

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
March 22, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

<https://us02web.zoom.us/j/81204635796>

**Meeting ID: 812 0463 5796
One tap mobile
+12532158782,,81204635796# US (Tacoma)
Dial by your location
+1 253 215 8782 US (Tacoma)**

- 1. CALL TO ORDER OF REGULAR MEETING**
 - a. Pledge of Allegiance –**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought-**
 - d. Approval of agenda for March 22, 2022**
 - e. Approval of minutes for February 8, 2022**
 - f. Conflict of Interest Declaration-**
- 2. CONSIDER THE FINAL PLAT OF PINE VIEW ESTATES, PHASE 1 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL- Platt & Platt**
- 3. CONSIDER A ZONE CHANGE FOR THE MATHESON PROPERTY FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11 AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for POD 2 Holdings, LLC & The Matheson Family**
- 4. CONSIDER A ZONE CHANGE FOR MEGA RV STORAGE FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO COMMUNITY COMMERCIAL C-C AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for Phil Emerson**
- 5. CONSIDER A ZONE CHANGE FOR THE ENOCH ICE SKATING RINK- PIDDING, LLC FROM R-1-18 TO COMMUNITY COMMERCIAL C-C AND SET A PUBLIC HEARING FOR APRIL 12, 2022- Platt & Platt for Pidding, LLC-Spencer Jones**
- 6. CONSIDER VACATING A PORTION OF VILLAGE GREEN SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL- Platt & Platt for Pidding, LLC-Spencer Jones**

**7. CONSIDER THE PRELIMINARY PLAT OF CINNAMON HILLS
SUBDIVISION AND MAKE A RECOMMENDATION TO THE CITY
COUNCIL-Bulloch Brothers Eng.-Worth Grimshaw**

8. PUBLIC COMMENTS

9. COMMISSION/STAFF REPORTS

10. 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, emailed to "Cedar City Daily News", posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on March 18, 2022.

Julie Watson, Recorder

Date

Meeting ID: 812 0463 5796

MINUTES
ENOCH CITY PLANNING COMMISSION
February 8, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Andrew Meacham
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager-absent
Council Member Ross
Julie Watson, City Recorder-Zoom
Lindsay Hildebrand-Dep. Rec.
Hayden White-Pub. Works Dir.

PUBLIC PRESENT: Bob Platt and Steve Woolsey

1. CALL TO ORDER OF REGULAR MEETING-By Chairman Tingey at 5:30 pm.
He excused City Manager Dotson who was attending another meeting.

- a. **Pledge of Allegiance** –Led by Commissioner Meacham
- b. **Invocation (2 min.)** –Audience invited to participate. Given by Commissioner Meacham
- c. **Inspirational thought**–Given by Commissioner Ley
- d. **Approval of agenda for February 8, 2022-Motion to approve the agenda by Commissioner Ley. Motion seconded by Commissioner Meacham and all voted in favor.**
- e. **Approval of minutes for January 25, 2022-Motion to approve the minutes by Commissioner Meacham. Motion seconded by Commissioner Correa and all voted in favor.**
- f. **Conflict of Interest Declaration**-none stated

2. CONSIDER PAREDES MINOR SUBDIVISION, AND MAKE A RECOMMENDATION TO THE CITY COUNCIL - Steve Woolsey

Steve Woolsey came up to represent the owner saying he is dividing this into two lots. The property is located on the north side of Midvalley Road across from Boebert Park. One will be a flag lot in the back portion and one is a standard lot in front. This was recently rezoned so it is ready to go for this minor subdivision. The flag lot meets all requirements per City Code.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the Minor Subdivision for the Paredes Family. The motion was seconded by Commissioner Meacham and all voted in favor.

3. CONSIDER THE AMENDMENT PLAT OF LOT 3, BLOCK 4, OF THE HOMESTEAD SUBDIVISION FOR LEE BARLOW AND MAKE A RECOMMENDATION TO THE CITY COUNCIL – Platt & Platt

Bob Platt came up to represent the owner. He said this is in the Homestead Subdivision so it is a plat amendment to split the large lot into two lots. He said the existing home is on the south parcel which is slightly larger than the lot being split off. It meets all City requirements.

Commissioner Ley made a motion to send a favorable recommendation to the City Council for the Plat Amendment in the Homestead Subdivision for Lee Barlow. The motion was seconded by Commissioner Meacham and all voted in favor.

4. PUBLIC COMMENTS-none

5. COMMISSION/STAFF REPORTS

Council Member Ross reported the City Council is talking about making some wording changes to the RV ordinance due to issues the building inspector has come up against. She noted the Planning Commission worked hard on this and some of the issues are as result of wording the City Council added when they got the ordinance. Commissioner Ley said it came up when Chief Ames wanted to add a fine for violation to the SMOT list. Commissioner Correa added he was there for the discussion and said Building Inspector Lynn Nielson can't do much on approvals with the language as it is currently written regarding electrical issues, sewer hookups and placement of the RV for sewer. The City Council will consider language changes on 3-2-22.

Hayden White said there is a lot of building going on. He has been meeting with developers and informing them of what the City requires for subdivisions. Some think we are old school but we have learned our lessons from past issues and are standing our ground because we have reasons to do so. In these tailgate meetings with developers he has changed a lot of the rules and he tells them "what is what". To secure the water system and have no cheating we turn our own valves as one example of what we are doing.

Chairman Tingey said he visited a home on Prospector Lane and it looks to him like some of the homes are really set low in regard to flooding. He asked if that is an optical illusion or if they are too low. Hayden said some are not as high but one reason is that they have to hit the sewer elevation and that throws it off for some. Commissioner Correa noted the builder of those homes is no longer building there.

Commissioner Ley said in talking about what is going on in the City she would like the City information sources to notice the political caucuses as they are for everyone. She asked if that could be advertised on the City websites etc. noting this is helpful to get information out for encouraging voting.

Commissioner Correa said in City Council meetings they are always appreciative of what we do as a Planning Commission.

Commissioner Meacham said he would have to miss the March 8th meeting. Chairman Tingey said he would be gone too. Commissioner Ley said that is caucus night so she will be unavailable. It was decided that with no quorum the meeting for 3-8-22 will have to be canceled.

6. ADJOURN-Motion by Commissioner Correa to close the meeting. Motion was seconded by Commissioner Ley and all voted in favor. The meeting ended at 5:55 pm.

Julie Watson, City Recorder

Date 2-8-22

Meeting ID: 832 6318 3532

ENOCH CITY PLANNING COMMISSION APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. Map Requirements: 7 copies of an 11" x 17" plat map. These must be turned in with the application. All applicants are urged to confer with the City Staff prior to submission of any application.

Applicant CH Development LLC

Mailing Address 4140 East Baseline Road Suit 206, Mesa AZ 85206

Daytime phone 435 219 1806

Cell phone: 435 619 0194

Property Owner: CH Development LLC

Subdivision Name Pine View Estates Phase 1

Project Address 25 East and Mid Valley Road

Signature of Applicant or Rep. 

Date of Planning Commission Meeting: March 22, 2022

Reason for meeting with Planning Commission: Final Plat approval for Pine View Estates Phase 1

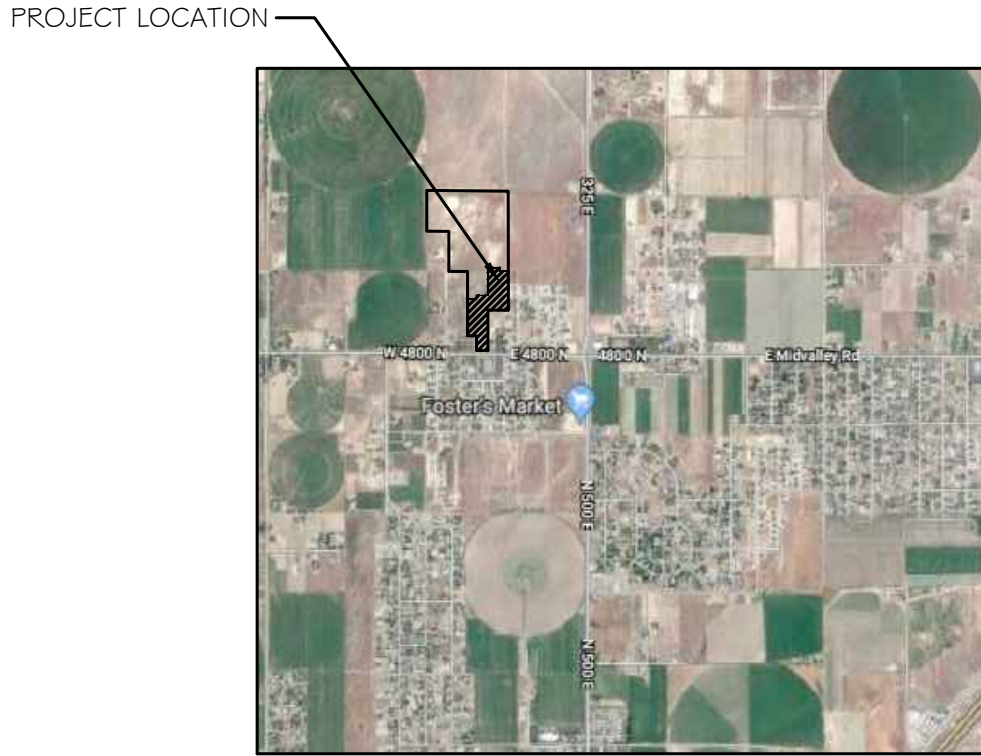
If applicable: Yes or No

Staff Approval _____ Public Works Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____

FINAL PLAT FOR
PINE VIEW ESTATES PHASE I
WITHIN SECTION 11, T. 35 S., R. 11 W., SLB#M
ENOCH CITY, IRON COUNTY, UTAH



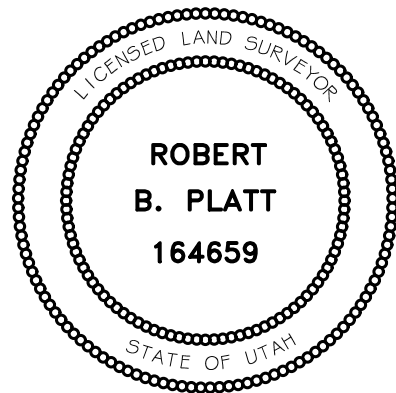
VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS FIDDLERS COVE PLANNED UNIT DEVELOPMENT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PHASE I LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED N.89°33'16"W. ALONG THE SOUTH LINE OF SECTION 11 335.87 FEET, AND N.0°26'44"E. 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB#M; THENCE N.89°33'16"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF MIDVALLEY ROAD 187.09 FEET, THENCE N.0°01'05"W. 240.01 FEET, THENCE N.89°33'16"W. 148.50 FEET, THENCE N.0°01'05"W. 606.83 FEET, THENCE N.89°58'55"E. 148.50 FEET, THENCE N.0°01'05"W. 58.88 FEET, THENCE N.89°58'55"E. 189.08 FEET, THENCE N.0°01'05"W. 452.15 FEET, THENCE N.89°58'55"E. 193.42 FEET, THENCE S.0°01'00"E. 56.85 FEET, THENCE N.89°59'04"E. 140.20 FEET TO THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 11; THENCE S.0°01'00"E. ALONG SAID 1/4 SECTION LINE 641.59 FEET, THENCE N.89°33'16"W. 335.60 FEET, THENCE S.0°01'02"E. 665.06 FEET TO THE POINT OF BEGINNING, CONTAINS 11.14 ACRES OF LAND.



