CONSIDER THE MINOR SUBDIVISION FOR GRIMSHAW DRILLING LLC, PARCEL A-0961-0040-0000 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL** – Woolsey Land Surveying

City Manager Dotson explained where the parcel was located. Its at the north end of Enoch. Its an industrial area. They are taking a large parcel and creating three parcels out of it. Chairman Correa invited any comments.

Commissioner Ley made a motion to send a favorable recommendation to the City Council regarding the minor subdivision for Grimshaw Drilling LLC, Parcel #A-0961-0040-0000. Commissioner Lake seconded and all voted in favor.

4. **CONSIDER A ZONE CHANGE REQUEST FOR PINNACLE POINT CLUSTER SUBDIVISION AND SET A PUBLIC HEARING FOR NOVEMBER 14, 2023 - 8.06 - Platt & Platt, Inc. (Four different zone change requests within the cluster)**

Tyler Melling from Velocity Builders discussed their work on a cluster subdivision aimed at optimizing land and infrastructure. He provided a detailed explanation of a color-coded map, highlighting the planned changes in layout, drainage basins, and their consideration for the number of dwellings to be introduced. They indicated their intention to request several changes. Commissioner Ley noted that there was more R-1-11 zoning than M-R-2 and Commercial. Mr. Melling mentioned that construction drawings would be ready within the next week and listed

two benefits for the developer, particularly the adjustment of the R-1-11 front setback to accommodate powerlines and well-protection areas. Concerns about drainage were raised, and Mr. Melling pointed to the drainage areas on the map. City Manager Dotson delved into the history of the cluster ordinance for Enoch City, emphasizing the need to balance infrastructure impact and lot size. City Manager Dotson clarified that this was a zone change request. The subdivision isn't up for debate with the public. Commissioner Ley inquired about changing the meeting date due to Cedar City's Dancing with the Stars event scheduled for the same day as the public hearing. Mr. Melling assured that the presentation would be brief and conclude before the event's start.

Commissioner Ley made a motion to set a public hearing for November 14, 2023 regarding the zone change request for Pinnacle Point Cluster Subdivision. Commissioner Lake seconded and all in favor.

5. COMMISSION/STAFF REPORTS

Hayden White

- They are still working on the drainage off of Enoch Road and Highway 91.
- They are fencing the drainage ditch across the street from the office.
- It is still hunting season and they are down five guys.
- They are getting ready for winter.

Council Member Ross

- City Council had been working on an annexation and they tabled for 45 days so they could finish an annexation agreement.
- They also changed some wastewater user fees for lift stations for commercial business. Commissioner Ley asked when the public hearing will be for the police station.
- She also noted that she won't be at the next meeting but will try to join by zoom.

City Manager Dotson

- He updated everyone on the funding of the Police Department Sale tax revenue bond and using it to pay at 2.5% interest.
- There was a flier given to the Commissioners. It was from the Utah Leagues of Cities and Towns that created the dignity index as a way to help teach how we can approach making rules, managing/ dealing with the public and each other. He suggested that they look over it and take the pledge. He thought it was good advice regarding how we should all be living and that he thought we are already doing it for the most part.

6. ADJOURN – Commissioner Ley made a motion to adjourn. Commissioner Lake seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date

ZONE CHANGE MAP FOR
PINNACLE POINT CLUSTER SUBDIVISION
WITHIN THE W1/2 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH



VICINITY MAP
N.T.S.

- EXISTING ZONE: R-1- 18 TO PROPOSED ZONE MULTIPLE RESIDENTIAL
- EXISTING ZONE: MULTIPLE RESIDENTIAL TO PROPOSED ZONE R-1-11
- EXISTING ZONE: R-1-18 TO PROPOSED ZONE R-1-11
- EXISTING ZONE: MULTIPLE RESIDENTIAL TO COMMUNITY COMMERCIAL
- EXISTING ZONE: COMMUNITY COMMERCIAL
- EXISTING ZONE: R-1-11
- EXISTING ZONE: MULTIPLE RESIDENTIAL

