ENOCH CITY COUNCIL NOTICE AND AGENDA
November 6, 2026 at 6:00 pm
City Council Chambers, City Offices, 900 E. Midvalley Road
Join Zoom Meeting
https://us02web.zoom.us/j/89879709603?pwd=hKBJxBbxlTbkwXd0MN78aOTpmRqqoe.1
Meeting ID: 898 7970 9603

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING**
   a. **Pledge of Allegiance-**
   b. **Invocation (2 min.)-Audience invited to participate-**
   c. **Inspirational thought-**
   d. **Approval of Agenda for November 6, 2026**
   e. **Conflict of Interest Declaration for this agenda-**

2. **PUBLIC COMMENTS**

3. **CONSIDER ORDINANCE NO. 2026-11-06-A, THE ANNEXATION PETITION OF PIDDING LLC, CONSISTING OF APPROXIMATELY 677.34 ACRES INTO ENOCH CITY (RC Vote)**

4. **COUNCIL/STAFF REPORT**

5. **CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.**

6. **ACTION FROM CLOSED MEETING**

7. **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 435-586-1119, giving at least 24 hours advance notice. Meetings of the Enoch City Council 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 foregoing "Notice and Agenda" was delivered to each member of the City Council, posted on the Enoch City website, on the City Office entrance, and published on the Utah Public Meeting Notice website on 11/05/2026.

Mindy R Kropf 11/05/2026

Mindy Kropf, Deputy City Recorder Date

ENOCH CITY COUNCIL AGENDA MEMO

SUBJECT: Pidding LLC Annexation Petition

FOR CONSIDERATION ON: November 6, 2026

PETITIONER: Pidding LLC

ACTION REQUESTED BY PETITIONER: Approval of Petition to Annex into Enoch City.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

On August 11, 2026, Pidding LLC filed an annexation petition with the Enoch City Recorder requesting annexation of approximately 677.34 acres of real property located at parcels D-0162-0163-0196, D-0164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, and D-0197-0002-0000 into Enoch City (see attached map).

During its August 19, 2026, meeting, the City Council accepted the petition for further study. The City subsequently certified the petition and notified affected entities, initiating a 30-day protest period. The protest period has expired, and no protests were filed.

A public hearing was held on October 7, 2026, as part of the annexation review process. The Council's consideration of the annexation was postponed to allow the applicant additional time to prepare the proposed annexation agreement, which will be presented to the Council for consideration under a separate agenda item.

The applicant's proposed master plan identifies a potential range of approximately 300–700 single-family residential units, 1,450–2,700 multifamily residential units, and approximately 88 acres of commercial development.

The purpose of this agenda item is for the City Council to determine whether it wishes to annex the property based on the proposed development concept. The annexation agreement and any associated development agreements will be reviewed and considered separately under their respective agenda items. Consideration of the annexation request does not constitute final approval of the proposed development plans or development agreements.

GENERAL PLAN REFERENCE:

- Enoch City Annexation Policy Plan (See Attached)

CITY CODE REFERENCE:

- Utah State Code 10-2-8

PUBLIC NOTICE:

A public hearing was held as part of this agenda item review and has been noticed according to State and City Requirements.

STAFF RECOMMENDATION:

Staff recommends that the City Council consider the annexation petition submitted by Pidding LLC for approximately 677.34 acres and determine whether the City wishes to annex the property with the proposed development concept. The proposed master plan identifies a potential range of approximately 300–700 single-family residential units, 1,450–2,700 multifamily residential units, and approximately 88 acres of commercial development.

The purpose of this agenda item is limited to determining whether the City wishes to move forward with annexing the property based on the proposed development concept. The proposed annexation agreement and development agreements will be reviewed and considered separately under their respective agenda items. Approval of the annexation petition should not be interpreted as approval of the final development plans or development agreements.

ORDINANCE NO. 2026-11-6-A

AN ORDINANCE APPROVING THE ANNEXATION PETITION OF PIDDING LLC, CONSISTING OF APPROXIMATELY 677.34 ACRES OF REAL PROPERTY INTO ENOCH CITY, UTAH

WHEREAS, the Mayor and City Council of Enoch City, Utah, are authorized to consider and approve annexation petitions in accordance with the laws of the State of Utah; and

WHEREAS, on August 11, 2026, Pidding LLC submitted an annexation petition to the Enoch City Recorder requesting the annexation of approximately 677.34 acres of real property into Enoch City; and

WHEREAS, the property proposed for annexation consists of the following parcels:

- D-0162-0163-0196
- D-0164-0001-0005
- D-0164-0001-0000
- D-0164-0000-0000
- D-0197-0002-0000

WHEREAS, on August 19, 2026, the Enoch City Council considered the annexation petition and accepted it for further study; and

WHEREAS, following acceptance of the petition, the City completed the required certification and notification procedures, and the applicable thirty-day protest period expired without a protest being filed; and

WHEREAS, the Enoch City Council held a public hearing on October 7, 2026, to receive public comment regarding the proposed annexation; and

WHEREAS, the City Council has reviewed the proposed annexation, the location and size of the property, the surrounding land uses, and the anticipated implications of incorporating the property into Enoch City; and

WHEREAS, the Council understands that the proposed development concept includes residential and commercial uses, and that approval of the annexation petition is a separate action from consideration of any Annexation Agreement or Development Agreement, as well as future development applications, subdivision approvals, zoning approvals, and other required land use and development approvals; and

WHEREAS, the City Council has determined that the proposed annexation is appropriate for incorporation into Enoch City, subject to applicable City ordinances, agreements, and requirements of state law; and

WHEREAS, the City Council desires to formally approve the annexation of the property described in Exhibit A and authorize the City to complete the remaining statutory filing and recording requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF ENOCH CITY, UTAH, AS FOLLOWS:

SECTION 1. APPROVAL OF ANNEXATION.

The Enoch City Council hereby approves the annexation petition submitted by Pidding LLC on August 11, 2026, requesting annexation of approximately 677.34 acres of real property, identified by the parcel numbers listed above and legally described in **Exhibit A**, into Enoch City, Utah.

Upon completion of all requirements of applicable Utah law, the property described in Exhibit A shall become part of Enoch City in accordance with the approved annexation plat and the applicable certification issued by the Lieutenant Governor.

SECTION 2. PROPERTY DESCRIPTION.

The property subject to this Ordinance is more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference.

The approved final local entity plat and legal description shall constitute the official description of the territory annexed pursuant to this Ordinance. In the event of any discrepancy between a general parcel identification and the approved legal description or final local entity plat, the approved legal description and final local entity plat shall control.

SECTION 3. DEVELOPMENT APPROVALS.

Approval of this annexation does not constitute approval of any specific development plan, subdivision, site plan, zoning application, building permit, development agreement, annexation agreement, or other development entitlement.

All future development of the annexed property shall remain subject to applicable Enoch City ordinances, zoning requirements, development standards, approved agreements, subdivision requirements, utility requirements, and all other applicable land use and development review processes.

SECTION 4. EXISTING AGREEMENTS AND FUTURE APPROVALS.

Nothing in this Ordinance shall be construed as approving or authorizing any Annexation Agreement, Development Agreement, development plan, subdivision, zoning designation, or other land use entitlement unless separately approved by the appropriate Enoch City legislative or land use authority.