DATE: _____

ROBERT B. PLATT
PLS #164659

CITY ENGINEER'S APPROVAL

I, TIM WATSON, CITY ENGINEER FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAT OF PINE VIEW ESTATES PHASE I AND HEREBY APPROVE THE SAME.

DATE: _____

CITY ENGINEER

PUBLIC WORKS APPROVAL

I, HAYDEN WHITE, PUBLIC WORKS DIRECTOR FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF PINE VIEW ESTATES PHASE I WAS EXAMINED AND ACCEPTED BY ME THIS _____ DAY OF _____, 2022.

PUBLIC WORKS DIRECTOR

CITY ATTORNEY APPROVAL

I, JUSTIN WAYMONT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF PINE VIEW ESTATES PHASE I WAS EXAMINED AND ACCEPTED BY ME ON THIS THE _____ DAY OF _____, 2022.

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, ROBERT TINGEY, CHAIRPERSON OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF PINE VIEW ESTATES PHASE I WAS APPROVED BY SAID COMMISSION ON THIS THE _____ DAY OF _____, 2022.

CHAIRMAN

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESTNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF PINE VIEW ESTATES PHASE I WAS APPROVED BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 2022 AND IS HEREBY ORDERED TO BE FILED IN THE OFFICE OF THE IRON COUNTY RECORDER.

MAYOR

ATTEST CITY RECORDER
JULIE WATSON

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS SHOWN ON THIS FINAL PLAT OF PINE VIEW ESTATES PHASE I, AND GUARANTEE THE INSTALLATION OF OUR UTILITY.

ROCKY MOUNTAIN POWER

DATE

CENTURY LINK

DATE

DOMINION ENERGY

DATE

TDS

DATE

SOUTH CENTRAL COMMUNICATION

DATE

POSTAL SERVICE APPROVAL

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR THE NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

POSTAL SERVICE SUPERVISOR

DATE

UTILITIES NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED IN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

LEGEND

- (2391 W)
- ☒ DENOTES NDCBU BOX
 - 2 DENOTES LOT NUMBER
 - DENOTES STREET MONUMENT TO BE SET
 - DENOTES PROPERTY CORNER TO BE SET - 5/8" REBAR WITH YELLOW PVC CAP STAMPED PLATT # PLATT INC. LS 164659

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF PINE VIEW ESTATES PHASE I WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2022.

CARRI JEFFRIES
IRON COUNTY RECORDER

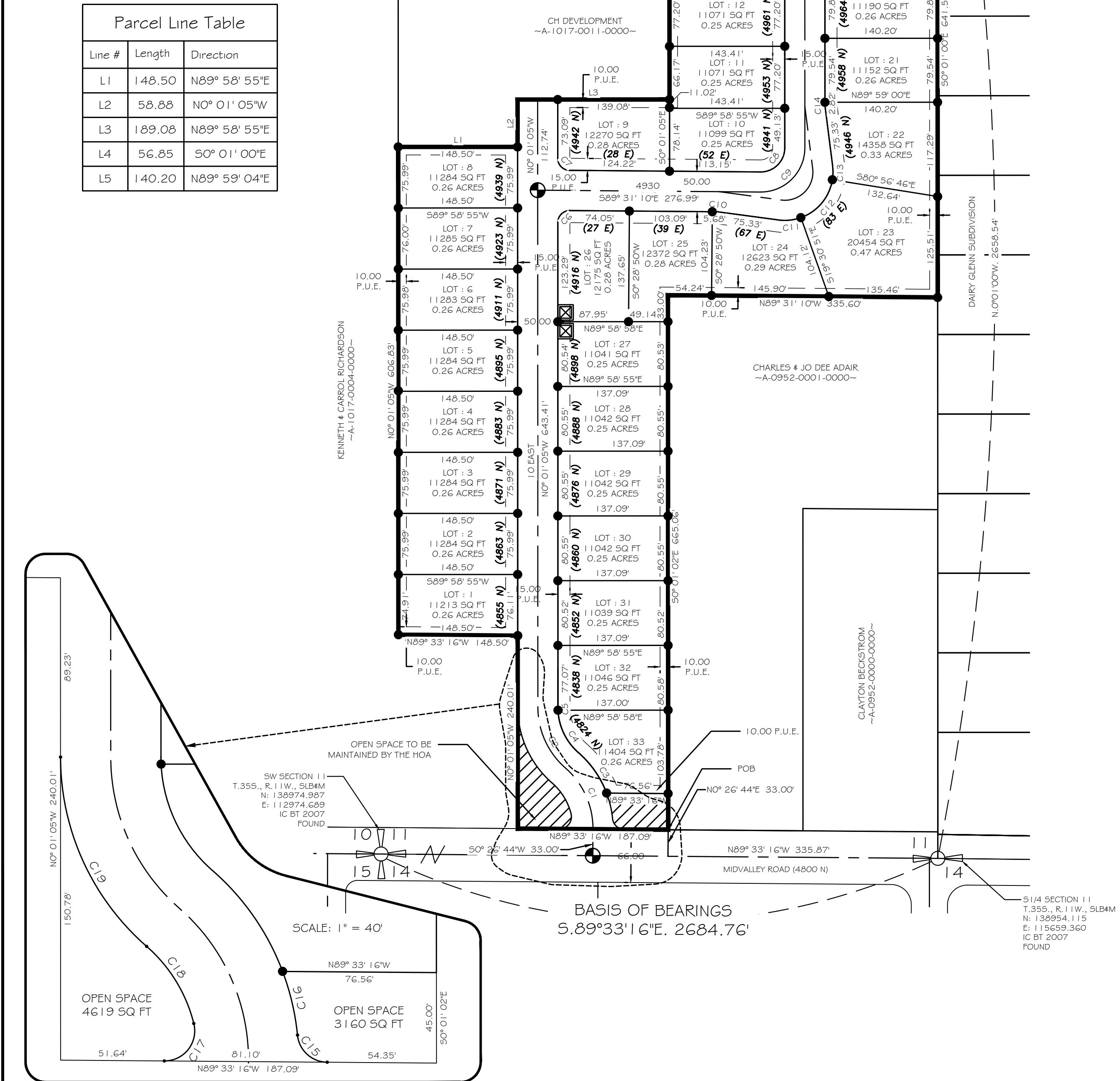
BOOK: _____ PAGE: _____

ENTRY NO.: _____ FEE: _____

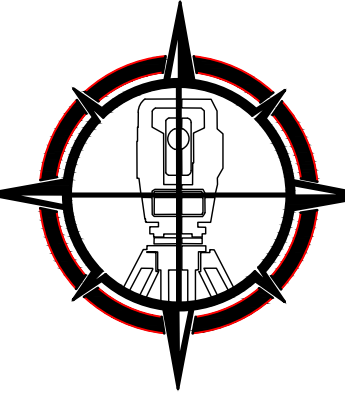
RECORDED AT THE REQUEST OF: _____

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	86.17	100.00	49°22'17"	S24° 14' 25"E	83.53
C2	85.36	100.00	48°54'28"	S24° 28' 19"E	82.79
C3	61.68	125.00	28°16'16"	N34° 47' 25"W	61.05
C4	60.51	75.00	46°13'37"	N25° 48' 44"W	58.88
C5	3.51	75.00	2°40'50"	N1° 21' 31"W	3.51
C6	23.67	14.99	90°29'55"	N45° 11' 01"E	21.29
C7	23.43	15.00	89°30'05"	N44° 46' 07"W	21.12
C8	47.38	30.00	90°29'50"	S45° 13' 55"W	42.61
C9	86.87	55.00	90°29'50"	N45° 13' 55"E	78.12
C10	1.88	15.00	7°10'41"	S85° 55' 50"E	1.88
C11	28.46	60.00	27°10'22"	N84° 04' 20"E	28.19
C12	64.33	60.00	61°25'55"	N39° 46' 12"E	61.29
C13	17.02	60.00	16°14'55"	N0° 55' 47"E	16.96
C14	1.88	15.00	7°10'21"	N2° 48' 44"W	1.88
C15	21.95	15.00	83°50'58"	S47° 37' 48"E	20.04
C16	32.61	125.00	14°56'58"	S13° 10' 48"E	32.52
C17	27.35	15.00	104°28'39"	S38° 12' 24"W	23.72
C18	45.68	75.00	34°53'38"	S31° 28' 44"E	44.97
C19	106.70	125.00	48°54'28"	S24° 28' 19"E	103.49

Parcel Line Table		
Line #	Length	Direction
L1	148.50	N89° 58' 55"E
L2	58.88	N0° 01' 05"W
L3	189.08	N89° 58' 55"E
L4	56.85	S0° 01' 00"E
L5	140.20	N89° 59' 04"E



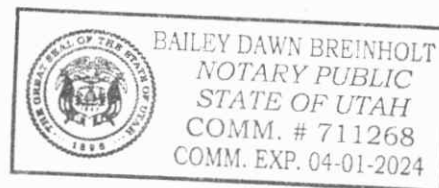
PLATT
CONSULTING
CIVIL ENGINEERS
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM

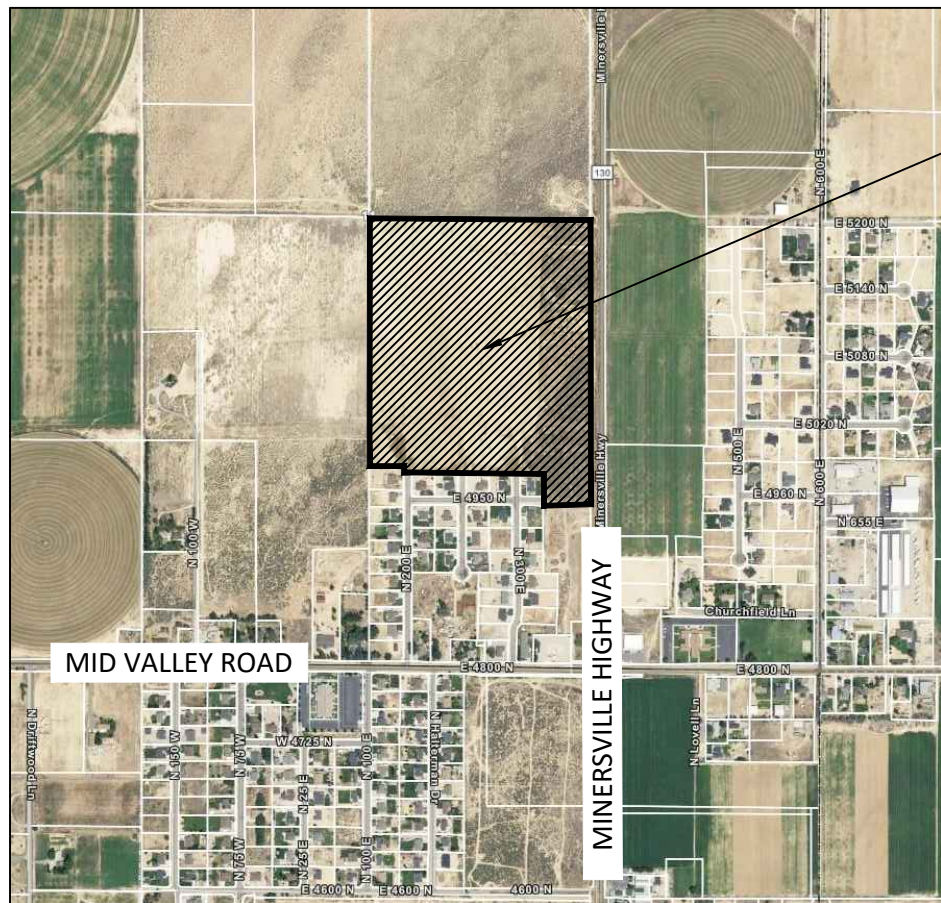


REVISION	DESCRIPTION
1/21/22	SUBMITTAL DATE 1/21/22
01/24/22	SUBMITTAL DATE 01/24/22
02/21/22	SUBMITTAL DATE 02/21/22
DATE:	

