

Town of Virgin Zone Change Application

Date Received: 12/14/17
(Office use Only)

Name of Applicant: DUANE L. MUNN / KASON W. SMITH

Telephone Number: (435) 590-6540

Mailing Address: 99 NORTH MAIN STREET STE 2, CEDAR CITY, UT 84720

Street Address: 99 NORTH MAIN STREET STE 2

<u>CEDAR CITY</u>	<u>UTAH</u>	<u>84720</u>
City,	State,	Zip Code

Legal Description of property where ^{ZONE CHANGE} Conditional Use Permit is Requested: (attach pages if needed)
SEE ATTACHED

Reason for requesting zone change: (attach pages if needed)
TO ZONE PROPERTY TO HIGHWAY RESORT ZONE

The applicant shall submit the following information to the above:

- Zone change from RURAL RESIDENTIAL + AGRICULTURAL to HIGHWAY RESORT ZONE.
- Site plane, drawn to scale and showing all proposed and existing buildings fences, landscaping, parking, loading areas, ect. N/A
- Topography for irregular sites and other information. N/A
- Stamped envelopes of Names and addresses of adjoining property owners. ATTACHED

Office use only
 Date Approved Planning Commission: _____ Date Approved Town Council: _____

Mayor, Bruce Densley

Town Clerk, Monica Bowcutt

- SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 17728 (OR AS NOTED ON PLAN)
- FOUND POINT SET BY OTHERS AS NOTED
- FOUND OTHER CONTROL MONUMENT AS NOTED
- NOT FOUND OR SET
- AREA OF ZONE CHANGE REQUEST
- EXISTING COMMERCIAL ZONE (C)

ROTATIONS

- 1) ROTATE BEARINGS 000°12' RIGHT TO MATCH 1/4 LINE (ALONG NORTH BOUNDARY)
- 2) ROTATE BEARINGS 000°14' RIGHT TO MATCH BALLARD SURVEY FOR JOHN EDEL
- 3) ROTATE BEARINGS 000°14' RIGHT TO MATCH BALLARD SURVEY FOR JOHN EDEL DATED MAY 20, 1985
- 4) OTHER ROTATIONS MAY APPLY.

NARRATIVE

THIS PLAT IS FOR THE PURPOSE OF CHANGING THE ZONING OF THE HEREON DESCRIBED LAND FROM RURAL RESIDENTIAL ZONE (RR) OR AGRICULTURAL ZONE (AG) TO HIGHWAY RESORT ZONE (HRZ).



SW 1/4 SECTION 22

NW 1/4 SECTION 27

80,528 ACRES

ZONE CHANGE [TOTAL]

SCALE 1"=200'