SECTION 5. IMPLEMENTATION AND FILING.

The Mayor, City Manager, City Recorder, and other appropriate City officials are hereby authorized and directed to take all administrative actions reasonably necessary to implement this Ordinance and complete the annexation process in accordance with applicable Utah law.

The City Recorder is authorized and directed to prepare, execute, file, and transmit the notices, certified copies, approved final local entity plat, and other documents required by state law, including filing with the Lieutenant Governor and providing the required notice to affected entities and county officials.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall become effective in accordance with Utah law. The annexation approved by this Ordinance shall be completed and take effect upon issuance of the applicable certificate of annexation by the Lieutenant Governor and satisfaction of the statutory requirements governing the effective date of the annexation.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining portions of this Ordinance.

SECTION 8. REPEAL OF CONFLICTING PROVISIONS.

All ordinances, resolutions, policies, or portions thereof in conflict with this Ordinance are hereby repealed or superseded to the extent of the conflict.

SECTION 9. ADOPTION.

This Ordinance shall be recorded in the official records of Enoch City and maintained by the City Recorder.

PASSED AND APPROVED by the Mayor and City Council of Enoch City, Utah, this 6th day of November, 2026.

ENOCH CITY CORPORATION

Jim Rushton, Mayor

VOTING:

Shawn Stoor: Yea _____ Nay _____

David Harris: Yea _____ Nay _____

Debra Ley: Yea _____ Nay _____

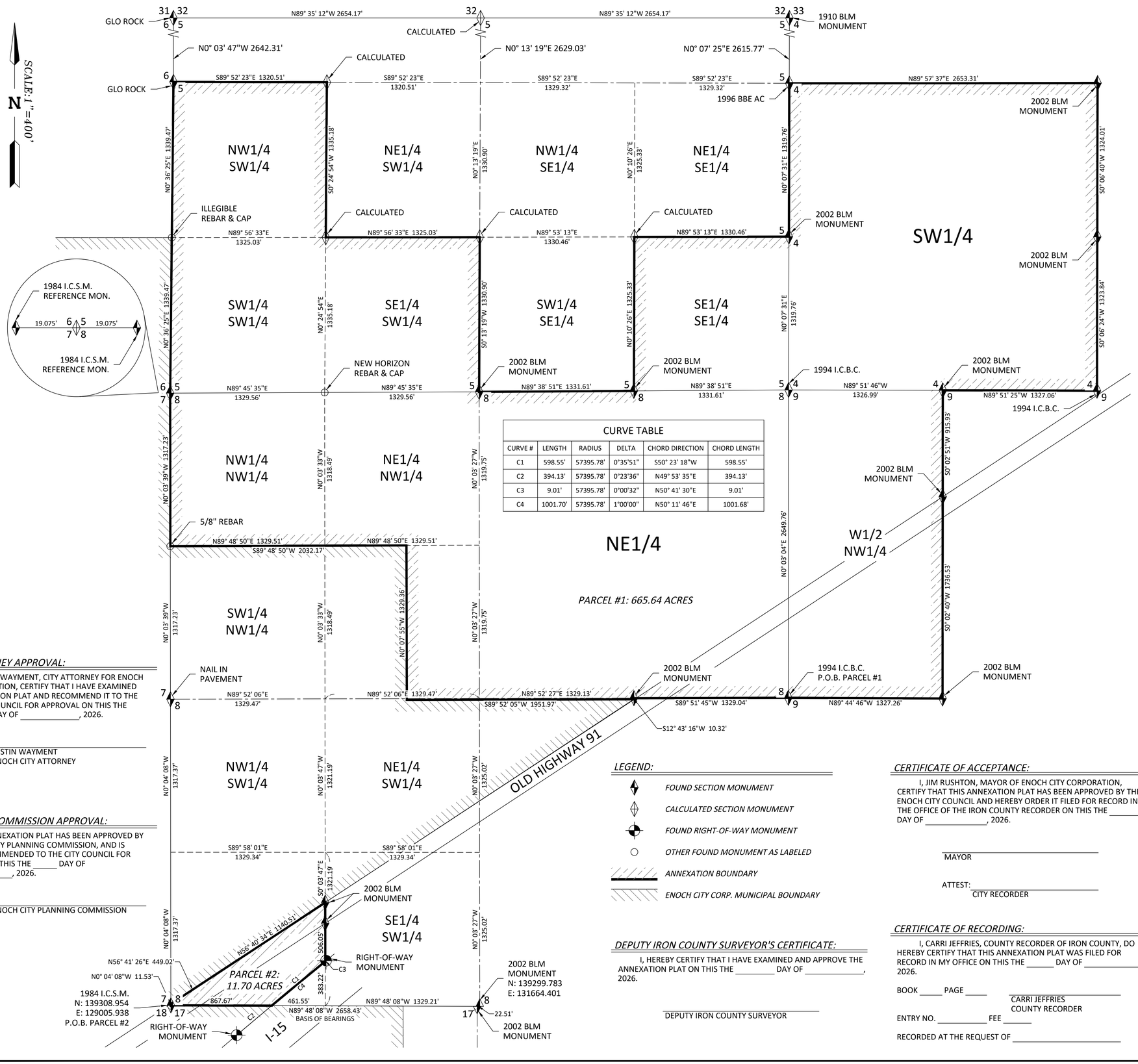
Kimberlee Trower: Yea _____ Nay _____

Jacob Miner: Yea _____ Nay _____

ATTEST:

Mindy Kropf, Deputy City Recorder

[CITY SEAL]



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	598.55'	57395.78'	0°35'51"	S50° 23' 18"W	598.55'
C2	394.13'	57395.78'	0°23'36"	N49° 53' 35"E	394.13'
C3	9.01'	57395.78'	0°00'32"	N50° 41' 30"E	9.01'
C4	1001.70'	57395.78'	1°00'00"	N50° 11' 46"E	1001.68'

CITY ATTORNEY APPROVAL:

I, JUSTIN WAYMENT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, CERTIFY THAT I HAVE EXAMINED THIS ANNEXATION PLAT AND RECOMMEND IT TO THE ENOCH CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2026.

JUSTIN WAYMENT
ENOCH CITY ATTORNEY

PLANNING COMMISSION APPROVAL:

THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE ENOCH CITY PLANNING COMMISSION, AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2026.

ENOCH CITY PLANNING COMMISSION

LEGEND:

- FOUND SECTION MONUMENT
- CALCULATED SECTION MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- OTHER FOUND MONUMENT AS LABELED
- ANNEXATION BOUNDARY
- ENOCH CITY CORP. MUNICIPAL BOUNDARY

DEPUTY IRON COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THE ANNEXATION PLAT ON THIS THE _____ DAY OF _____, 2026.

DEPUTY IRON COUNTY SURVEYOR

CERTIFICATE OF ACCEPTANCE:

I, JIM RUSHTON, MAYOR OF ENOCH CITY CORPORATION, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE ENOCH CITY COUNCIL AND HEREBY ORDER IT FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2026.

MAYOR

ATTEST: _____
CITY RECORDER

CERTIFICATE OF RECORDING:

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2026.