FINAL PLAT FOR
PINE VIEW ESTATES PHASE I
WITHIN SECTION 11, T. 35 S., R. 11 W., SLB#M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Feb 21, 2022
SCALE: 1" = 70'
FILE:
N:\Mkt\CH Development\PHASE
I\Final Plat\Final Plat Phase I -
12142022.dwg
PAGE: 1 OF 1

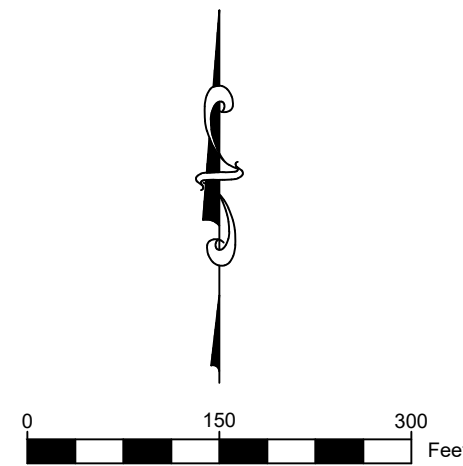




VICINITY MAP
N.T.S.

PROJECT LOCATION

ZONE CHANGE MAP FOR DAIRY GLEN PHASE II WITHIN THE SE1/4 OF SECTION 11, T. 35 S., R. 11 W., SLB&M ENOCH, IRON COUNTY, UTAH



BRUCE & RETHA DANIELS
~A-0909-0034-0000~

ZONE: R-1-18

MONARCH INVESTMENT COMPANY
~A-0979-0000-0000~

ZONE: R-1-18

GRIMSHAW BEVERLY S.
SURVIVORS TRUST
~A-0980-0000-0000~

ZONE: CC

CH LAND DEVELOPMENT LLC
~A-1017-0011-0000~

ZONE: R-1-11

BASIS OF BEARINGS
N.0°01'01"W. 2658.54'

CENTER 1/4 CORNER
SECTION 11, T.35S., R.11W., SLB&M
CALCULATED

MATHESON FAMILY TRUST
~A-0950-0000-0000~

EXISTING ZONE: R-1-18
PROPOSED ZONE: R-1-11

N89° 29' 43"W 205.01'

N0° 00' 00"E 39.18'

N89° 25' 51"W 834.47'

N0° 04' 31"W 181.98'

S89° 59' 00"W 300.68'

SOUTH 1/4 CORNER
SECTION 11, T.35S., R.11W., SLB&M
2007 IC BT
N: 138954.1150
E: 115659.3600

LEGAL DESCRIPTION:

A-0950-0000-0000 (AS RECORDED)
W1/2SE1/4 SECTION 11, T.35S., R.11W. SLB&M.
EXCLUDING 1 ACRES FOR ROAD;
EXCLUDING: A-888, A-942, A-943, A-943-1, & A-951, A-9550-2, A-950-3,
A-50-4, (ANNEXED WAS D-542) LESS DAIRY GLEN SUBDIVISION, PHASE 1;
LESS THE FOLLOWING DESCRIBED PROPERTY:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11,
T.35S., R.11W., SLB&M; S.89°17'12"E. ALONG THE SECTION LINE
491.11 FEET; N.0°00'00"E. 28.09 FEET TO THE POINT OF BEGINNING;
SAID POINT BEING LOCATED ON THE NORTH R/W LINE OF MID VALLEY
ROAD; DEPARTING SAID LINE AND N.0°42'48"E. 114.76 FEET;
N.89°46'50"E. 161.10 FEET; S.0°55'09"W. 15.54 FEET; S.88°03'32"E.
40.74 FEET; S.0°55'13"W. 101.69 FEET TO A POINT LOCATED ON THE
NORTH R/W OF SAID MID VALLEY ROAD; N.89°04'47"W. ALONG SAID
R/W LINE 201.39 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY:
COMMENCING AT THE SOUTH QUARTER CORNER SECTION 11, T.35S.
R. 11W., SLB&M S.89°17'12"E ALONG THE SECTION LINE 491.11 FEET;
N.0°00'00"E. 28.09 FEET TO POINT OF BEGINNING; SAID POINT BEING
LOCATED ON THE NORTH R/W LINE OF MID VALLEY ROAD;
N.89°04'47"W. ALONG SAID R/W LINE 104.10 FEET; DEPARTING SAID
LINE & N.0°00'51"E. 247.50 FEET; N.89°04'47"W. 132.00 FEET TO A
POINT LOCATED ON THE EAST R/W LINE OF MATHESON WAY;
N.0°00'51"E, ALONG SAID LINE, 286.51 FEET TO THE SOUTHWEST
CORNER OF LOT 14, DAIRY GLEN SUBDIVISION, PHASE 1; ALONG
SUBDIVISION BOUNDARY LINE OF SAID PHASE 1, FOLLOW 3 COURSES:
S.89°24'57"E. 249.04 FEET TOT NON-TANG CURVE TO THE LEFT,
RADIUS 50.00 FEET AND CENTRAL ANGLE OF 180°00'00" (RADIAL LINE
BEARS S.89°24'57"E.); EASTERLY ALONG SAID CURVE 157.08 FEET;
S.89°25'00"E. 47.362 FEET TO THE NORTHWEST CORNER OF
SAGEWOOD SUBDIVISION; ALONG SUBDIVISION BOUNDARY LINE AND
SAID SUBDIVISION FOLLOW 2 COURSES: S.00°25'21"W. 400.04 FEET;
S.89°23'51"E. 46.11 FEET; DEPARTING SAID SUBDIVISION AND
S.0°55'13"W. 34.81 FEET; N.88°03'32"W. 40.74 FEET; N.0°55'09"E.
15.54 FEET; S.89°46'50"W. 161.10 FEET, S.0°42'48"W. 114.76 FEET TO
THE POINT OF BEGINNING.

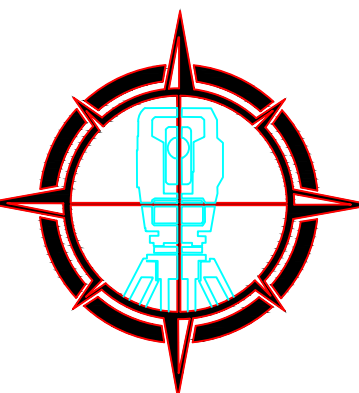
SUBJECT TO SEWER EASEMENT BK: 1103, PG: 595;
SUBJECT TO 20' UTILITY EASEMENT BK: 1103, PG: 765;
SUBJECT TO EASEMENT BK: 1580, PG: 81

A-0950-0000-0000 (AS SURVEYED)
BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 11, T.35S.,
R.11W., SLB&M; THENCE S.89°25'17"E. ALONG THE QUARTER SECTION LINE
1341.23 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF
MINERSVILLE HIGHWAY, THENCE S.0°00'46"W. ALONG SAID RIGHT-OF-WAY LINE
1687.54 FEET, THENCE S.89°59'00"W. 300.68 FEET TO THE EAST BOUNDARY OF
DAIRY GLEN SUBDIVISION PHASE 1; THENCE N.0°04'31"W. ALONG SAID BOUNDARY
LINE 181.98 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE
N.89°25'51"W. ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION 834.47
FEET, THENCE N.0°00'00"E. 39.18 FEET, THENCE N.89°29'43"W. 205.01 FEET TO
THE QUARTER SECTION LINE OF SAID SECTION 11, THENCE N.0°01'01"W ALONG
SAID QUARTER SECTION LINE 1469.91 FEET TO THE POINT OF BEGINNING.
CONTAINS 47.50 ACRES OF LAND.

LEGEND:

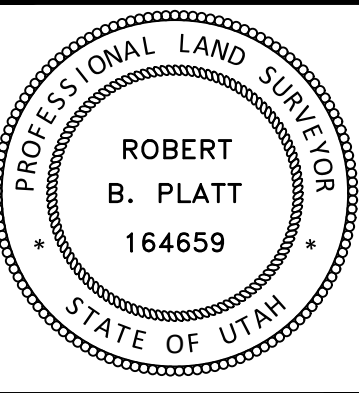
PROPOSED ZONE (R-1-11)
 EXISTING ZONE

**PLATT
&
PLATT, INC**
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

ZONE CHANGE MAP FOR
DAIRY GLEN PHASE II
WITHIN THE SE1/4 OF SECTION 11, T. 35 S., R. 11 W., SLB&M
ENOCH, IRON COUNTY, UTAH



DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Feb 11, 2022
SCALE: 1" = 150'

Land Use Consent

Matheson Family Trust _____ Owner of the Property

Known as _____ Approx 46.68 acres North of Dairy Glen _____, Enoch City, Utah also known as tax account # 0134251

Iron County Parcel Number _____ A-0950-0000-0000 _____, consents to the Enoch City Zone Change from the present zoning of R-1-18 to R-1-11.

Dated this _____ 17 _____ day of _____ March _____, 2022.