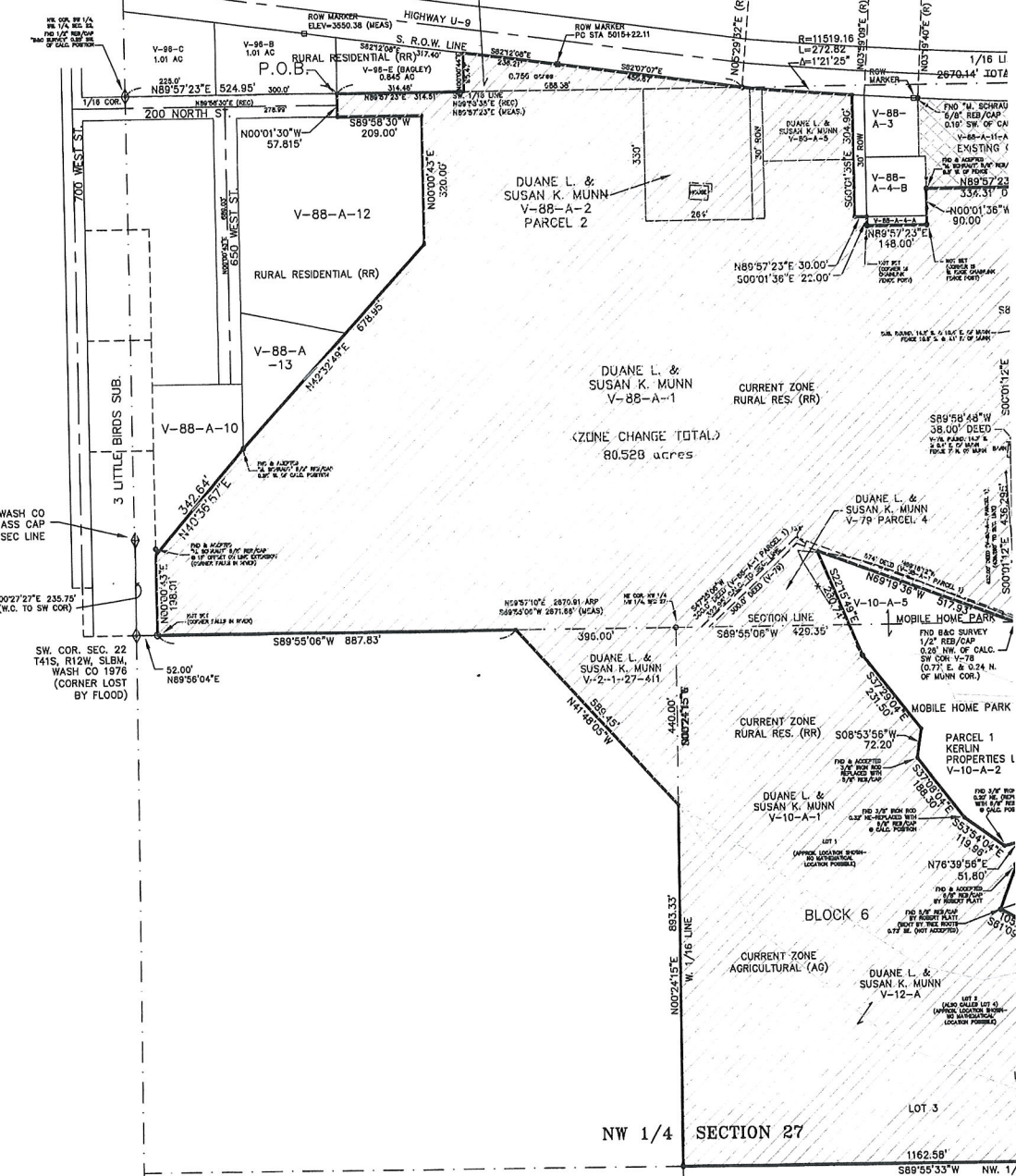
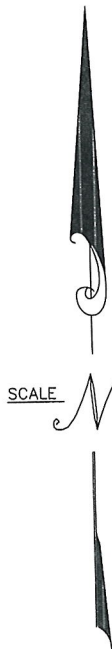
SW 1/4 SECTION 22

N89°59'41"E (MEAS) 2668.63'

W. 1/4 SEC. 22, T41S, R12W, SLBM, WASH CO BC 1976