- P.O.B. ZONE R-1-18 TO MULTIPLE RESIDENTIAL
- P.O.B. ZONE MULTIPLE RESIDENTIAL TO R-1-11
- P.O.B. ZONE R-1-18 TO R-1-11

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	238.09'	255.00'	53°29'49"	N26° 53' 13"E	229.54'
C2	23.62'	15.00'	90°13'50"	N44° 58' 36"W	21.26'
C3	85.10'	450.00'	10°50'07"	S62° 06' 48"W	84.97'
C4	186.04'	450.00'	23°41'12"	S79° 22' 28"W	184.71'
C5	420.52'	457.50'	52°39'52"	S5° 22' 49"E	405.87'
C6	32.49'	20.00'	93°04'22"	S79° 49' 42"E	29.03'
C7	22.80'	15.00'	87°05'49"	N0° 35' 39"E	20.67'
C8	313.72'	320.50'	56°05'00"	N72° 11' 04"E	301.34'
C37	55.35'	100.00'	31°42'54"	S70° 19' 34"W	54.65'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	58.00'	N36° 21' 53"W
L2	35.29'	N0° 08' 19"E
L3	72.70'	S56° 41' 45"W
L4	33.05'	N3° 48' 59"W
L5	0.36'	N3° 48' 59"W
L6	83.45'	S33° 17' 31"E
L7	87.44'	N53° 38' 07"E

REVISION	DATE	DESCRIPTION
1		
2		
3		

ZONE CHANGE MAP FOR
PINNACLE POINT CLUSTER SUBDIVISION
WITHIN THE W1/2 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY:
M.R. PLATT
CHECKED BY:
R.B. PLATT
DATE: Oct 13, 2023
SCALE: 1" = 100'



(1) ZONE CHANGE: R-1-18 TO MULTIPLE RESIDENTIAL

BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 2179.37 FEET AND S.0°01'07"E. 27.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE S.0°05'31"E. 275.60 FEET, THENCE S.35°28'45"E. 153.29 FEET, THENCE S.54°31'15"W. 306.03 FEET, THENCE N.36°25'50"W. 285.81 FEET, THENCE S.53°38'07"W. 176.68 FEET, THENCE N.36°21'53"W. 58.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS: (1) THENCE N.53°38'07"E. 254.27 FEET TO A POINT OF CURVE, (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 255.00 FEET A DISTANCE OF 238.09 FEET (THE CHORD OF SAID CURVE BEARS N.26°53'13"E. 229.54 FEET), (3) THENCE N.0°08'19"E. 35.29 FEET TO A POINT OF CURVE, (4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.62 FEET (THE CHORD OF SAID CURVE BEARS N.44°58'36"W. 21.26 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PINNACLE WAY, THENCE N.89°54'29"E. ALONG SAID RIGHT-OF-WAY LINE 212.57 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.54 ACRES OF LAND.