Elma Baird

Signature

Carolyn Jones

Signature

Elma Baird

Trustee

Carolyn Jones

Trustee

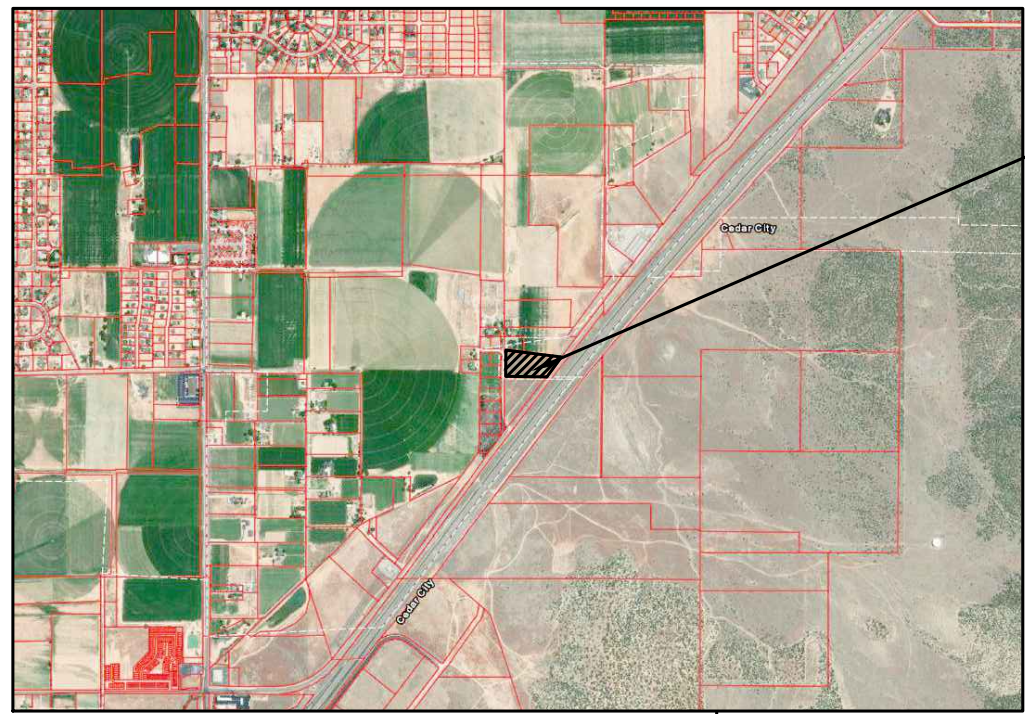
ENOCH CITY PLANNING COMMISSION APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. Map requirements: 6 copies of an 11"x 17" and 1 Digital in .pdf format. These must be turned in with the application. All applicants are urged to confer with City Staff prior to submission of any application.

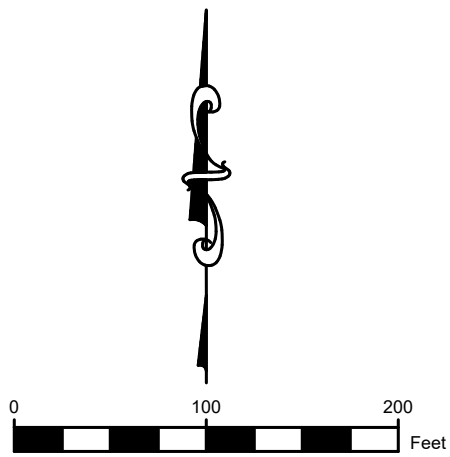
Applicant Platt and Platt, inc.
Mailing Address 195 N. 100 E. Cedar City, Utah 84720
Daytime phone 435-586-6151 Cell phone 435-592-5442
Property Owner Phillip Emerson
~~Parcel Number~~
Subdivision Name A-0978-0001-0000
Project Address Approx 3650 N. 940 E. Enoch City, Utah 84721
Signature of applicant 
Date of Planning Commission Meeting 03-22-2022
Reason for meeting with the Planning Commission To change the zone
of this Parcel from R-1-18 to Community Commercial.

If applicable: Yes or No
Staff Approval _____ Public Works Dept. Approval _____
Soils Report on file _____
Prairie Dog Clearance Letter on file _____

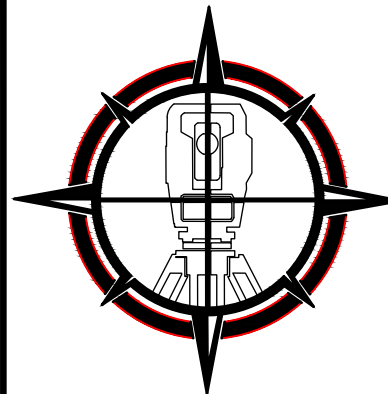
ZONE CHANGE MAP FOR
MEGA RV STORAGE, LLC
WITHIN THE E 1/2 OF SECTION 24, T. 35 S., R. 11 W., SLB#M
ENOCH, IRON COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

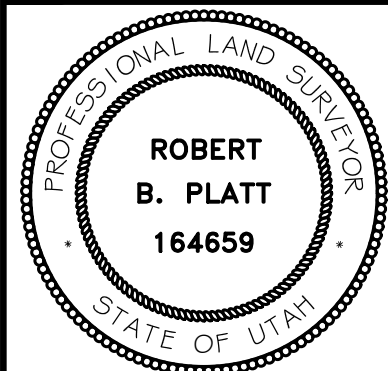


PLATT
\$
PLATT, INC
CONSULTING
CIVIL ENGINEERS
\$
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

ZONE CHANGE MAP FOR
MEGA RV STORAGE, LLC
WITHIN THE E 1/2 OF SECTION 24, T. 35 S., R. 11 W., SLB#M
ENOCH, IRON COUNTY, UTAH



DRAWN BY:
M.E. PELLEGRINI
CHECKED BY:
R.B. PLATT
DATE: Mar 08, 2022
SCALE: 1" = 100'

PARCEL: D-0652-0-0
ZONE: R-5 ACRE
NELSON BROS LAND # LIVESTOCK

PARCEL: D-0661-0001-0001
ZONE: R-5 ACRE
MEHDI DAMAVANDI

PARCEL: D-0661-0001-0002
ZONE: R-5 ACRE
LEON NELSON

PARCEL: D-0658-0001-0
ZONE: R-5 ACRE
NELSON FAMILY LAND LLC

PARCEL: A-1022-0-0
ZONE: R-1-18
GARY HOWE

PARCEL: A-1024-0-0
ZONE: R-1-18
GARY HOWE

PARCEL: A-1023-0-0
ZONE: R-1-18
BENJAMIN HOWE

PARCEL: A-1033-0-0
ZONE: R-1-18
GARY HOWE

PARCEL: A-1025-0-0
ZONE: R-1-18
GARY HOWE

PARCEL: A-1020-0-0
ZONE: R-5 ACRE
SUSAN CHRISTOPHER

PARCEL: A-1019-0-0
ZONE: R-1-18
BENJAMIN ROSS

PARCEL: A-0975-0-0
ZONE: R-1-18
WILLIAM ROSS

PARCEL: A-0978-0001-0
EXISTING ZONE: R-1-18
MEGA RV STORAGE, LLC

C 1/4 MONUMENT
N: 130,947.2500
E: 120,997.7614
CALCULATED

PARCEL: D-0656-0001-0000
MEGA RV STORAGE, LLC

PARCEL: COMMUNITY COMMERCIAL

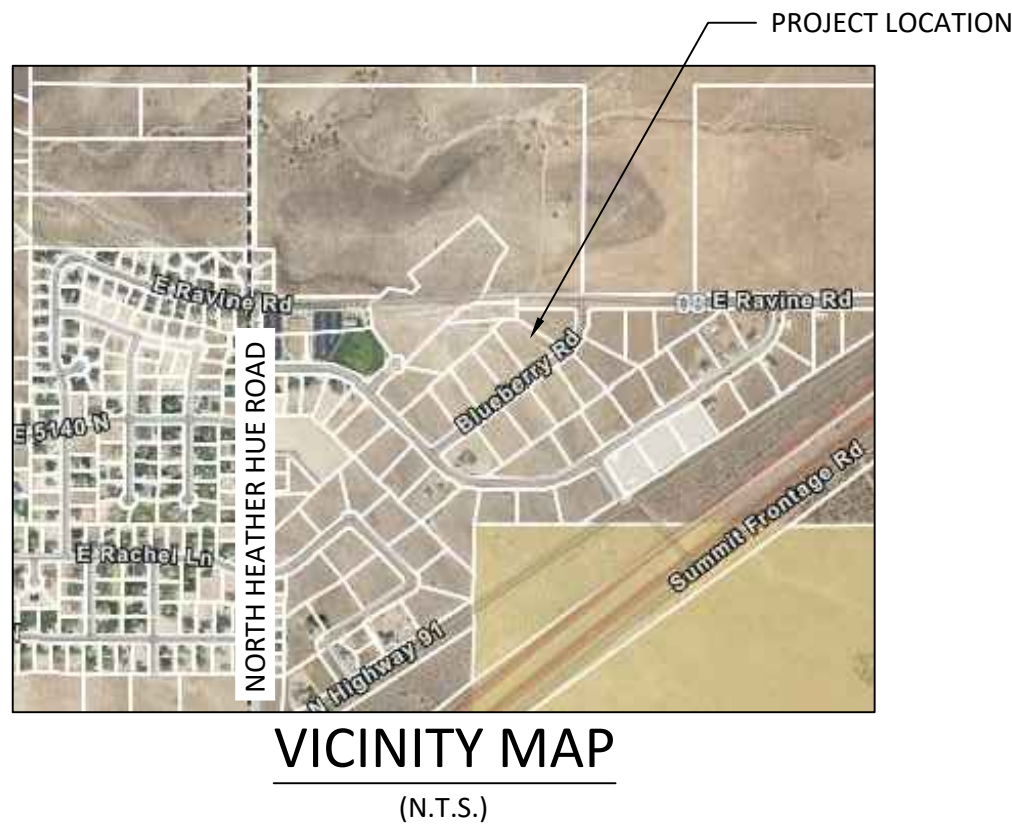
LEGAL DESCRIPTION

BEGINNING N.89°59'14"E. ALONG THE 1/4 SECTION LINE 25.00 FEET FROM THE CENTER 1/4 CORNER OF SECTION 24, T.35S., R.11W., SLB#M, THENCE N.0°47'53"E. 356.87 FEET, THENCE S.82°09'58"E. 768.54 FEET, THENCE S.37°25'01"W. 317.23 FEET, THENCE S.89°59'14"W. 573.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.78 ACRES OF LAND.

ZONE CHANGE MAP FROM RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (CC)

PROPOSED ZONE (CC)

EXISTING ZONE (R-1-18)



PROPERTY DETAILS:

OWNER(S): SPENCE JONES, PIDDING LLC
APN(S): A-0916-0003-0012, A-0916-0003-0011,
A-0916-0003-0010, A-0973-0006-0000, A-0973-0007-0000,
A-0973-0002-0000
CURRENT ZONE: RESIDENTIAL 18,000 SF (R-1-18)
PROPOSED ZONE: COMMUNITY COMMERCIAL (C-C)
TOTAL AREA: 4.03 ACRE

ZONE CHANGE DESCRIPTION:

BEGINNING AT A POINT LOCATED N.89°58'53"E. ALONG THE QUARTER SECTION LINE 1506.14 FEET AND S.0°00'00"E. 1.28 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, T.35S., R.10W., SLB&M; THENCE N.89°54'29"E. 5.51 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 959.00 FEET A DISTANCE OF 92.30 FEET (THE CHORD OF SAID CURVE BEARS S.87°20'05"E. 92.27 FEET), THENCE S.84°34'38"E. 187.28 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1041.00 FEET A DISTANCE OF 100.19 FEET (THE CHORD OF SAID CURVE BEARS S.87°20'05"E. 100.16 FEET), THENCE N.89°54'29"E. 76.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.62 FEET (THE CHORD OF SAID CURVE BEARS S.44°58'36"E. 21.26 FEET), THENCE S.0°08'19"W. 35.29 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 255.00 FEET A DISTANCE OF 238.09 FEET (THE CHORD OF SAID CURVE BEARS S.26°53'13"W. 229.54 FEET), THENCE S.53°38'07"W. 341.71 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET A DISTANCE 32.49 FEET (THE CHORD OF SAID CURVE BEARS N.79°49'42"W. 29.03 FEET), THENCE N.33°17'31"W. 83.45 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 457.50 FEET A DISTANCE 411.99 FEET (THE CHORD OF SAID CURVE BEARS N.5°54'50"W. 398.21 FEET) TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET A DISTANCE 24.44 FEET (THE CHORD OF SAID CURVE BEARS N.54°53'46"E. 22.95 FEET) TO THE POINT OF BEGINNING. CONTAINS 4.03 ACRES OF LAND.