BOOK _____ PAGE _____

CARRI JEFFRIES
COUNTY RECORDER

ENTRY NO. _____ FEE _____

RECORDED AT THE REQUEST OF _____

PIDDING LLC
ENOCH ANNEXATION PLAT

SURVEYOR'S CERTIFICATE

I, JAY S. ADAMS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 167230, IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT PORTRAYS THE ANNEXATION BOUNDARIES TO BE ADOPTED BY THE ENOCH CITY COUNCIL. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

DATE: _____ JAY S. ADAMS

LEGAL DESCRIPTION:

PARCEL #1:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; THENCE S.89°51'45"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1329.04 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 8, THENCE S.12°43'16"W. 10.32 FEET TO THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE ALONG SAID MUNICIPAL BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.89°52'05"W. 1951.97 FEET, (2) N.0°07'55"W. 1329.36 FEET TO THE SOUTH LINE OF THE NE1/4NW1/4 OF SAID SECTION 8, (3) S89°48'50"W. ALONG SAID 1/16 LINE 2032.17 FEET TO THE NORTH 1/16 CORNER COMMON TO SECTION 7 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, (4) N.0°03'39"W. ALONG THE SECTION LINE 1317.23 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8, AND (5) N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 5 & 6, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE WEST QUARTER CORER OF SAID SECTION 5, THENCE S.89°52'23"E. ALONG THE EAST-WEST QUARTER SECTION LINE 1320.51 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 5, THENCE S.0°24'54"W. ALONG THE EAST LINE OF THE NW1/4SW1/4 OF SAID SECTION 5 1335.18 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°56'33"E. ALONG THE SOUTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 8 1325.03 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 5, THENCE S.0°13'19"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1330.90 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE N.89°38'51"E. ALONG THE SECTION LINE 1331.61 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 5 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°10'26"E. ALONG THE WEST LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1325.33 FEET TO THE SOUTHEAST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°53'13"E. ALONG THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1330.46 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°07'31"E. ALONG THE SECTION LINE 1319.76 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4, THENCE N.89°57'37"E. ALONG THE EAST-WEST QUARTER SECTION LINE 2653.31 CENTER QUARTER CORNER OF SAID SECTION 4, THENCE S.0°06'40"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1324.01 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4, THENCE S.0°06'24"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1323.84 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE N.89°51'25"W. ALONG THE SECTION LINE 1327.06 FEET TO THE WEST 1/16 CORNER COMMON TO SECTION 4 & 9, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE S.0°02'51"W. ALONG THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 9 915.93 FEET TO AN ANGLE POINT, THENCE S.0°02'40"W. ALONG SAID 1/16 LINE 1736.53 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9, THENCE N.89°44'46"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1327.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 665.64 ACRES OF LAND.

PARCEL #2:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M; THENCE ALONG THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP. THE FOLLOWING THREE (3) COURSES: (1) N.0°04'08"W. ALONG THE SECTION LINE 11.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, (2) N.56°41'26"E. ALONG SAID RIGHT-OF-WAY LINE 449.02 FEET, AND (3) N.56°40'34"E. ALONG SAID RIGHT-OF-WAY LINE 1140.51 FEET TO THE EAST LINE OF THE SW1/4SW1/4 OF SAID SECTION 8, THENCE S.0°03'47"E. ALONG SAID 1/16 LINE 506.05 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AND A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 57395.78 FEET A DISTANCE OF 598.55 FEET (THE CHORD OF SAID CURVE BEARS S.50°23'18"W. 598.55 FEET) TO THE SOUTH LINE OF SAID SECTION 8 AND THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE N.89°48'08"W. ALONG SAID SECTION LINE 867.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.70 ACRES OF LAND.

LOCATION: WITHIN SEC. 4, 5, & 8, T.35S., R.10W., SLB&M

PREPARED FOR: PIDDING LLC

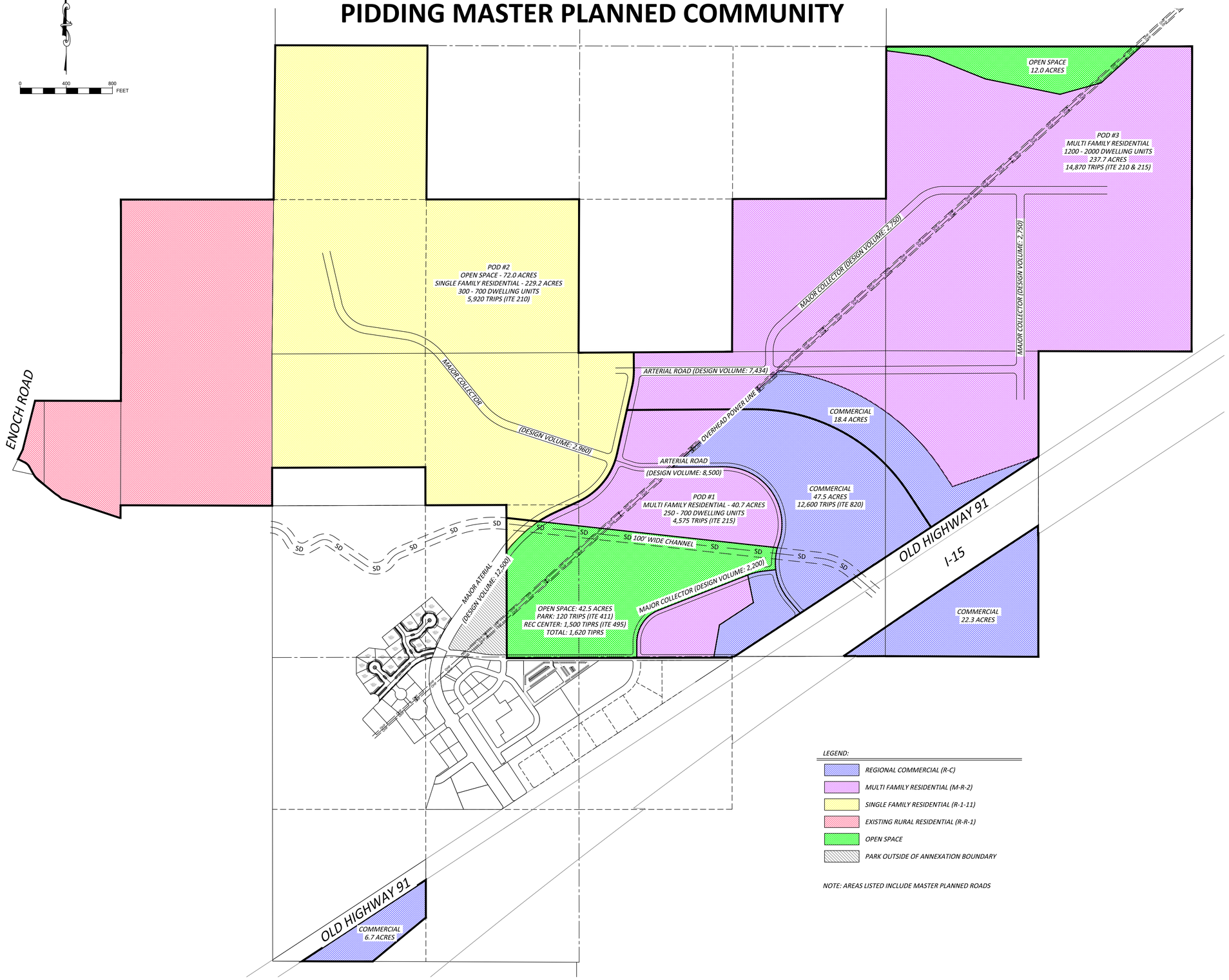
DATE: JUNE 9, 2026

DRAWN: H.K.H. | CHECKED: J.S.A. | CHECKED:

ADAMS SURVEYING & ENGINEERING INC.
1068 CEDAR KNOLLS
CEDAR CITY, UTAH 84720
OFFICE: (801) 586-0852
EMAIL:office@adamssurveying.com

MASTER PLANNED ROADS & ZONES FOR PIDDING MASTER PLANNED COMMUNITY

0 400 800 FEET



LEGEND:

- REGIONAL COMMERCIAL (R-C)
- MULTI FAMILY RESIDENTIAL (M-R-2)
- SINGLE FAMILY RESIDENTIAL (R-1-11)
- EXISTING RURAL RESIDENTIAL (R-R-1)
- OPEN SPACE
- PARK OUTSIDE OF ANNEXATION BOUNDARY

NOTE: AREAS LISTED INCLUDE MASTER PLANNED ROADS

Velocity
ADDRESS: 655 W 200 N STE 150 CEDAR CITY, UT 84720
PHONE: (435) 586-0843

REVISION:	DATE:	BY:	DESCRIPTION:

MASTER PLANNED ROADS & ZONES FOR PIDDING MASTER PLANNED COMMUNITY

WITHIN SECTIONS 4, 5, 8, & 9, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY: H.K. HULET

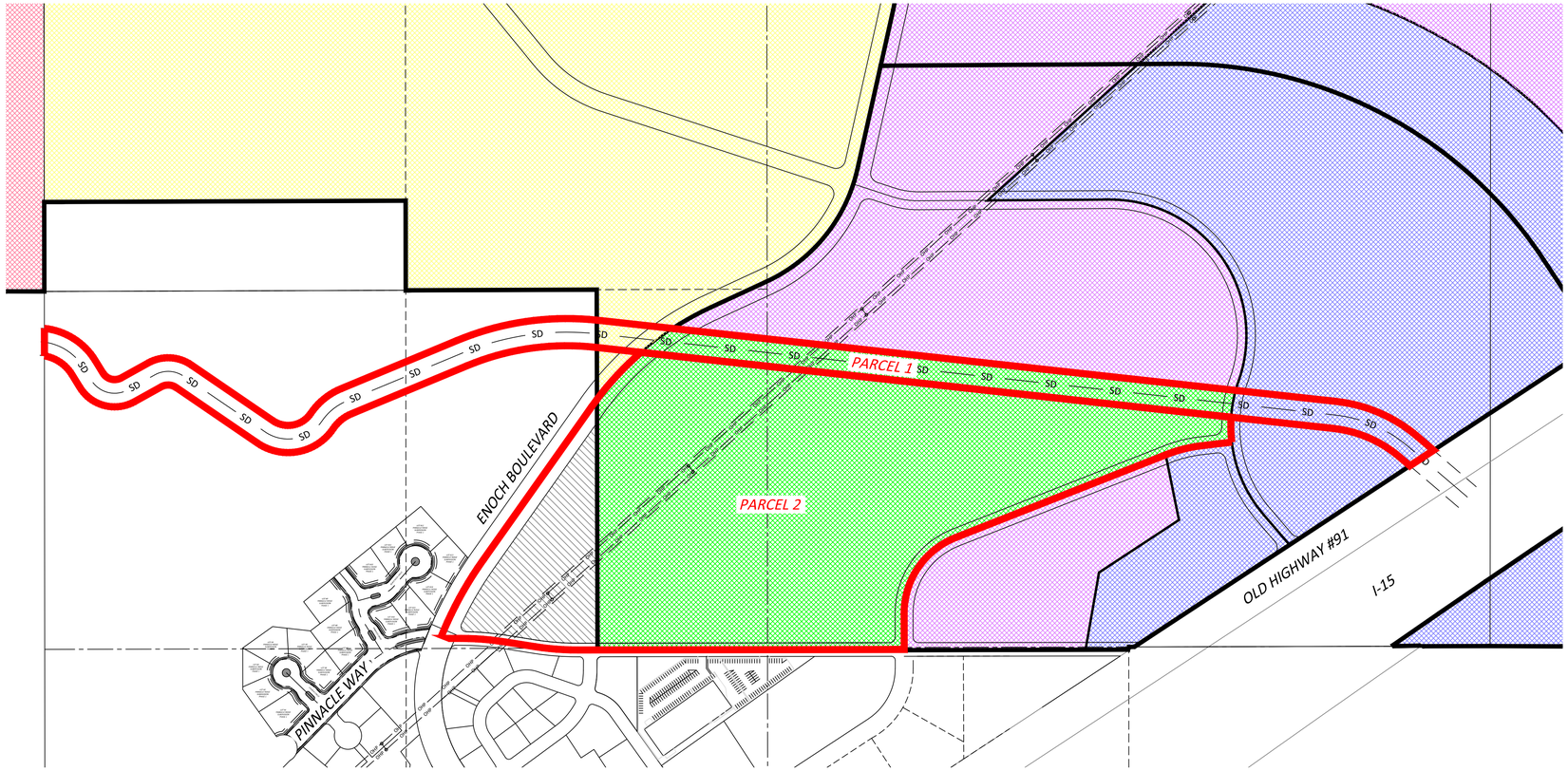
CHECKED BY: H.K. HULET

DATE: Oct 28, 2026

SCALE: 1" = 400'

FILE: C:\Users\hunterhulet\Documents\OneDrive - Velocity Homes\PC Backup Folder\Projects\SLB&M\35S-10W-5-6-8-Belt Route\Annexation\DWG\Roads Master Planned Layout 10272026.dwg

MASTER PLANNED ROADS & ZONES FOR PIDDING MASTER PLANNED COMMUNITY



0 250 500 FEET

LEGEND:

- *REGIONAL COMMERCIAL (R-C)*
- *MULTI FAMILY RESIDENTIAL (M-R-2)*
- *SINGLE FAMILY RESIDENTIAL (R-1-11)*
- *EXISTING RURAL RESIDENTIAL (R-R-1)*
- *OPEN SPACE*
- *PARK OUTSIDE OF ANNEXATION BOUNDARY*

NOTE: AREAS LISTED INCLUDE MASTER PLANNED ROADS

PARCEL 1:

BEGINNING N.0°03'39"W. ALONG THE SECTION LINE 1181.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 250.00 FEET A DISTANCE OF 228.83 FEET (THE CHORD OF SAID CURVE BEARS S.57°46'16"E. 220.92 FEET), THENCE S.31°32'58"E. 55.13 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS 50.00 FEET A DISTANCE OF 76.35 FEET (THE CHORD OF SAID CURVE BEARS S.75°17'47"E. 69.15 FEET), THENCE N.60°57'24"E. 114.31 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET A DISTANCE OF 166.02 FEET (THE CHORD OF SAID CURVE BEARS S.87°20'12"E. 157.67 FEET), THENCE S.55°37'49"E. 363.85 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 157.68 FEET (THE CHORD OF SAID CURVE BEARS N.79°11'50"E. 141.85 FEET) TO A POINT OF REVERSE CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 250.00 FEET A DISTANCE OF 145.76 FEET (THE CHORD OF SAID CURVE BEARS N.50°43'39"E. 143.70 FEET), THENCE N.67°25'50"E. 463.43 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1050.00 FEET A DISTANCE OF 528.67 FEET (THE CHORD OF SAID CURVE BEARS N.81°51'17"E. 523.11 FEET), THENCE S.83°43'17"E. 2733.35 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 550.00 FEET A DISTANCE OF 328.69 FEET (THE CHORD OF SAID CURVE BEARS S.66°36'02'E. 323.82 FEET), THENCE S.49°28'48"E. 78.38 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE S.56°41'30"W. ALONG SAID RIGHT-OF-WAY LINE 104.12 FEET, THENCE N.49°28'48"W. 49.38 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 450.00 FEET A DISTANCE OF 268.93 FEET (THE CHORD OF SAID CURVE BEARS N.66°36'02"W. 264.95 FEET),

PARCEL 1 CONT.:

THENCE N.83°43'17"W. 2733.35 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 950.00 FEET A DISTANCE OF 478.32 FEET (THE CHORD OF SAID CURVE BEARS S.81°51'17"W. 473.29 FEET), THENCE S.67°25'50"W. 463.43 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET A DISTANCE OF 87.46 (THE CHORD OF SAID CURVE BEARS S.50°43'39"W. 86.22 FEET) TO A POINT OF REVERSE CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET A DISTANCE OF 315.36 FEET (THE CHORD OF SAID CURVE BEARS S.79°11'50"W. 283.69 FEET), THENCE N.55°37'49"W. 363.85 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 55.34 FEET (THE CHORD OF SAID CURVE BEARS N.87°20'12"W. 52.56 FEET), THENCE S.60°57'24"W. 114.31 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET A DISTANCE OF 229.06 FEET (THE CHORD OF SAID CURVE BEARS N.75°17'47"W. 207.44 FEET), THENCE N.31°32'58"W. 55.13 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET A DISTANCE OF 126.62 FEET (THE CHORD OF SAID CURVE BEARS N.55°43'53"W. 122.89 FEET) TO THE WEST LINE OF SAID SECTION 8, THENCE N.0°03'39"W. ALONG SAID SECTION LINE 100.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.37 ACRES OF LAND.

PARCEL 2:

BEGINNING S.89°48'08"E. ALONG THE SECTION LINE 1452.69 FEET AND N.0°00'00"E. 2679.85 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH THE RADIUS OF 1381.16 FEET A DISTANCE OF 326.96 FEET (THE CHORD OF SAID CURVE BEARS N.28°29'32"E. 326.20 FEET), THENCE N.35°16'26"E. 696.53 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1100.00 FEET A DISTANCE OF 267.80 FEET (THE CHORD OF SAID CURVE BEARS N.42°14'54"E. 267.14 FEET), THENCE S.83°43'17"E. 2184.29 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET A DISTANCE OF 91.84 FEET (THE CHORD OF SAID CURVE BEARS S.1°29'55"E. 91.71 FEET), THENCE S.83°14'22"W. 114.63 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET A DISTANCE OF 128.62 FEET (THE CHORD OF SAID CURVE BEARS S.75°52'12"W. 128.27 FEET), THENCE S.68°30'01"W. 835.28 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET A DISTANCE OF 359.25 FEET (THE CHORD OF SAID CURVE BEARS S.34°11'40"W. 338.16 FEET), THENCE S.0°06'40"E. 132.40 FEET, THENCE S.89°54'29"W. 1200.46 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1000.00 FEET A DISTANCE OF 158.43 FEET (THE CHORD OF SAID CURVE BEARS N.85°33'12"W. 158.26 FEET), THENCE N.81°00'53"W. 115.41 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1000.00 FEET A DISTANCE OF 158.43 FEET (THE CHORD OF SAID CURVE BEARS N.85°33'12"W. 158.26 FEET), THENCE S.89°54'29"W. 75.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 43.22 ACRES OF LAND.

Velocity
ADDRESS: 655 W 200 N STE 150 CEDAR CITY, UT 84720
PHONE: (435) 586-0843

REVISION:	DATE:	BY:	DESCRIPTION:

MASTER PLANNED ROADS & ZONES FOR PIDDING MASTER PLANNED COMMUNITY
WITHIN SECTIONS 4, 5, 8, & 9, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY: H.K. HULET

CHECKED BY: H.K. HULET

DATE: Oct 28, 2026

SCALE: 1" = 250'

FILE: C:\Users\hunterhulet\Documents\OneDrive - Velocity Homes\PC Backup Folder\Projects\SLB&M-35S-10W-5-6-8-Belt Route\Annexation\DWG\Roads Master Planned Layout 10272026.dwg

ENOCH CITY

CERTIFICATION OF ANNEXATION PETITION

STATE OF UTAH)
: SS.
County of Iron)

I, Lindsay Hildebrand, the duly appointed Recorder for Enoch City, UT, hereby certify that I have reviewed the Petition for Annexation signed by Tyler Melling as General Counsel of Pidding LLC and North Spring Ranch LLC. The location of the property is approximately Parcel D-0162-0163-0196, D-164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, and D-0197-0002-0000, Iron County unincorporated, containing approximately 677.34 acres.

To view the Petition for Annexation, legal descriptions, and map, please come to the Enoch City Office, 900 E. Midvalley Road, Enoch, UT 84721, or call 435-586-1119 to request the information. The Petition for Annexation was filed with this office on August 11, 2026. I find that the petition meets the requirements for annexation as provided by Utah State law (subsections 10-2-403 (2), (3), and (4), U.C.A.) The Enoch City Council received the Certification of the Petition for Annexation on August 19, 2026. The City Council may grant this annexation unless a written protest to the annexation petition is filed with the Iron County Boundary Commission at P.O. Box 429, Parowan, UT 84761 and the Enoch City Recorder no later than 30 days after the notice of certification is received. The legislative body or governing board of an affected entity may legally protest this annexation by filing as instructed above. If no protest is submitted, the City Council will hold a public hearing on October 7, 2026, at 6:00 pm, Enoch City Offices, 900 E. Midvalley Road, Enoch, UT 84721.

IN WITNESS WHEREOF, I have hereunto set my signature and affixed the official seal of Enoch City Corporation in Iron County, State of Utah, this 17th day of August 2026.

Lindsay Hildebrand
City Recorder

ENOCH CITY CORPORATION
CORPORATE
SEAL
UTAH

COMMISSIONERS
Michael P. Bleak
Paul Cozzens
Ken Robinson

ASSESSOR / Karsten Reed
ATTORNEY / Chad E. Dotson
AUDITOR / Lucas Little
CLERK / Jonathan T. Whittaker
RECORDER / Carri R. Jeffries
SHERIFF / Kenneth K. Carpenter
TREASURER / Nicole B. Rosenberg

P.O. Box 429
68 South 100 East
Parowan, Utah 84761
P 435.477.8300
F 435.477.8847

CERTIFICATE OF NOTICE

July 29, 2026

RE: Pidding LLC, property located approximately at parcel D-0162-0163-0196, D-0164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, and D-0197-0002-0000 containing approximately 677.34 acres of land.