(2) ZONE CHANGE: MULTIPLE RESIDENTIAL TO R-1-11

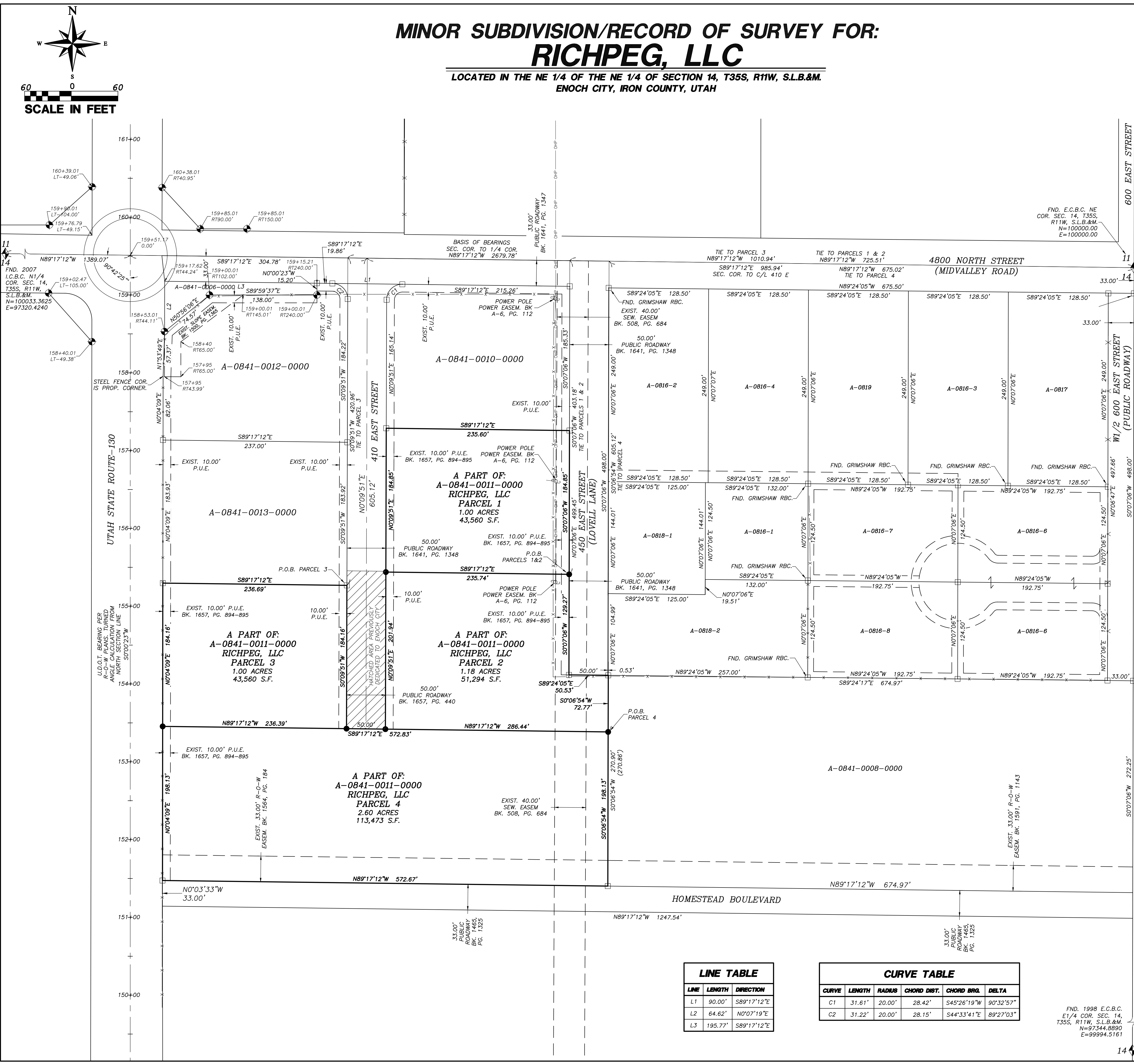
BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 1420.21 FEET AND SOUTH 1032.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE N.54°31'15"E. 136.95 FEET, THENCE N.36°25'50"W. 276.55 FEET, THENCE N.53°38'07"E. 422.32 FEET, THENCE S.33°17'32"E. 571.85 FEET, THENCE S.56°41'45"W. 72.70 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FEET A DISTANCE OF 85.10 FEET (THE CHORD OF SAID CURVE S.62°06'48"W. 84.97 FEET), THENCE N.34°24'32"W. 231.75 FEET, THENCE S.54°28'07"W. 345.02 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 55.35 FEET (THE CHORD OF SAID CURVE BEARS S.70°19'34"W. 54.65 FEET), THENCE N.3°48'59"W. 33.05 FEET TO THE POINT OF BEGINNING.
CONTAINS 4.09 ACRES OF LAND.

(3) ZONE CHANGE: MULTIPLE RESIDENTIAL TO COMMUNITY COMMERCIAL

BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 1422.44 FEET AND SOUTH 1066.02 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE N.3°48'59"W. 0.36 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 55.35 FEET (THE CHORD OF SAID CURVE BEARS N.70°19'34"E. 54.65 FEET), THENCE N.54°28'07"E. 345.02 FEET, THENCE S.34°24'32"E. 231.75 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FEET A DISTANCE OF 186.04 FEET (THE CHORD OF SAID CURVE BEARS S.79°22'28"W. 184.71 FEET), THENCE N.88°46'56"W. 281.69 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.15 ACRES OF LAND.