21 22

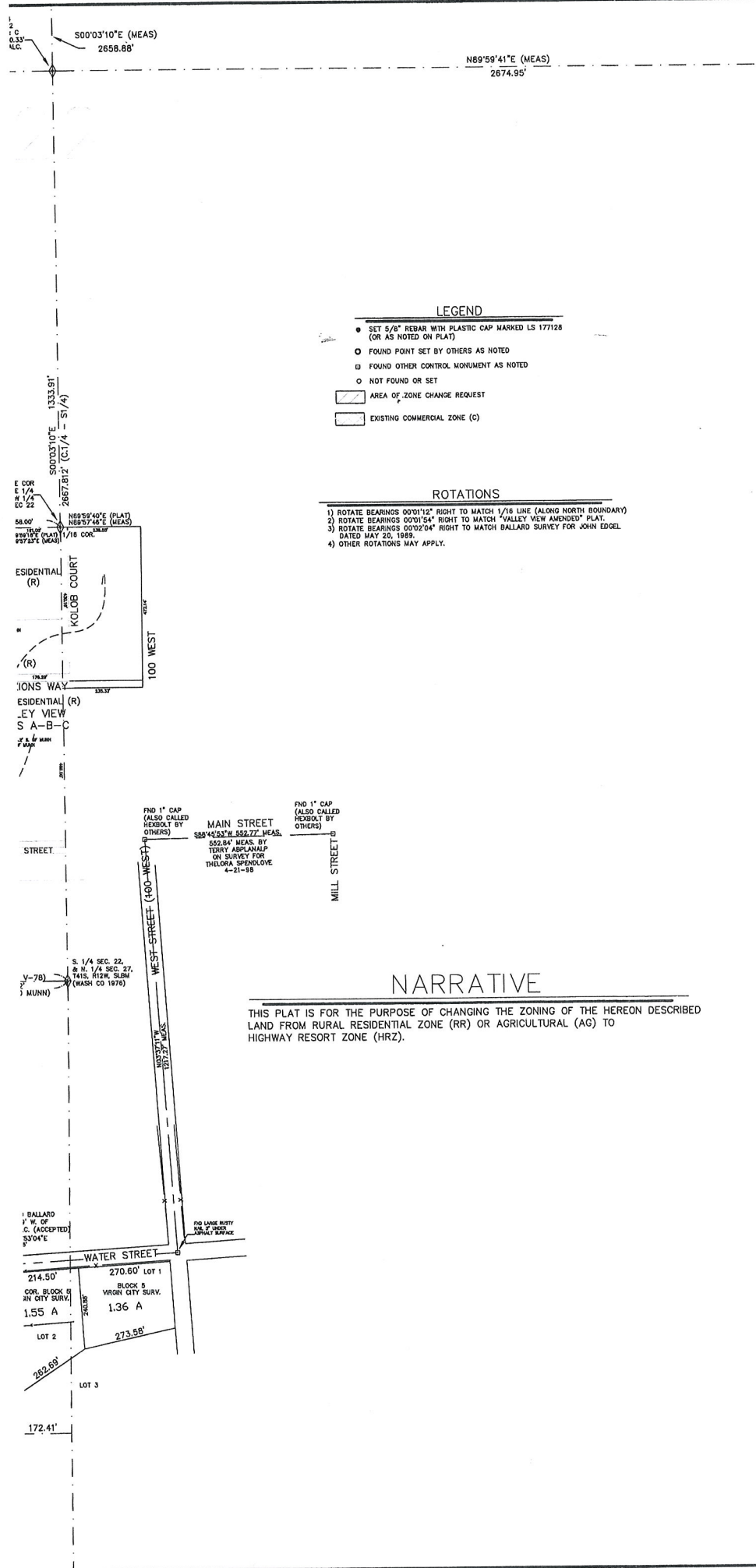
1335.785 ARP PLAT
S00°00'56"W
1335.69 MEAS.
335.69 MEAS.
2671.375 MEAS.
W 1/4 TO CALC. SW COR