Dear Enoch City,

I, Shaneal Bess, Chief Deputy Clerk, for Jonathan T. Whittaker, Iron County Clerk, of Iron County, Utah, hereby certify that Iron County has received a Notice of Intent to File Annexation Petition. Name of Annexation: Pidding LLC. Proposed annexation property, approximate location D-0162-0163-0196, D-0164-0001-0005, D-0164-0001-0000, D-0164-0000-0000, and D-0197-0002-0000, Iron County unincorporated. Iron County has mailed out annexation notice and annexation plat to property owners that are located within 300 feet of the proposed property for annexation on July 29, 2026.

Sincerely,

Shaneal Bess
Chief Deputy Clerk

COUNTY OF IRON
COUNTY CLERK
STATE OF UTAH

IRON COUNTY
UTAH EST 1851

COMMISSIONERS
Michael P. Bleak
Paul Cozzens
Ken Robinson

ASSESSOR / Karsten Reed
ATTORNEY / Chad E. Dotson
AUDITOR / Lucas Little
CLERK / Jonathan T. Whittaker
RECORDER / Carri R. Jeffries
SHERIFF / Kenneth K. Carpenter
TREASURER / Nicole B. Rosenberg

P.O. Box 429
68 South 100 East
Parowan, Utah 84761
P 435.477.8300
F 435.477.8847

July 29, 2026

Iron County has received a Notification of Petition for Annexation proposing the annexation of approximately 677.34 acres into the corporate limits of Enoch City.

The property that is the subject of this petition is contiguous to the current corporate boundaries of Enoch City and includes the following parcel numbers:
D-0162-0163-0196
D-0164-0001-0005
D-0164-0001-0000
D-0164-0000-0000
D-0197-0002-0000
A copy of the proposed annexation map and the legal description of the property is enclosed for your review.

Attention:

Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to Enoch City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Enoch City within 30 days after Enoch City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting Enoch City; Lindsay Hildebrand, 900 E Midvalley Rd, Enoch, 435-586-1119, lindsay@enochcityut.gov, or Iron County Clerk; Jon Whittaker, 68 S 100 E, Po Box 429 Parowan, 435-477-8340, jwhittaker@ironcountyut.gov, or Tyler Melling, Po Box 1977, Cedar City, 435-586-0843, tyler@velocitybuilders.com. Once filed, the annexation petition will be available for inspection and copying at the office of Enoch City Office, 900 E Midvalley Rd, Enoch.

Sincerely,

Shaneal Bess

Shaneal Bess
Chief Deputy Clerk

COUNTY OF IRON
COUNTY CLERK
STATE OF UTAH

Exhibit 1

LEGAL DESCRIPTION:

PARCEL #1:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; THENCE S.89°51'45"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1329.04 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 8, THENCE S.12°43'16"W. 10.32 FEET TO THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE ALONG SAID MUNICIPAL BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.89°52'05"W. 1951.97 FEET, (2) N.0°07'55"W. 1329.36 FEET TO THE SOUTH LINE OF THE NE1/4NW1/4 OF SAID SECTION 8, (3) S89°48'50"W. ALONG SAID 1/16 LINE 2032.17 FEET TO THE NORTH 1/16 CORNER COMMON TO SECTION 7 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, (4) N.0°03'39"W. ALONG THE SECTION LINE 1317.23 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8, AND (5) N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 5 & 6, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE WEST QUARTER CORER OF SAID SECTION 5, THENCE S.89°52'23"E. ALONG THE EAST-WEST QUARTER SECTION LINE 1320.51 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 5, THENCE S.0°24'54"W. ALONG THE EAST LINE OF THE NW1/4SW1/4 OF SAID SECTION 5 1335.18 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°56'33"E. ALONG THE SOUTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 8 1325.03 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 5, THENCE S.0°13'19"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1330.90 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE N.89°38'51"E. ALONG THE SECTION LINE 1331.61 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 5 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°10'26"E. ALONG THE WEST LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1325.33 FEET TO THE SOUTHEAST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°53'13"E. ALONG THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1330.46 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°07'31"E. ALONG THE SECTION LINE 1319.76 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4, THENCE N.89°57'37"E. ALONG THE EAST-WEST QUARTER SECTION LINE 2653.31 CENTER QUARTER CORNER OF SAID SECTION 4, THENCE S.0°06'40"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1324.01 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4, THENCE S.0°06'24"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1323.84 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE N.89°51'25"W. ALONG THE SECTION LINE 1327.06 FEET TO THE WEST 1/16 CORNER COMMON TO SECTION 4 & 9, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE S.0°02'51"W. ALONG THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 9 915.93 FEET TO AN ANGLE POINT, THENCE S.0°02'40"W. ALONG SAID 1/16 LINE 1736.53 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9,

THENCE N.89°44'46"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1327.26 FEET TO THE POINT OF BEGINNING.

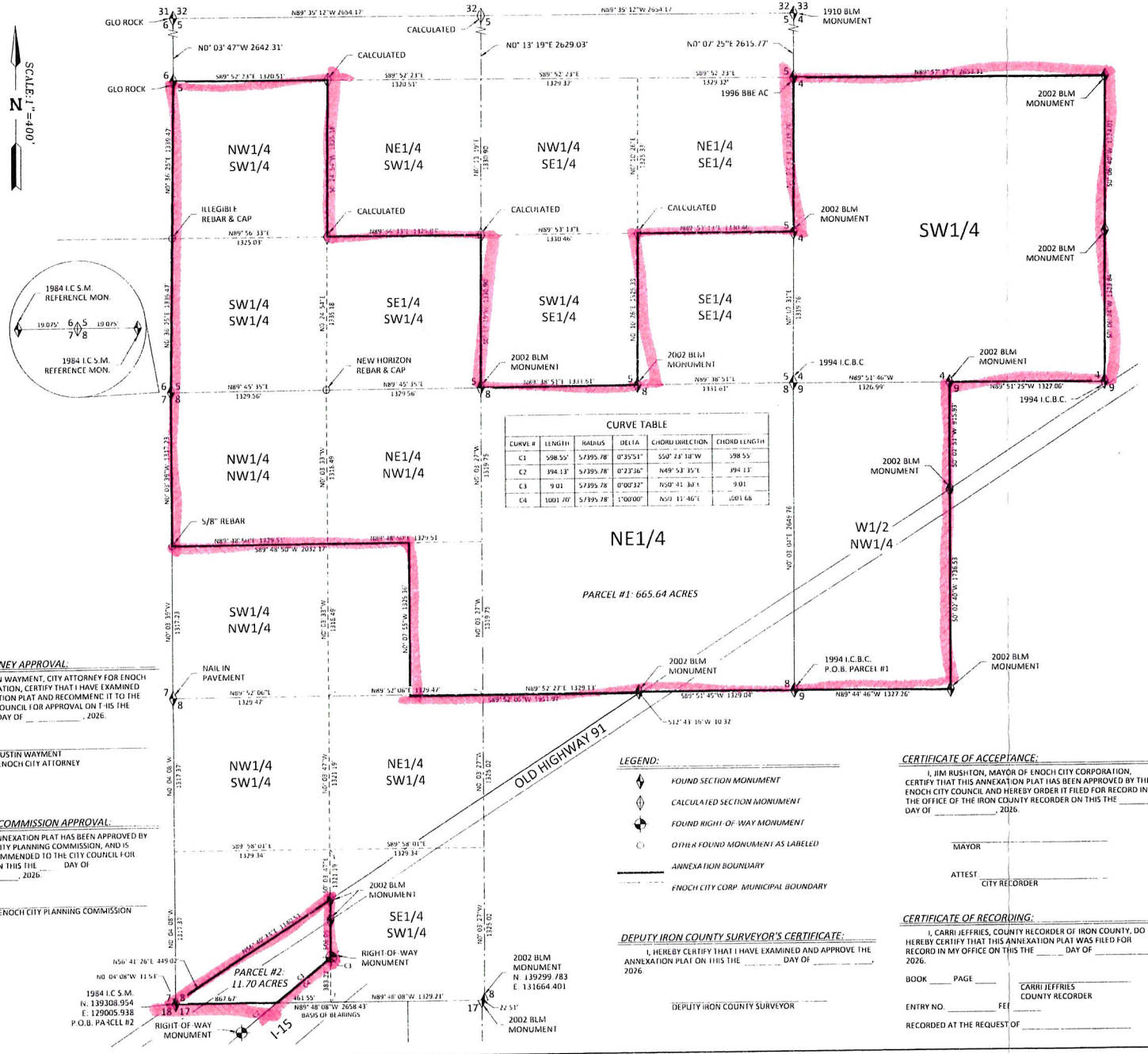
CONTAINS 665.64 ACRES OF LAND.