LEGEND:

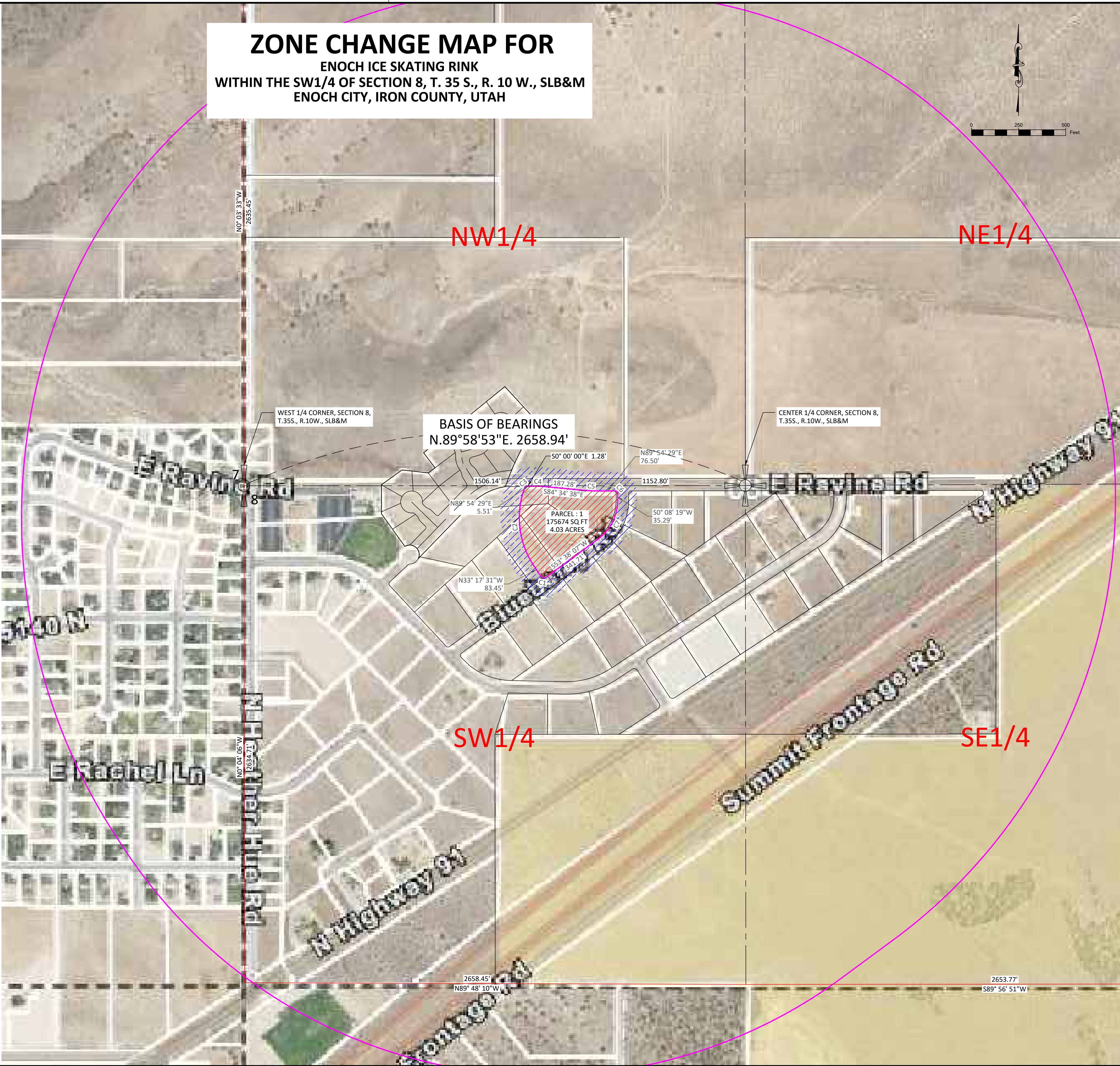
PROPOSED ZONE (C-C)
EXISTING ZONE

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	32.49	20.00	93°04'22"	N79° 49' 42"W
C2	411.99	457.50	51°35'48"	N5° 54' 50"W
C3	24.44	20.00	70°01'25"	N54° 53' 46"E
C4	92.30	959.00	5°30'53"	S87° 20' 05"E
C5	100.19	1041.00	5°30'53"	S87° 20' 05"E
C6	23.62	15.00	90°13'50"	S44° 58' 36"E
C7	238.09	255.00	53°29'49"	S26° 53' 13"W

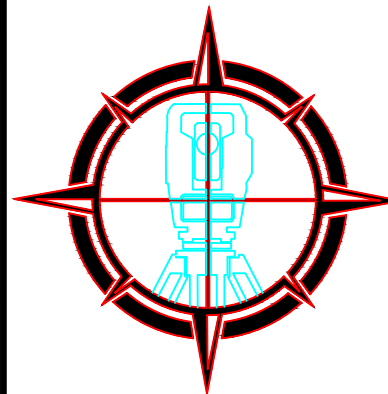
ZONE CHANGE MAP FOR

ENOCH ICE SKATING RINK

WITHIN THE SW1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

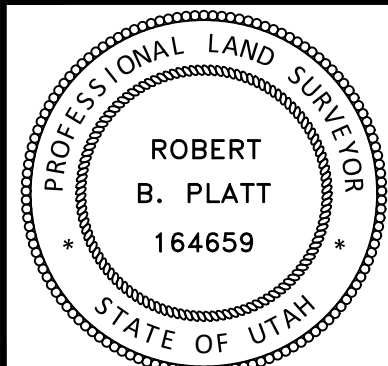


P **PLATT**
&
P **PLATT, INC**
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM



REVISION		DESCRIPTION
DATE:		
DATE:		
DATE:		

ZONE CHANGE MAP FOR
ENOCH ICE SKATING RINK
WITHIN THE SW1/4 OF SECTION 8, T. 35 S., R. 10 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH



DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Mar 03, 2022
SCALE: 1" = 250'

ENOCH CITY PLANNING COMMISSION APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. Map requirements: 6 copies of an 11"x 17" and 1 Digital in .pdf format. These must be turned in with the application. All applicants are urged to confer with City Staff prior to submission of any application.

Applicant 200 North LLC

Mailing Address 695 West 200 North Cedar City, UT 84720

Daytime phone _____ Cell phone _____

Property Owner Pidding LLC

Subdivision Name Village Green Farms

Project Address Village Green Road and Blueberry Road

Signature of applicant [Signature] MANAGER.

Date of Planning Commission Meeting March 22, 2022

Reason for meeting with the Planning Commission Vacate a portion of Village Green Subdivision

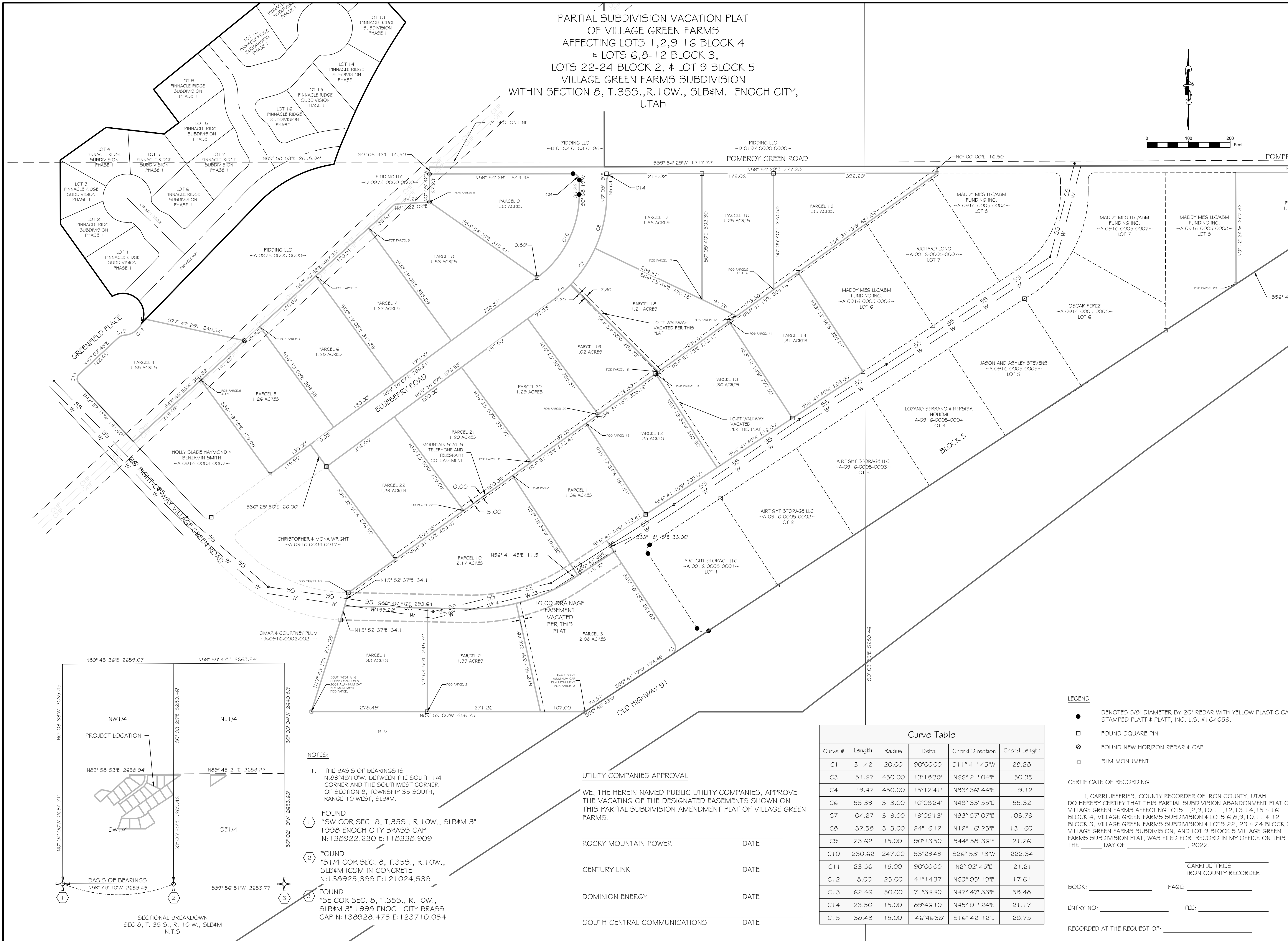
If applicable: Yes or No

Staff Approval _____ Public Works Dept. Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____

FILE: F:\Mike\Jones_Spencer\Pinnacle Point\ Village Green Abandonment\ Village Green Vacation.dwg