NW 1/4 SECTION 27

LOT 3

1162.58' S89°55'33\"/>



SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, THAT I HOLD CERTIFICATE No. 177128 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED LAND.



KEVAN L. BUNDY PLS No. 177128

BOUNDARY DESCRIPTION

ZONE CHANGE DESCRIPTION 12-13-17

Land located in the Southwest 1/4 of Section 22, and the Northwest 1/4 Section 27, Township 41 South, Range 12 West, Salt Lake Base and Meridian, being more fully described as follows:

Beginning at a point South 00°00'43" West, 1335.69 feet along the Section Line and North 89°57'23" East, 524.96 feet along the Southwest 1/16 Line from the West 1/4 Corner of Section 22, Township 41 South, Range 12 West, Salt Lake Base and Meridian; Running thence North 89°57'23" East, 314.51 feet along the Southwest 1/16 line to the southeast corner of the "Bagley" property, Parcel ID #V-96-B; thence North 00°00'44" East, 95.47 feet along the east line of said property to the southerly right-of-way line of "Highway U-9"; thence South 82°12'08" East, 236.21 feet along said right-of-way to a right-of-way marker stamped PC STA 5015+22.11; thence continuing along said right-of-way South 82°07'07" East, 458.67 feet to the point of an 11,519.16 foot radius curve to the left, said curve having a radius point bearing of North 05°29'32" East; thence Easterly 272.82 feet along the arc of said curve and right-of-way through a central angle of 01°21'25"; thence leaving said right-of-way line running South 00°01'36" East, 304.90 feet; thence North 89°57'23" East, 30.00 feet; thence South 00°01'36" East, 22.00 feet; thence North 89°57'23" East, 148.00 feet; thence North 00°01'36" West, 90.00 feet; thence North 89°57'23" East, 334.31 feet; thence South 00°01'12" East, 340.00 feet; thence South 89°58'48" West, 100.00 feet; thence South 00°01'12" East, 298.00 feet; thence South 89°58'48" West, 38.00 feet; thence South 00°01'12" East, 436.295 feet to the south line of the Southwest 1/4 of said Section 22 (Section Line); thence South 89°55'06" West, 0.12 feet along said section line to the northerly line of Parcel 4, Special Warranty Deed Document No. 20070025657 ("Kerlin Properties, LLC", Parcel ID #V-10-A-5), recorded and filed in the office of the Recorder for Washington County, State of Utah; thence along the northerly and westerly boundary of said Parcel 4 in the following two courses: North 69°10'36" West, 517.93 feet; thence South 22°15'49" East, 280.74 feet to the westerly line of Parcel 1 of said Special Warranty Deed Document No. 20070025657 (Parcel ID #V-10-A-2); thence along said westerly line in the following five courses: South 37°29'04" East, 231.50 feet; thence South 08°53'56" West, 72.20 feet; thence South 37°08'04" East, 188.30 feet; thence South 53°54'04" East, 119.96 feet; thence North 76°39'56" East, 51.80 feet to the westerly boundary of Parcel 2 (Parcel ID numbers V-11-A-1 and V-11-B-1)) as shown on a Record of Survey by Ballard & Campbell Surveyors for John Edgel, Dated May 20, 1989; thence along the westerly and southerly boundary of said Parcel 2 in the following three courses: South 20°29'00" West, 179.57 feet; thence South 61°09'04" East, 105.50 feet; thence South 85°22'04" East, 198.40 feet to the westerly right-of-way line of "Mathew's Lane"; thence South 04°53'04" East, 37.75 feet along the southeasterly extension of said right-of-way line to the southeast corner of Lot 1, Block 6, Plat A, "Virgin City Survey" (Filed May 15, 1918) as shown on said Record of Survey by Ballard & Campbell Surveyors; thence South 04°53'04" East, 49.03 feet along a further extension of said right-of-way line to the intersection with the southerly right-of-way line of "Water Street"; thence North 86°16'08" East, 52.92 feet along said right-of-way line to the northwest corner of Block 5, said Plat A; thence South 01°43'52" East, 474.20 feet along the west line of said Block 5 and along the east line of said Block 6 to the southeast corner of said Block 6, said point also being on the northwest 1/16 Line of Section 27, Township 41 south, Range 12 West, Salt Lake Base and Meridian; thence South 89°55'33" West, 1162.58 feet along the south line of said Block 6 and said 1/16 line to the southwest corner of said Block 6, said point being on the west 1/16 line of said Section 27; thence North 00°24'15" East, 893.33 feet along the west line of said Block 6 and along said west 1/16 Line to the southeast corner of Parcel ID #V-2-1-27-411; thence North 41°48'05" West, 589.45 feet to the northwest corner of said Parcel, said point being on the south line of said Section 22; thence South 89°55'06" West, 887.83 feet along the section line to the east boundary of "3 Little Birds Subdivision", said point being North 89°56'04" East, 52.00 feet from the southwest corner of said Section 22; thence North 00°00'43" East, 198.01 feet along said subdivision boundary; thence leaving said subdivision boundary and running North 40°36'57" East, 342.64 feet along the southerly boundary line of Parcel ID #V-88-A-10; thence North 42°32'49" East, 678.95 feet along the southerly boundary line of Parcel ID numbers V-88-A-13 and V-88-A-12; thence North 00°00'43" East, 320.00 feet along the east boundary line of Parcel ID #V-88-A-12; thence South 89°58'30" West, 209.00 feet along the north boundary line of Parcel ID #V-88-A-12 to the east right-of-way line of 200 North Street; thence North 00°01'30" West, 57.815 feet along said right-of-way line to the Point of Beginning. Containing 80.528 Acres more or less.

ZONE CHANGE REQUEST BY DUANE MUNN

BUNDY SURVEYING INCORPORATED
 190 WEST 400 SOUTH, ST. GEORGE, UTAH 84770
 PHONE: (435) 619-1990

SURVEY LOCATION: SW 1/4 SEC 22, & NW 1/4 SEC 27, T41S, R12W, SLB&M	SURVEY DATE: DECEMBER 12, 2017
REQUESTED BY: DUANE MUNN	

ZONE CHANGE DESCRIPTION (80.528 acres)

Located in the Southwest 1/4 of Section 22, and the Northwest 1/4 of Section 27, Township 41 South, Range 12 West, Salt Lake Base and Meridian, being more fully described as follows:

Beginning at a point South 00°00'43" West, 1335.69 feet along the Section Line and North 89°57'23" East, 524.96 feet along the southwest 1/16 line from the West 1/4 Corner of Section 22, Township 41 South, Range 12 West, Salt Lake Base and Meridian; Running thence North 89°57'23" East, 314.51 feet along the southwest 1/16 line to the southeast corner of the "Bagley" property, Parcel ID #V-96-E; thence North 00°00'44" East, 95.47 feet along the east line of said property to the southerly right-of-way line of "Highway U-9"; thence South 82°12'08" East, 236.21 feet along said right-of-way to a right-of-way marker stamped PC STA 5015+22.11; thence continuing along said right-of-way South 82°07'07" East, 458.67 feet to the point of an 11,519.16 foot radius curve to the left, said curve having a radius point bearing of North 05°29'32" East; thence Easterly 272.82 feet along the arc of said curve and right-of-way through a central angle of 01°21'25"; thence leaving said right-of-way line running South 00°01'36" East, 304.90 feet; thence North 89°57'23" East, 30.00 feet; thence South 00°01'36" East, 22.00 feet; thence North 89°57'23" East, 148.00 feet; thence North 00°01'36" West, 90.00 feet; thence North 89°57'23" East, 334.31 feet; thence South 00°01'12" East, 340.00 feet; thence South 89°58'48" West, 100.00 feet; thence South 00°01'12" East, 298.00 feet; thence South 89°58'48" West, 38.00 feet; thence South 00°01'12" East, 436.295 feet to the south line of the Southwest 1/4 of said Section 22 (Section Line); thence South 89°55'06" West, 0.12 feet along said section line to the northerly line of Parcel 4, Special Warranty Deed Document No. 20070025657 ("Kerlin Properties, LLC", Parcel ID #V-10-A-5), recorded and filed in the office of the Recorder for Washington County, State of Utah; thence along the northerly and westerly boundary of said Parcel 4 in the following two courses: North 69°19'36" West, 517.93 feet; thence South 22°15'49" East, 280.74 feet to the westerly line of Parcel 1 of said Special Warranty Deed Document No. 20070025657 (Parcel ID #V-10-A-2); thence along said westerly line in the following five courses: South 37°29'04" East, 231.50 feet; thence South 08°53'56" West, 72.20 feet; thence South 37°08'04" East, 188.30 feet; thence South 53°54'04" East, 119.96 feet; thence North 76°39'56" East, 51.80 feet to the westerly boundary of Parcel 2 (Parcel ID numbers V-11-A-1 and V-11-B-1)) as shown on a Record of Survey by Ballard & Campbell Surveyors for John Edgel, Dated May 20, 1989; thence along the westerly and southerly Boundary of said Parcel 2 in the following three courses: South 20°29'00" West, 179.57 feet; thence South 61°09'04" East, 105.50 feet; thence South 85°22'04" East, 198.40 feet to the westerly right-of-way line of "Mathew's Lane"; thence South 04°53'04" East, 37.75 feet along the southeasterly extension of said right-of-way line to the southeast corner of Lot 1, Block 6, Plat A, "Virgin City Survey" (Filed May 15, 1918) as shown on said Record of Survey by Ballard & Campbell Surveyors; thence South 04°53'04" East, 49.03 feet along a further extension of said right-of-way line to the intersection with the southerly right-of-way line of "Water Street"; thence North 86°16'08" East, 52.92 feet along said right-of-way line to the northwest corner of Block 5, said Plat A; thence South 01°43'52"

East, 474.20 feet along the west line of said Block 5 and along the east line of said Block 6 to the southeast corner of said Block 6, said point also being on the northwest 1/16 line of Section 27, Township 41 south, Range 12 West, Salt Lake Base and Meridian; thence South 89°55'33" West, 1162.58 feet along the south line of said Block 6 and said 1/16 line to the southwest corner of said Block 6, said point being on the west 1/16 line of said Section 27; thence North 00°24'15" East, 893.33 feet along the west line of said Block 6 and along said west 1/16 line to the southeast corner of Parcel ID #V-2-1-27-411; thence North 41°48'05" West, 589.45 feet to the northwest corner of said Parcel, said point being on the south line of said Section 22; thence South 89°55'06" West, 887.83 feet along the section line to the east boundary of "3 Little Birds Subdivision", said point being North 89°56'04" East, 52.00 feet from the southwest corner of said Section 22; thence North 00°00'43" East, 198.01 feet along said subdivision boundary; thence leaving said subdivision boundary and running North 40°36'57" East, 342.64 feet along the southerly boundary line of Parcel ID #V-88-A-10; thence North 42°32'49" East, 678.95 feet along the southerly boundary line of Parcel ID numbers V-88-A-13 and V-88-A-12; thence North 00°00'43" East, 320.00 feet along the east boundary line of Parcel ID #V-88-A-12; thence South 89°58'30" West, 209.00 feet along the north boundary line of Parcel ID #V88-A-12 to the east right-of-way line of 200 North Street; thence North 00°01'30" West, 57.815 feet along said right-of-way line to the Point of Beginning.

Containing 80.528 Acres more or less.

December 14, 2017