(4) ZONE CHANGE: EXISTING ZONE R-1-18 TO R-1-11

BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 1490.34 FEET AND S.0°01'07"E. 6.49 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 457.50 FEET A DISTANCE OF 420.52 FEET (THE CHORD OF SAID CURVE BEARS S.5°22'49"E. 405.87 FEET), THENCE S.33°17'31"E. 83.45 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 32.49 FEET (THE CHORD OF SAID CURVE BEARS S.79°49'42"E. 29.03 FEET), THENCE N.53°38'07"E. 87.44 FEET, THENCE S.36°21'53"E. 58.00 FEET, THENCE S.53°38'07"W. 542.40 FEET, THENCE N.36°19'08"W. 345.88 FEET, THENCE S.47°46'38"W. 219.07 FEET, THENCE N.42°57'15"W. 169.09 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF CURVE TO THE RIGHT WITH RADIUS OF 15.00 FEET A DISTANCE OF 22.80 FEET (THE CHORD OF SAID CURVE BEARS N.0°35'39"E. 20.67 FEET), THENCE N. 44°08'34"E. 595.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF CURVE TO THE RIGHT WITH A RADIUS OF 320.50 FEET A DISTANCE OF 313.72 FEET (THE CHORD OF SAID CURVE BEARS N.72°11'04"E. 301.34 FEET) TO THE POINT OF BEGINNING.
CONTAINS 7.86 ACRES OF LAND.

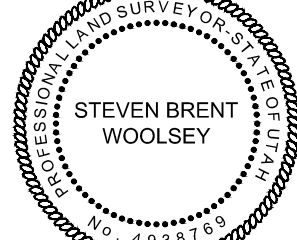


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET WOOLSEY LAND SURVEYING REBAR & CAP P.L.S. #4938769
- FOUND U.D.O.T. BRASS CAP R-O-W MARKER
- FOUND W.L.S. REBAR CAP MONUMENT OR AS DESCRIBED
- (00.00) RECORD BEARING OR DISTANCE

SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A MINOR SUBDIVISION/RECORD OF SURVEY MADE UNDER MY DIRECTION OF A PARCEL OF LAND, LOCATED IN ENOCH CITY, IRON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTIONS AND PLAT ARE TRUE AND CORRECT.



STEVEN BRENT WOOLSEY, PLS #4938769

DATE

SURVEYOR'S NARRATIVE

THIS MINOR SUBDIVISION/RECORD OF SURVEY WAS DONE AT THE REQUEST OF RICHPEG, LLC TO CREATE A MINOR SUBDIVISION OF IRON COUNTY TAX PARCEL A-0841-0011-0000.

THE BASIS OF BEARINGS IS N89°17'12"W, 2679.78 FEET FROM THE NORTHEAST CORNER TO THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN. THIS SURVEY IS ON THE ENOCH CITY COORDINATE CONTROL. ALL COORDINATES AS SHOWN REFLECT SAID CONTROL.

THE SOUTHERLY EXTENSION OF 410 EAST STREET WAS PREVIOUSLY CONVEYED BY DEED OF DEDICATION DOCUMENT No. 00810793, IN BOOK 1657, AT PAGES 440-441, OFFICIAL IRON COUNTY RECORDS.

REFERENCES: MINOR SUBDIVISION/RECORD OF SURVEY BY WOOLSEY, LAND SURVEYING, P.C., FILE No. 3918, DATED 10-5-2023. RECORD OF SURVEY BY GRIMSHAW, LAND SURVEYING, P.C., FILE No. 2156, DATED 04-09-2008. MINOR SUBDIVISION BY WOOLSEY, LAND SURVEYING, P.C. FOR EIGHT C'S LLC, FILE No. 3136, DATED 12-14-2018. MINOR SUBDIVISION BY WOOLSEY, LAND SURVEYING, P.C. FOR EIGHT C'S LLC, FILE No. 3289, DATED 1-2-2020. UTAH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FEDERAL AIR PROJECT F-0132626 PIN: 11532.