PLATT
PLATT, INC
CONSULTING
CIVIL ENGINEERS
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM

REVISION
DATE
DATE
DATE

DESCRIPTION

PARTIAL SUBDIVISION VACATION PLAT OF
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SECTION 8, T. 36 S., R. 10 W., SLB#M
ENOCH CITY, IRON COUNTY, UTAH

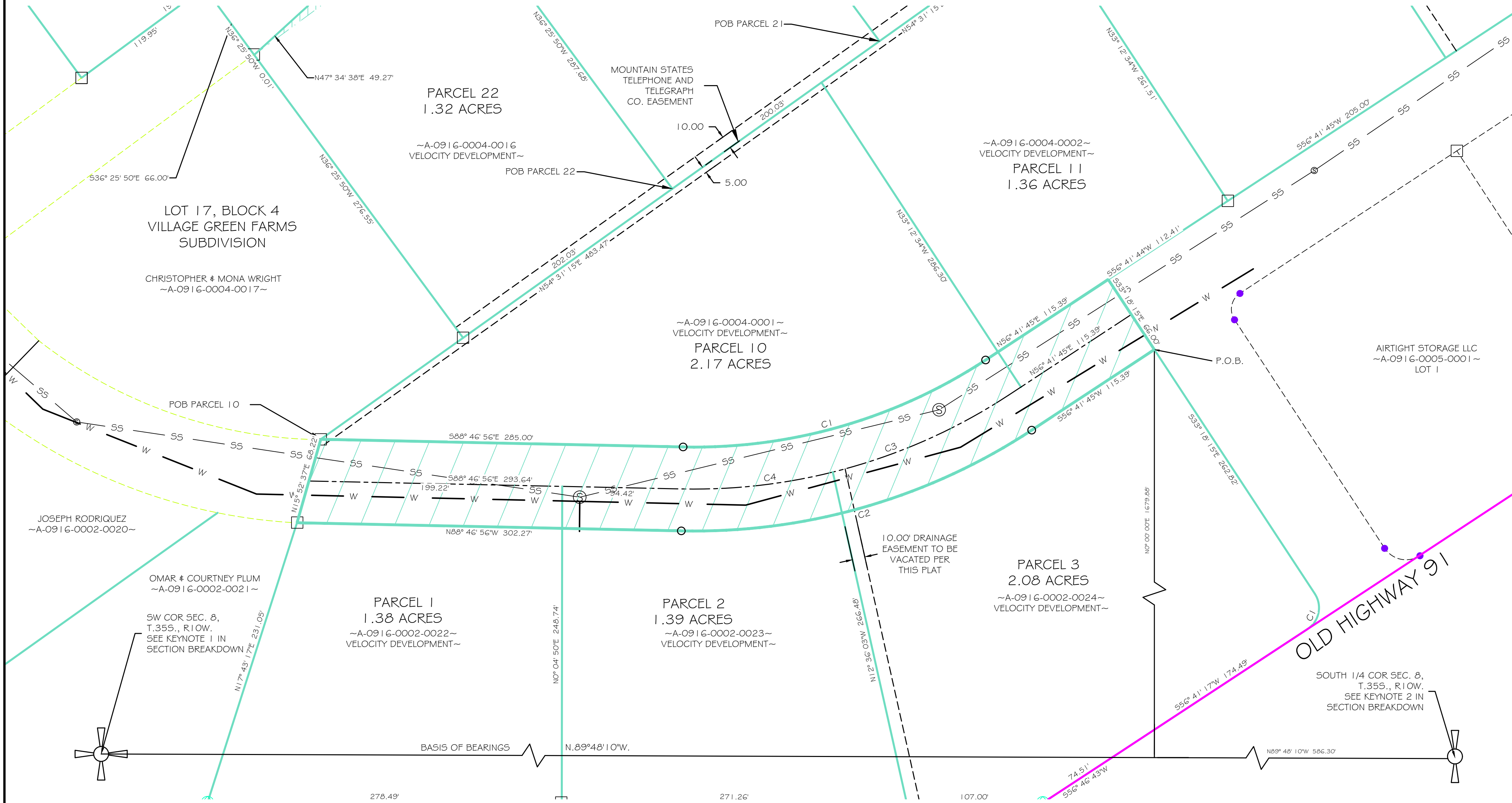
PROFESSIONAL LAND SURVEYOR
ROBERT B. PLATT
164659
STATE OF UTAH

DRAWN BY:
M.E. PELLEGRINI
CHECKED BY:
R.B. PLATT
DATE: Mar 09, 2022
SCALE: 1" = 100'

PAGE: 1 OF 4

FILE: F:\Mike\Jones_Spencer\Pinnacle Point\ Village Green Abandonment\ Village Green Vacation.dwg

PARTIAL SUBDIVISION VACATION PLAT
OF VILLAGE GREEN FARMS
AFFECTING LOTS 1, 2, 9-16 BLOCK 4,
LOTS 6, 8-12 BLOCK 3,
LOTS 22-24 BLOCK 2, & LOT 9 BLOCK 5
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SECTION 8, T.35S., R.10W., SLB#M. ENOCH CITY,
UTAH



SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, DO HEREBY CERTIFY THAT I AM LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 164659. I FURTHER CERTIFY THAT THIS VACATION PLAT OF A PORTION OF VILLAGE GREEN ROAD HAS BEEN PREPARED UNDER MY DIRECTION AT THE REQUEST OF 200 N. LLC TO DOCUMENT THE VACATION OF A PORTION OF VILLAGE GREEN ROAD, FROM VILLAGE GREEN FARMS SUBDIVISION.

DATE: _____

ROBERT B. PLATT
UTAH P.L.S. #164659

LEGAL DESCRIPTION OF ROADWAY TO BE VACATED

BEGINNING AT A POINT LOCATED N.89°48'08"W ALONG THE SECTION LINE 586.30 FEET AND NORTH 1679.88 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 W. SLB#M, THENCE S.56°41'45"W. 115.39 FEET TO A POINT OF CURVATURE, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 483.00 FEET A DISTANCE OF 291.02 FEET (THE CHORD OF SAID CURVE BEARS S.73°57'24"W. A DISTANCE OF 286.64 FEET), THENCE N.88°46'56"W. 302.27 FEET, THENCE N.15°52'37"E. 68.22 FEET, THENCE S.88°46'56"E. 285.00 FEET TO A POINT OF CURVATURE, THENCE AROUND THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 417.00 FEET A DISTANCE OF 251.25 FEET (THE CHORD OF SAID CURVE BEARS N.73°57'24"E. 247.47 FEET), THENCE N.56°41'45"E. 115.39 FEET, THENCE S.33°18'15"E. 66.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 44,891 SQUARE FEET.

SURVEY NARRATIVE

THIS VACATION PLAT OF A PORTION OF VILLAGE GREEN ROAD HAS BEEN PREPARED AT THE REQUEST OF 200 N. LLC. THE REASON FOR THE VACATION IS TO REMOVE THE ROADWAY FROM VILLAGE GREEN FARMS SUBDIVISION IN PREPARATION FOR A FUTURE ROADWAY ALIGNMENT WHICH WILL BE DEDICATED TO ENOCH CITY CORPORATION, TO VACATE WALKWAY EASEMENTS ON LOTS 4, 12, AND 13 OF THE ORIGINAL VILLAGE GREEN FARMS SUBDIVISION, TO VACATE THE EXISTING DRAINAGE EASEMENT ON LOT 3, AND TO REDUCE THE RIGHT-OF-WAY WIDTH FOR BLUEBERRY ROAD FROM 66 FEET TO 50 FEET.

THE WATER AND SEWER UTILITIES THAT CURRENTLY EXIST WITHIN THAT PORTION OF VILLAGE GREEN ROAD WHICH IS TO BE VACATED, AND A CORRESPONDING TEMPORARY EASEMENT, SHALL REMAIN UNTIL NEW PUBLIC UTILITY EASEMENTS ARE DEDICATED AND THE UTILITIES ARE RELOCATED THERETO. UPON THE REMOVAL AND RELOCATION OF THE UTILITIES, THE EASEMENTS WITHIN THAT VACATED PORTION OF VILLAGE GREEN ROAD SHALL LIKEWISE AUTOMATICALLY BE ENTIRELY VACATED AND RELEASED, WITHOUT FURTHER ACTION.

BASIS OF BEARINGS FOR THIS VACATION PLAT IS N.89°48'10"W. BETWEEN THE SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB#M.

ENOCH CITY ENGINEER'S APPROVAL

I, TIM WATSON, CITY ENGINEER FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS VACATION PLAT FOR A PORTION OF VILLAGE GREEN ROAD WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 2022.

CITY ENGINEER

ENOCH CITY ATTORNEY'S APPROVAL

I, JUSTIN WAYMENT, ATTORNEY FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS VACATION PLAT FOR A PORTION OF VILLAGE GREEN ROAD AND THAT SAID PLAT MEETS THE REQUIREMENTS OF ENOCH CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 2022.

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, ROBERT TINGEY, CHAIRMAN OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS VACATION PLAT OF A PORTION OF VILLAGE GREEN ROAD HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2022.

CHAIRMAN

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS VACATION PLAT OF A PORTION OF VILLAGE GREEN ROAD HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2022.

MAYOR

ATTEST CITY RECORDER

PUBLIC WORKS DIRECTOR

I, HAYDEN WHITE, PUBLIC WORKS DIRECTOR FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS VACATION PLAT FOR A PORTION OF VILLAGE GREEN ROAD WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 2022.

PUBLIC WORKS DIRECTOR

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS VACATION PLAT FOR A PORTION OF VILLAGE GREEN ROAD, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2022.

CARRI JEFFRIES
IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY NO: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

LEGEND

ROADWAY OR PORTION OF ROADWAY TO BE VACATED

DENOTES 5/8" DIAMETER BY 20" REBAR WITH YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC. L.S. #164659.

FOUND SQUARE PIN

FOUND NEW HORIZON REBAR & CAP

BLM MONUMENT

W EXISTING WATER LINE

SS EXISTING SEWER LINE

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE OF THIS VACATION PLAT FOR A PORTION OF VILLAGE GREEN ROAD.

ROCKY MOUNTAIN POWER _____ DATE _____

CENTURY LINK _____ DATE _____

DOMINION ENERGY _____ DATE _____

SOUTH CENTRAL COMMUNICATIONS _____ DATE _____

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	251.25	417.00	34°31'19"	N73°57'24"E	247.47
C2	291.02	483.00	34°31'19"	S73°57'24"W	286.64
C3	151.67	450.00	19°18'39"	N66°21'04"E	150.95
C4	119.47	450.00	15°12'41"	N83°36'44"E	119.12

NOTES:

- THE BASIS OF BEARINGS IS N.89°48'10"W. BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 10 WEST, SLB#M.
- COORDINATES SHOWN ARE PER THE CEDAR CITY COORDINATE CONTROL SYSTEM.