PARCEL #2:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M; THENCE ALONG THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP. THE FOLLOWING THREE (3) COURSES: (1) N.0°04'08"W. ALONG THE SECTION LINE 11.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, (2) N.56°41'26"E. ALONG SAID RIGHT-OF-WAY LINE 449.02 FEET, AND (3) N.56°40'34"E. ALONG SAID RIGHT-OF-WAY LINE 1140.51 FEET TO THE EAST LINE OF THE SW1/4SW1/4 OF SAID SECTION 8, THENCE S.0°03'47"E. ALONG SAID 1/16 LINE 506.05 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AND A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 57395.78 FEET A DISTANCE OF 598.55 FEET (THE CHORD OF SAID CURVE BEARS S.50°23'18"W. 598.55 FEET) TO THE SOUTH LINE OF SAID SECTION 8 AND THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE N.89°48'08"W. ALONG SAID SECTION LINE 867.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.70 ACRES OF LAND

PIDDING LLC
ENOCH ANNEXATION PLAT



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	598.55'	57395.78'	0°35'51"	S50° 24' 18"W	598.55'
C2	394.13'	57395.78'	0°23'36"	N49° 53' 35"E	394.13'
C3	9.01	57395.78'	0°00'32"	N50° 41' 30"E	9.01
C4	1001.20'	57395.78'	1°00'00"	N50° 11' 46"E	1001.68

CITY ATTORNEY APPROVAL:

I, JUSTIN WAYMENT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, CERTIFY THAT I HAVE EXAMINED THIS ANNEXATION PLAT AND RECOMMEND IT TO THE ENOCH CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2026.

JUSTIN WAYMENT
ENOCH CITY ATTORNEY

PLANNING COMMISSION APPROVAL:

THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE ENOCH CITY PLANNING COMMISSION, AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2026.

ENOCH CITY PLANNING COMMISSION

LEGEND:

- FOUND SECTION MONUMENT
- CALCULATED SECTION MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- OTHER FOUND MONUMENT AS LABELED
- ANNEXATION BOUNDARY
- ENOCH CITY CORP. MUNICIPAL BOUNDARY

DEPUTY IRON COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THE ANNEXATION PLAT ON THIS THE _____ DAY OF _____, 2026.

DEPUTY IRON COUNTY SURVEYOR

CERTIFICATE OF ACCEPTANCE:

I, JIM RUSHTON, MAYOR OF ENOCH CITY CORPORATION, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE ENOCH CITY COUNCIL AND HEREBY ORDER IT FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2026.

MAYOR

ATTEST: _____
CITY RECORDER

CERTIFICATE OF RECORDING:

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2026.

BOOK _____ PAGE _____

ENTRY NO. _____ FEE _____

CARRI JEFFRIES
COUNTY RECORDER

RECORDED AT THE REQUEST OF _____

SURVEYOR'S CERTIFICATE

I, JAY S. ADAMS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 167230, IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT POINTRAYS THE ANNEXATION BOUNDARIES TO BE ADOPTED BY THE ENOCH CITY COUNCIL THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

DATE: _____ JAY S. ADAMS

LEGAL DESCRIPTION:

PARCEL #1:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; THENCE S.89°51'45"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1329.04 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 8, THENCE S.12°43'16"W. 10.32 FEET TO THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE ALONG SAID MUNICIPAL BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.89°52'05"W. 1951.97 FEET, (2) N.0°07'55"W. 1329.36 FEET TO THE SOUTH LINE OF THE NE1/4NW1/4 OF SAID SECTION 8, (3) S89°48'50"W. ALONG SAID 1/16 LINE 2032.17 FEET TO THE NORTH 1/16 CORNER COMMON TO SECTION 7 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, (4) N.0°03'39"W. ALONG THE SECTION LINE 1317.23 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8, AND (5) N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 5 & 6, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE WEST QUARTER CORER OF SAID SECTION 5, THENCE S.89°52'23"E. ALONG THE EAST-WEST QUARTER SECTION LINE 1320.51 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 5, THENCE S.0°24'54"W. ALONG THE EAST LINE OF THE NW1/4SW1/4 OF SAID SECTION 5 1335.18 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°56'33"E. ALONG THE SOUTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 8 1325.03 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 5, THENCE S.0°13'19"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1330.90 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE N.89°38'51"E. ALONG THE SECTION LINE 1331.61 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 5 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°10'26"E ALONG THE WEST LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1325.33 FEET TO THE SOUTHEAST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°53'13"E ALONG THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1330.46 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°07'31"E ALONG THE SECTION LINE 1319.76 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4, THENCE N.89°57'37"E. ALONG THE EAST-WEST QUARTER SECTION LINE 2653.31 CENTER QUARTER CORNER OF SAID SECTION 4, THENCE S.0°05'40"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1324.01 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4, THENCE S.0°06'24"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1323.84 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE N.89°51'25"W. ALONG THE SECTION LINE 1327.06 FEET TO THE WEST 1/16 CORNER COMMON TO SECTION 4 & 9, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE S.0°02'51"W ALONG THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 9 915.93 FEET TO AN ANGLE POINT, THENCE S.0°02'40"W. ALONG SAID 1/16 LINE 1736.53 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9, THENCE N.89°44'46"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1327.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 665.64 ACRES OF LAND.

PARCEL #2:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M; THENCE ALONG THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP. THE FOLLOWING THREE (3) COURSES. (1) N.0°04'08"W. ALONG THE SECTION LINE 11.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, (2) N.56°41'26"E. ALONG SAID RIGHT-OF-WAY LINE 449.02 FEET, AND (3) N.56°40'34"E. ALONG SAID RIGHT-OF-WAY LINE 1140.51 FEET TO THE EAST LINE OF THE SW1/4SW1/4 OF SAID SECTION 8, THENCE S.0°03'47"E. ALONG SAID 1/16 LINE 506.05 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AND A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 57395.78 FEET A DISTANCE OF 598.55 FEET (THE CHORD OF SAID CURVE BEARS S.50°23'18"W. 598.55 FEET) TO THE SOUTH LINE OF SAID SECTION 8 AND THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE N.89°48'08"W. ALONG SAID SECTION LINE 867.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.70 ACRES OF LAND.