PARCEL 1 DESCRIPTION: A PART OF A-0841-0011-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 725.51 FEET; THENCE S00°07'06"W, 403.18 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 450 EAST STREET; THENCE DEPARTING SAID LINE AND RUNNING N89°17'12"W, 235.74 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 410 EAST STREET; THENCE N00°09'51"E, ALONG SAID RIGHT-OF-WAY LINE, 184.85 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 235.60 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID 450 EAST STREET; THENCE S00°07'06"W, ALONG SAID RIGHT-OF-WAY LINE, 184.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING 40.00 FOOT WIDE RIGHT-OF-WAY SEWER EASEMENT ALONG THE EASTERLY PROPERTY LINE AS DESCRIBED IN THAT CERTAIN DOCUMENT No. 00340878, IN BOOK 508, AT PAGES 685-686, OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO AN EXISTING DIXIE POWER COMPANY EASEMENT ALONG THE EASTERLY PROPERTY LINE RUNNING ALONG AN EXISTING OVERHEAD POWER LINE, AS SET FORTH IN BOOK A-6 AT PAGE 112, OFFICIAL IRON COUNTY RECORDS. NOTE: SAID EASEMENT DOES NOT DEFINE A WIDTH OR EXACT LOCATION FOR SAID POWER LINE.

SUBJECT TO AND TOGETHER WITH EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENTS ALONG THE WEST PROPERTY LINE ADJACENT TO 410 EAST STREET, AND THE EAST PROPERTY LINE ADJACENT TO 450 EAST STREET, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00810883, IN BOOK 1657, AT PAGES 894-895, OFFICIAL IRON COUNTY RECORDS.

PARCEL 2 DESCRIPTION: A PART OF A-0841-0011-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 725.51 FEET; THENCE S00°07'06"W, 403.18 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 450 EAST STREET; THENCE CONTINUING S00°07'06"W, ALONG SAID RIGHT-OF-WAY LINE, 129.27 FEET TO THE SOUTHWEST CORNER OF SAID ROADWAY; THENCE S89°24'05"E, ALONG THE SOUTH LINE OF SAID ROADWAY AND ITS EASTERLY PROJECTION, 50.53 FEET; THENCE S00°06'54"W, 72.77 FEET; THENCE N89°17'12"W, 286.44 FEET TO THE SOUTHEAST CORNER OF 410 EAST STREET; THENCE N00°09'51"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 410 EAST STREET, 201.94 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 235.74 FEET TO THE POINT OF BEGINNING, CONTAINING 1.18 ACRES.

SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING 40.00 FOOT WIDE RIGHT-OF-WAY SEWER EASEMENT ALONG THE EASTERLY PROPERTY LINE AS DESCRIBED IN THAT CERTAIN DOCUMENT No. 00340878, IN BOOK 508, AT PAGES 685-686, OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO AN EXISTING DIXIE POWER COMPANY EASEMENT ALONG THE EASTERLY PROPERTY LINE RUNNING ALONG AN EXISTING OVERHEAD POWER LINE, AS SET FORTH IN BOOK A-6 AT PAGE 112, OFFICIAL IRON COUNTY RECORDS. NOTE: SAID EASEMENT DOES NOT DEFINE A WIDTH OR EXACT LOCATION FOR SAID POWER LINE.

SUBJECT TO AND TOGETHER WITH AN EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE EAST PROPERTY LINE ADJACENT TO 450 EAST STREET, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00810883, IN BOOK 1657, AT PAGES 894-895, OFFICIAL IRON COUNTY RECORDS.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

THE PUBLIC UTILITIES EASEMENT DEDICATED HEREIN IS DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE ADJACENT TO 410 EAST STREET.

PARCEL 3 DESCRIPTION: A PART OF A-0841-0011-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 1,010.94 FEET; THENCE S00°09'51"W, 420.96 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 410 EAST STREET; THENCE CONTINUING S00°09'51"W, ALONG SAID RIGHT-OF-WAY LINE, 184.16 FEET TO THE SOUTHWEST CORNER OF SAID STREET; THENCE DEPARTING SAID LINE AND RUNNING N89°17'12"W, 236.39 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE ACCEPTED AS THE EAST RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-130; THENCE N00°04'09"E, ALONG SAID RIGHT-OF-WAY FENCE LINE, 184.16 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 236.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00810883, IN BOOK 1657, AT PAGES 894-895, OFFICIAL IRON COUNTY RECORDS.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT, OVER, UNDER, AND ACROSS THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION 54-3-27 WHICH DEFINES PUBLIC UTILITIES EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITIES EASEMENTS MAY BE PUT IN BY PUBLIC UTILITY SERVICES. GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITIES EASEMENT AREA DESCRIBED HEREIN FOR ANY PURPOSE WHATSOEVER, PROVIDED GRANTOR'S USE DOES NOT UNREASONABLY INTERFERE WITH INSTALLATION OF PUBLIC UTILITY FACILITIES WITHIN THE EASEMENT.