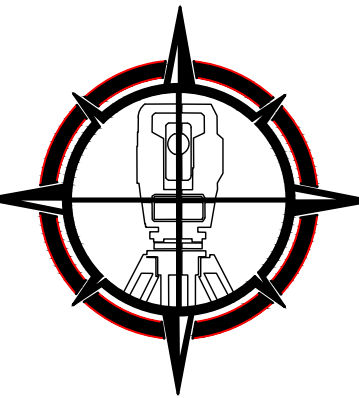
① FOUND - *SW COR SEC. 8, T.35S., R.10W., SLB#M 3" 1998 ENOCH CITY BRASS CAP N:139308.980 E:129005.938

② FOUND - *S 1/4 COR SEC. 8, T.35S., R.10W., SLB#M 1CSM IN CONCRETE N:139299.803 E:131664.372

③ FOUND - *SE COR SEC. 8, T.35S., R.10W., SLB#M 3" 1998 ENOCH CITY BRASS CAP N:139302.235 E:134318.141

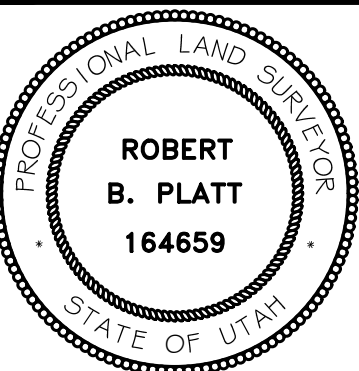
SECTIONAL BREAKDOWN
SEC 8, T. 35 S., R. 10 W., SLB#M
N.T.S

PLATT
&
PLATT, INC
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

PARTIAL SUBDIVISION VACATION PLAT OF
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SECTION 8, T. 35 S., R. 10 W., SLB#M
ENOCH CITY, IRON COUNTY, UTAH



DRAWN BY:
M.E. PELLEGRINI
CHECKED BY:
R.B. PLATT
DATE: Mar 09, 2022
SCALE: 1" = 50'

FILE: F:\Mike\Jones_Spencer\Pinacle Point\ Village Green Abandonment\ Village Green Vacation.dwg

PARTIAL SUBDIVISION VACATION PLAT
OF VILLAGE GREEN FARMS
AFFECTING LOTS 1, 2, 9-16 BLOCK 4,
LOTS 6, 8-12 BLOCK 3,
LOTS 22-24 BLOCK 2, & LOT 9 BLOCK 5
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SECTION 8, T.35S., R.10W., SLB#M. ENOCH CITY,
UTAH

VELOCITY DEVELOPMENT
~D-0162-0163-0196~

VELOCITY DEVEL
~D-0197-0000-0000~

POMEROY GREEN

LEGAL DESCRIPTION OF A PORTION OF BLUEBERRY ROAD TO BE VACATED ON THE
NORTHWESTERLY SIDE OF BLUEBERRY ROAD

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 8 BLOCK 3 VILLAGE GREEN FARMS
SUBDIVISION WHICH IS SITUATED N.36°25'50"W 66.00 FEET FROM THE MOST NORTHEASTERLY
CORNER OF LOT 17 BLOCK 4 VILLAGE GREEN FARMS SUBDIVISION, THENCE N.53°38'07"E
676.66 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO THE LEFT WITH
A RADIUS OF 247.00 FEET A DISTANCE OF 230.62 FEET (THE CHORD OF SAID CURVE BEARS
N.26°53'13"E. 222.34 FEET), THENCE N.0°08'20"E. A DISTANCE OF 35.35 FEET TO A POINT
OF NON TANGENT CURVE, THENCE AROUND THE ARC OF A CURVE TO THE LEFT WITH A RADIUS
OF 15.00 FEET A DISTANCE OF 23.19 FEET (THE CHORD OF SAID CURVE BEARS N.43°59'29"W
20.95 FEET), THENCE S.89°08'23"E 7.53 FEET TO A POINT OF CURVE, THENCE AROUND THE
ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.62 FEET
(THE CHORD OF SAID CURVE BEARS S.44°58'36"E. 21.26 FEET), THENCE S.0°08'19"W. 35.29
FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A
RADIUS OF 255.00 FEET A DISTANCE OF 238.09 FEET (THE CHORD OF SAID CURVE BEARS
S.26°53'13"W. 229.54 FEET), THENCE S.53°38'07"W. 574.82 FEET TO A POINT OF CURVE,
THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET A
DISTANCE OF 52.87 FEET (THE CHORD OF SAID CURVE BEARS S.56°39'52"W. 52.84 FEET),
THENCE S.59°41'37"W 49.34 FEET TO THE POINT OF BEGINNING.
CONTAINS 7,375 SQUARE FEET.

LEGAL DESCRIPTION OF A PORTION OF BLUEBERRY ROAD TO BE VACATED ON THE
SOUTHEASTERLY SIDE OF BLUEBERRY ROAD

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF LOT 17 BLOCK 4 VILLAGE GREEN FARMS
SUBDIVISION, THENCE N.36°25'50"W 0.01 FEET, THENCE N.47°34'38"E 49.27 FEET, TO A
POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF
500.00 FEET A DISTANCE OF 52.87 FEET (THE CHORD OF SAID CURVE BEARS N.50°36'22"E.
52.84 FEET), THENCE N.53°38'07"E. 574.82 FEET TO A NON TANGENT CURVE, THENCE ALONG
THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 305.00 FEET AND A DISTANCE OF
284.78 FEET (THE CHORD OF SAID CURVE BEARS N.26°53'13"E. 274.54 FEET), THENCE
N.0°08'19"E. 35.61 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO
THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.50 FEET (THE CHORD OF SAID
CURVE BEARS N.45°01'24"E. 21.17 FEET), THENCE AROUND THE ARC OF A CURVE TO THE LEFT
WITH A RADIUS OF 15.00 FEET A DISTANCE OF 17.47 FEET (THE CHORD OF SAID CURVE
BEARS S.25°00'47"W. 16.50 FEET), THENCE S.0°08'19"W. A DISTANCE OF 35.64 FEET TO A
POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF
313.00 FEET A DISTANCE OF 292.24 FEET (THE CHORD OF SAID CHORD BEARS
S.26°53'13"W. 281.75 FEET), THENCE S.53°38'07"W. 676.58 FEET TO THE POINT OF
BEGINNING.
CONTAINS 7,768 SQUARE FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C20	21.05	500.00	2°24'44"	N58° 29' 14"E	21.05
C21	31.82	500.00	3°38'45"	N55° 27' 30"E	31.81
C22	52.87	500.00	6°03'30"	N50° 36' 22"E	52.84
C23	53.98	305.00	10°08'24"	N48° 33' 55"E	53.91
C24	101.60	305.00	19°05'13"	N33° 57' 07"E	101.14
C25	238.09	255.00	53°29'49"	S26° 53' 13"W	229.54
C26	129.20	305.00	24°16'12"	N12° 16' 25"E	128.23
C27	23.62	15.00	90°13'50"	S44° 58' 36"E	21.26
C28	23.50	15.00	89°46'10"	S45° 01' 24"W	21.17

LEGEND

- ROADWAY OR PORTION OF ROADWAY TO BE VACATED
- DENOTES 5/8" DIAMETER BY 20" REBAR WITH YELLOW PLASTIC CAP STAMPED PLATT # PLATT, INC. L.S. #164659.
- FOUND SQUARE PIN
- FOUND NEW HORIZON REBAR # CAP
- BLM MONUMENT
- W EXISTING WATER LINE
- SS EXISTING SEWER LINE
- OLD PARCEL LINE
- OHP EXISTING OVERHEAD POWER LINE

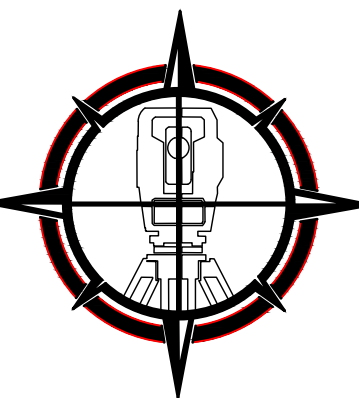
CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH
DO HEREBY CERTIFY THAT THIS VACATION PLAT FOR A PORTION OF VILLAGE
GREEN ROAD, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE
DAY OF _____, 2022.

BOOK: _____ PAGE: _____
ENTRY NO: _____ FEE: _____

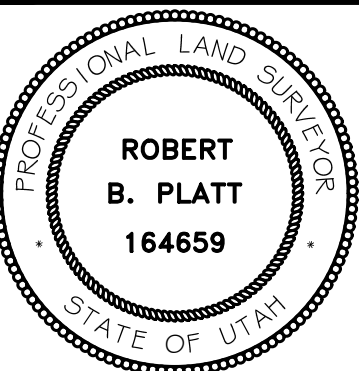
RECORDED AT THE REQUEST OF: _____

PLATT
PLATT, INC
CONSULTING
CIVIL ENGINEERS
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

PARTIAL SUBDIVISION VACATION PLAT OF
VILLAGE GREEN FARMS SUBDIVISION
WITHIN 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: Mar 09, 2022
SCALE: 1" = 50'

FILE: F:\MikeLorces_Spencer\Pinnacle Point\Village Green Abandonment\Village Green Vacation.dwg

PARTIAL SUBDIVISION VACATION PLAT
OF VILLAGE GREEN FARMS
AFFECTING LOTS 1, 2, 9-16 BLOCK 4,
LOTS 6, 8-12 BLOCK 3,
LOTS 22-24 BLOCK 2, & LOT 9 BLOCK 5
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SECTION 8, T.35S.,R.10W.,,SLB#M. ENOCH CITY,
UTAH

CITY ATTORNEY APPROVAL

I, JUSTIN WAYMENT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARTIAL SUBDIVISION ABANDONMENT PLAT OF VILLAGE GREEN FARMS SUBDIVISION AND RECOMMEND IT TO THE ENOCH CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2022.

JUSTIN WAYMENT
ENOCH CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, ROBERT TINGEY, CHAIRMAN OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PARTIAL SUBDIVISION ABANDONMENT PLAT OF VILLAGE GREEN FARMS SUBDIVISION IS APPROVED BY SAID COMMISSION ON THIS THE _____ DAY OF _____, 2022.

ROBERT TINGEY
CHAIRMAN
ENOCH CITY PLANNING COMMISSION

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESNUT, MAYOR OF ENOCH CITY CORPORATION, CERTIFY THAT THIS PARTIAL SUBDIVISION ABANDONMENT PLAT OF VILLAGE GREEN FARMS SUBDIVISION HAS BEEN APPROVED BY THE ENOCH CITY COUNCIL AND HEREBY ORDER IT TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2022.

ATTEST:

GEOFFREY CHESNUT
MAYOR OF ENOCH CITY

OWNER'S DEDICATION

THE UNDERSIGNED, SPENCER L. JONES, MANAGING MEMBER OF VELOCITY DEVELOPMENT LLC, THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE DOES HEREBY CERTIFY THAT IT IS OUR INTENTION TO ABANDON OUR PARCEL FROM THE VILLAGE GREEN FARMS SUBDIVISION ON THIS THE _____ DAY OF _____, 2022.

SPENCER L. JONES
MANAGING MEMBER
VELOCITY DEVELOPMENT LLC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF IRON

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, SPENCER L. JONES WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF VELOCITY DEVELOPMENT LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF VELOCITY DEVELOPMENT LLC BY AUTHORITY OF THEIR OPERATING AGREEMENT AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN IRON COUNTY
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTIES DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT.