LOCATION: WITHIN SEC. 4, 5, & 8, T.35S., R.10W., SLB&M

PREPARED FOR: PIDDING LLC

DATE: JUNE 9, 2026

DRAWN: H.K.H. | CHECKED: J.S.A. | CHECKED:

ADAMS SURVEYING & ENGINEERING INC.
1088 CEDAR KNOLLS
CEDAR CITY, UTAH 84720
OFFICE: (801) 586-0852
EMAIL: office@adamssurveying.com

RECEIVED
AUG 11 2026
BY: Lindsay Hildebrand

PETITION FOR ANNEXATION

To the Mayor and members of the Enoch City Council, a municipal corporation of the State of Utah:

The petition of the undersigned owners of real property hereinafter more particularly described herein, do hereby present this Petition for Annexation of the said real property into the corporate limits of Enoch City, UT, and respectfully represent as follows:

1. That they are the owners, or owners' representative, of the real property in the territory lying contiguous to the present corporate limits of Enoch City, Iron County, State of Utah.

2. That the undersigned petitioners constitute a 51% majority of the owners of the said real property, and that they desire to have such property annexed into Enoch City, UT and become a part thereof.

3. That attached hereto is a certified copy of an accurate plat or map of such territory to be so annexed, in relation to presently existing boundaries of Enoch City, UT, showing that such territory to be so annexed does actually lie contiguous to such existing boundaries of Enoch City, UT and which plat has been prepared by Platt and Platt, Inc. certified and duly licensed engineers and surveyors.

4. That the territory to be so annexed is shown on the annexation plat map attached hereto and is more particularly described below by its legal description:

   SEE ATTACHED EXHIBIT 1

5. That the property of petitioners, as herein described, constitutes not less than one third (1/3) in value the real property, as shown by the last assessment rolls of the office of the Iron County Assessor for the year 2025.

6. That the petitioners reserve the right to withdraw this petition at any time before it is granted, and that Enoch City consents to such right by accepting this petition.

7. That the following signer is designated as the contact sponsor of this petition:

Pidding, LLC
W. Tyler Melling, General Counsel
PO Box 1977
Cedar City, UT 84721
435-586-0843

WHEREFORE, your petitioners request the members of City Council of Enoch City, UT, vote upon the question of such annexation relative to the real property described herein, and that an appropriate ordinance be passed and adopted, declaring the annexation of such territory and real

property and the extension of the corporate limits of Enoch City, UT, accordingly.

Dated this 11th day of August 2026.

Pidding LLC, a Utah Limited Liability Company
Owner/Petitioner/Representative

By: W. Tyler Melling, General Counsel
PO Box 1977
Cedar City, UT 84721
435-586-0843

North Spring Ranch LLC, a Utah Limited Liability Company
Owner/Petitioner/Representative

By: W. Tyler Melling, General Counsel
PO Box 1977
Cedar City, UT 84721
435-586-0843

ACKNOWLEDGEMENT

STATE OF UTAH)
ss.
County of Iron)

On August 11, 2026, personally appeared before me W. Tyler Melling, General Counsel of Pidding LLC, and W. Tyler Melling, General Counsel of North Spring Ranch LLC, who being by me duly sworn did say that he/she/they are the Owner/Petitioner/Representative of property designated for annexation into Enoch City municipal boundaries, and that the foregoing instrument was duly authorized by Enoch City as stated in the Revised Ordinances of Enoch City.

Jeannie Johnson
Notary Public

JEANNIE JOHNSON
Notary Public
State of Utah
My Commission Expires 3-Sep-28
Commission Number 738998

EXHIBIT 1

PARCEL #1:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB&M; THENCE S.89°51'45"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1329.04 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 8, THENCE S.12°43'16"W. 10.32 FEET TO THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE ALONG SAID MUNICIPAL BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.89°52'05"W. 1951.97 FEET, (2) N.0°07'55"W. 1329.36 FEET TO THE SOUTH LINE OF THE NE1/4NW1/4 OF SAID SECTION 8, (3) S89°48'50"W. ALONG SAID 1/16 LINE 2032.17 FEET TO THE NORTH 1/16 CORNER COMMON TO SECTION 7 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, (4) N.0°03'39"W. ALONG THE SECTION LINE 1317.23 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8, AND (5) N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 5 & 6, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°36'25"E. ALONG THE SECTION LINE 1339.47 FEET TO THE WEST QUARTER CORER OF SAID SECTION 5, THENCE S.89°52'23"E. ALONG THE EAST-WEST QUARTER SECTION LINE 1320.51 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 5, THENCE S.0°24'54"W. ALONG THE EAST LINE OF THE NW1/4SW1/4 OF SAID SECTION 5 1335.18 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°56'33"E. ALONG THE SOUTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 8 1325.03 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 5, THENCE S.0°13'19"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1330.90 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE N.89°38'51"E. ALONG THE SECTION LINE 1331.61 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 5 & 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°10'26"E. ALONG THE WEST LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1325.33 FEET TO THE SOUTHEAST 1/16 CORNER OF SAID SECTION 5, THENCE N.89°53'13"E. ALONG THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 5 1330.46 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE N.0°07'31"E. ALONG THE SECTION LINE 1319.76 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4, THENCE N.89°57'37"E. ALONG THE EAST-WEST QUARTER SECTION LINE 2653.31 CENTER QUARTER CORNER OF SAID SECTION 4, THENCE S.0°06'40"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1324.01 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4, THENCE S.0°06'24"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1323.84 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE N.89°51'25"W. ALONG THE SECTION LINE 1327.06 FEET TO THE WEST 1/16 CORNER COMMON TO SECTION 4 & 9, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M, THENCE S.0°02'51"W. ALONG THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 9 915.93 FEET TO AN ANGLE POINT, THENCE S.0°02'40"W. ALONG SAID 1/16 LINE 1736.53 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9, THENCE N.89°44'46"W. ALONG THE EAST-WEST QUARTER SECTION LINE 1327.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 665.64 ACRES OF LAND.

PARCEL #2:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SBL&M; THENCE ALONG THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP. THE FOLLOWING THREE (3) COURSES: (1) N.0°04'08"W. ALONG THE SECTION LINE 11.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, (2) N.56°41'26"E. ALONG SAID RIGHT-OF-WAY LINE 449.02 FEET, AND (3) N.56°40'34"E. ALONG SAID RIGHT-OF-WAY LINE 1140.51 FEET TO THE EAST LINE OF THE SW1/4SW1/4 OF SAID SECTION 8, THENCE S.0°03'47"E. ALONG SAID 1/16 LINE 506.05 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 AND A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 57395.78 FEET A DISTANCE OF 598.55 FEET (THE CHORD OF SAID CURVE BEARS S.50°23'18"W. 598.55 FEET) TO THE SOUTH LINE OF SAID SECTION 8 AND THE MUNICIPAL BOUNDARY LINE OF ENOCH CITY CORP., THENCE N.89°48'08"W. ALONG SAID SECTION LINE 867.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.70 ACRES OF LAND