THE PUBLIC UTILITIES EASEMENT DEDICATED HEREIN IS DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE EAST PROPERTY LINE ADJACENT TO 410 EAST STREET.

PARCEL 4 DESCRIPTION: A PART OF A-0841-0011-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°17'12"W, ALONG THE SECTION LINE, 675.02 FEET; THENCE S00°06'54"W, 603.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°06'54"W, 198.13 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF HOMESTEAD BOULEVARD; THENCE N89°17'12"W, ALONG SAID RIGHT-OF-WAY LINE, 572.67 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE ACCEPTED AS THE EAST RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-130; THENCE N00°04'09"E, ALONG SAID RIGHT-OF-WAY FENCE LINE, 198.13 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°17'12"E, 572.83 FEET TO THE POINT OF BEGINNING, CONTAINING 2.60 ACRES.

SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING 40.00 FOOT WIDE RIGHT-OF-WAY SEWER EASEMENT ALONG THE EASTERLY PROPERTY LINE AS DESCRIBED IN THAT CERTAIN DOCUMENT No. 00340878, IN BOOK 508, AT PAGES 685-686, OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO AND TOGETHER WITH AN EXISTING 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG THE WEST PROPERTY LINE ADJACENT TO UTAH STATE ROUTE-130, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00810883, IN BOOK 1657, AT PAGES 894-895, OFFICIAL IRON COUNTY RECORDS.

SUBJECT TO AN EXISTING 33.00 FOOT WIDE RIGHT-OF-WAY ALONG THE SOUTH PROPERTY LINE ADJACENT TO HOMESTEAD BOULEVARD, DESCRIBED IN THAT CERTAIN DOCUMENT No. 00774160, IN BOOK 1564, AT PAGES 183-184, OFFICIAL IRON COUNTY RECORDS.

FND. 1998 E.C.B.C.
E1/4 COR. SEC. 14,
T35S, R11W, S.L.B.&M.
N=97344.8890
E=99994.5161

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	90.00'	S89°17'12"E
L2	64.62'	N07°07'19"E
L3	195.77'	S89°17'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.61'	20.00'	28.42'	S45°26'19"W	90°32'57"
C2	31.22'	20.00'	28.15'	S44°33'41"E	89°27'03"

MINOR SUBDIVISION/RECORD OF SURVEY FOR:
RICHPEG, LLC
ENOCH CITY, IRON COUNTY, UTAH
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T35S, R11W, S.L.B.&M.

DATE: 11-1-2023
SCALE: 1"=60'

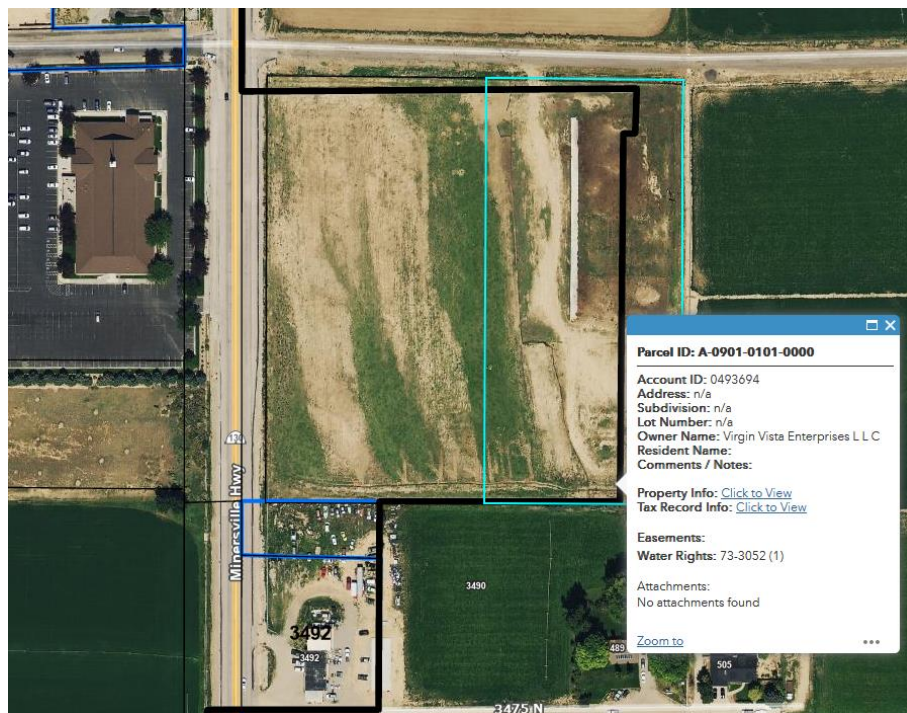
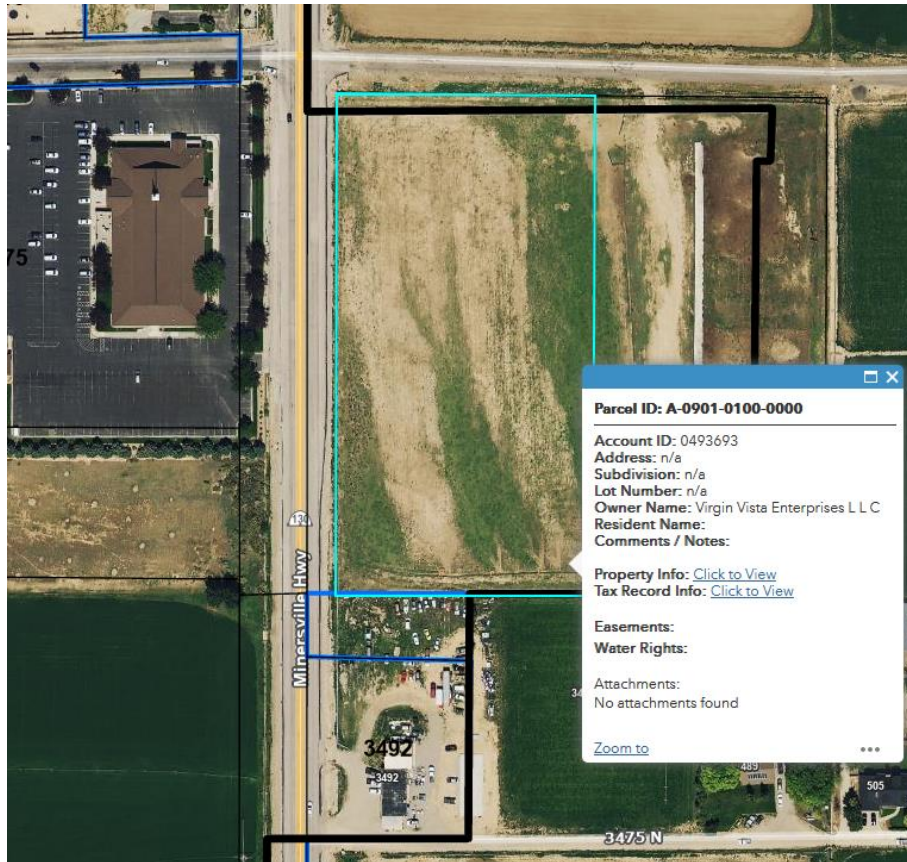
JOB NO.
2218

SHEET NO:
1 OF 1

REVISIONS
NO. DESCRIPTION

BY DATE

WOOLSEY LAND SURVEYING, P.C.
Land Surveyors - Land Planners
50 WEST 3600 NORTH
ENOCH CITY, UTAH 84701
435-559-2315 CELL
steven@woolsey.com



12.3100.3102 DESIGN STANDARDS

D. Easement Standards

- ~~1. Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of fifteen (15) feet, apportioned equally in abutting properties.~~
2. Where front-line easements are required, a minimum of ten (10) feet shall be allocated as a utility easement. ~~Perimeter easements shall not be less than fifteen (15) feet width, extending throughout the peripheral area of the development.~~
3. All easements shall be designed so as to provide efficient installation of utilities or street planting. Special guying easements at corners may be required. Public utility installation shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.