DATE:

ROBERT B. PLATT
UTAH P.L.S. #164659

SURVEYOR NARRATIVE

THIS PARTIAL SUBDIVISION ABANDONMENT PLAT OF VILLAGE GREEN FARMS AFFECTING LOTS 1,2,9,10,11,12,13,14,15, &16 BLOCK 4, VILLAGE GREEN FARMS SUBDIVISION; & LOTS 6,8,9,10,11, &12 BLOCK 3, VILLAGE GREEN FARMS SUBDIVISION, & LOTS 22, 23, & 24 BLOCK 2 VILLAGE GREEN FARMS SUBDIVISION, AND LOT 9 BLOCK 5 VILLAGE GREEN FARMS SUBDIVISION HAS BEEN PREPARED TO FACILITATE PROPERTY DEVELOPMENT. BASIS OF BEARINGS FOR THIS SURVEY IS N.89°48'08"W. BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH RANGE 11 WEST,, SLB#M.

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED UTILITY COMPANIES DO HEREBY AGREE TO THIS PARTIAL SUBDIVISION ABANDONMENT PLAT OF VILLAGE GREEN FARMS SUBDIVISION SHOWN HEREON.

CENTURY LINK

DOMINION ENERGY

ROCKY MOUNTAIN POWER

SOUTH CENTRAL COMMUNICATIONS

PARCEL 1

BEGINNING AT THE SOUTHWEST 1/16 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.17°43'17"E. 231.05 FEET, THENCE N. 15°52'37" E. 34.11 FEET, THENCE S.88°46'56"E. 199.22 FEET, THENCE S.0°04'50"W. 248.74 FEET TO THE 1/16 LINE, THENCE N.89°59'00"W. ALONG THE 1/16 LINE 278.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.37 ACRES OF LAND.

PARCEL 2

BEGINNING AT A POINT THAT IS SITUATED S.89°59'00"E. ALONG THE 1/16 LINE 278.49 FEET FROM THE SOUTHWEST 1/16 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.0°04'50"E. 248.74 FEET, THENCE S. 88°46'56"E. 94.42 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 119.47 FEET (THE CHORD OF SAID CURVE BEARS N.83°36'44"E. 119.12 FEET), THENCE S.12°36'03"E. 266.48 FEET TO THE 1/16 LINE, THENCE N.89°59'00"W. ALONG THE 1/16 LINE 271.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.39 ACRES OF LAND.

PARCEL 3

BEGINNING AT A POINT THAT IS SITUATED S.89°59'00"E. ALONG THE 1/16 LINE 656.74 FEET FROM THE SOUTHWEST 1/16 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; SAID POINT BEING A BLM ALUMINUM CAP ANGLE POINT ON THE RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE N.89°59'00"W. ALONG THE 1/16 LINE 107.00 FEET, THENCE N.12°36'03"W. 266.48 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 450.00 FEET A DISTANCE OF 151.67 FEET (THE CHORD OF SAID CURVE BEARS N.66°21'04"E. 150.95 FEET), THENCE N.56°41'45"E. 115.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POST ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S.33°18'15"E. 262.82 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 31.42 FEET (THE CHORD OF SAID CURVE BEARS S.11°41'45"W. 28.28 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE ALONG SAID RIGHT OF WAY S.56°41'17"W. 174.49 FEET, THENCE S.56°46'43"W. 74.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.08 ACRES OF LAND.

PARCEL 4

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 1595.66 FEET AND NORTH 2115.64 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE S.47°46'38"W. 219.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE GREEN FARM ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N.42°57'15"W. 191.60 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.56 FEET (THE CHORD OF SAID CURVES BEARS N.2°02'45"E. 21.21 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD PLACE, THENCE ALONG SAID RIGHT-OF-WAY LINE N.47°02'45"E. 128.63 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET A DISTANCE OF 18.00 FEET (THE CHORD OF SAID CURVE BEARS N.69°05'19"E. 17.61 FEET) TO A POINT OF REVERSE CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 62.46 FEET (THE CHORD OF SAID CURVE BEARS N.47°47'33"E. 58.48 FEET), THENCE S.77°47'28"E. 248.34 FEET, THENCE S.47°46'38"W. 141.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.35 ACRES OF LAND.

PARCEL 5

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 1595.66 FEET AND NORTH 2115.64 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.47°46'38"E. 191.01 FEET, THENCE S.36°19'08"E. 306.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE NEXT 3 CALLS: 1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 A DISTANCE 21.05 FEET (THE CHORD OF SAID CURVE BEARS S.58°29'14"W. 21.05 FEET), 2) THENCE S.59°41'37"W. 49.34 FEET, 3) THENCE S.53°38'07"W. 119.95 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE N.36°19'08"W. 279.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.27 ACRES OF LAND.

PARCEL 6

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 1454.21 FEET AND NORTH 2244.49 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.47°46'38"E. 180.96 FEET, THENCE S.36°19'08"E. 325.85 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S.53°38'07"W. 148.20 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET A DISTANCE OF 31.82 FEET (THE CHORD OF SAID CURVE BEARS S.55°27'30"W. 31.81 FEET) THENCE DEPARTING N.36°19'08"W. 306.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.31 ACRES OF LAND.

PARCEL 7

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 1320.20 FEET AND NORTH 2366.56 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.47°46'38"E. 170.91 FEET, THENCE S.36°19'08"E. 343.29 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S.53°38'07"W. 170.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY N.36°19'08"W. 325.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.31 ACRES OF LAND.

PARCEL 8

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 1193.64 FEET AND NORTH 2481.85 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.47°46'38"E. 85.62 FEET, THENCE N.86°22'02"E. 83.24 FEET, THENCE S.54°35'57"E. 323.25 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT OF WAY LINE S.53°38'07"W. 256.62 FEET, THENCE N.36°19'08"W. 343.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.57 ACRES OF LAND.

PARCEL 9

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 1047.16 FEET AND NORTH 2545.17 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.0°03'42"W. 67.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF POMEROY GREEN ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N.89°54'29"E. 352.43 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.62 FEET (THE CHORD OF SAID CURVE BEARS S.44°58'36"E. 21.26 FEET) TO THE WESTERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S.0°08'19"W. 35.29 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 255.00 FEET A DISTANCE OF 238.09 FEET (THE CHORD OF SAID CURVE BEARS S.26°53'13"W. 229.54 FEET), THENCE N.54°35'57"W. 323.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.43 ACRES OF LAND.

PARCEL 10

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 1241.76 FEET AND NORTH 1607.06 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.54°31'15"E. 483.47 FEET, THENCE S.33°12'34"E. 286.30 FEET, THENCE S.56°41'45"W. 111.51 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 151.67 FEET (THE CHORD OF SAID CURVE BEARS S.73°57'24"W. 267.05 FEET), THENCE N.88°46'56"W. 293.64 FEET, THENCE N.15°52'37"E. 34.11 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.17 ACRES OF LAND.

PARCEL 11

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 848.08 FEET AND NORTH 1889.07 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.54°31'15"E. 216.41 FEET, THENCE S.33°12'34"E. 261.51 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE GREEN FARM ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S.56°41'44"W. 112.41 FEET, THENCE S.33°18'15"E. 33.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.56°41'45"W. 103.89 FEET, THENCE N.33°12'34"W. 286.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.36 ACRES OF LAND.

PARCEL 12

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 671.85 FEET AND NORTH 2015.28 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.54°31'15"E. 205.16 FEET, THENCE S.33°12'34"E. 269.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE GREEN FARM ROAD, THENCE ALONG SAID RIGHT OF-WAY LINE S.56°41'45"W. 205.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE N.33°12'34"W. 261.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.25 ACRES OF LAND.

PARCEL 13

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 504.78 FEET AND NORTH 2134.93 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.54°31'15"E. 216.17 FEET, THENCE S.33°12'34"E. 277.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE GREEN FARM ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S.56°41'45"W. 216.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE N.33°12'34"W. 269.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.36 ACRES OF LAND.

PARCEL 14

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 328.75 FEET AND NORTH 2261.01 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M. THENCE N.54°31'15"E. 203.16 FEET, THENCE S.33°12'34"E. 285.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE GREEN FARM ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE S.56°41'45"W. 203.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE N.33°12'34"W. 277.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.31 ACRES OF LAND.

PARCEL 15

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 221.27 FEET AND NORTH 2337.98 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.0°05'40"W. 278.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF POMEROY GREEN ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N.89°54'29"E. 392.20 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.54°31'15"W. 481.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.25 ACRES OF LAND.

PARCEL 16

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 221.27 FEET AND NORTH 2337.98 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE S.54°31'15"W. 109.58 FEET, THENCE N.64°27'11"W. 91.78 FEET, THENCE N.0°05'40"W. 302.34 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF POMEROY GREEN ROAD, THENCE ALONG SAID RIGHT-OF-WAY N.89°54'29"E. 172.06 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.0°05'40"E. 278.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.25 ACRES OF LAND.

PARCEL 17

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 393.29 FEET AND NORTH 2313.40 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.64°27'11"W. 292.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 305.00 FEET A DISTANCE 129.20 FEET (THE CHORD OF SAID CURVE BEARS N.12°16'25"E. 128.23 FEET), THENCE N.0°08'19"E. 35.61 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.50 FEET (THE CHORD OF SAID CURVE BEARS N.45°01'24"E. 21.17 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF POMEROY GREEN ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N.89°54'29"E. 221.02 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.0°05'40"E. 302.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.36 ACRES OF LAND.

PARCEL 18

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 310.50 FEET AND NORTH 2274.08 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE S.54°31'15"W. 230.61 FEET, THENCE N.44°57'28"W. 304.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 305.00 FEET A DISTANCE OF 101.60 FEET (THE CHORD OF SAID CURVE BEARS N.33°57'07"E. 101.14 FEET), THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.64°27'11"E. 384.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.23 ACRES OF LAND.

PARCEL 19

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 498.30 FEET AND NORTH 2139.59 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE S.54°31'15"W. 176.50 FEET, THENCE N.36°25'50"W. 293.81 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N.53°38'07"E. 77.59 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 305.00 FEET A DISTANCE OF 53.98 FEET (THE CHORD OF SAID CURVE BEARS N.48°33'55"E. 53.91 FEET), THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.44°57'28"E. 304.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.05 ACRES OF LAND.

PARCEL 20

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 642.02 FEET AND NORTH 2036.64 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE S.54°31'15"W. 197.03 FEET, THENCE N.36°25'50"W. 290.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N.53°38'07"E. 197.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.36°25'50"E. 293.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.32 ACRES OF LAND.

PARCEL 21

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 802.47 FEET AND NORTH 1921.74 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE S.54°31'15"W. 200.03 FEET, THENCE N.36°25'50"W. 287.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N.53°38'07"E. 200.00 FEET, THENCE S.36°25'50"E. 290.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.33 ACRES OF LAND.

PARCEL 22

BEGINNING AT A POINT THAT IS SITUATED N.89°48'08"W. ALONG THE SECTION LINE 965.36 FEET AND NORTH 1805.08 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE S.54°31'15"W. 202.03 FEET, THENCE N.36°25'50"W. 276.55 FEET, THENCE N.36°25'50"W. 0.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEBERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE NEXT 3 CALLS: 1) THENCE N. 47°34'38"E. 49.27 FEET TO A POINT OF CURVE, 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET A DISTANCE OF 52.87 FEET (THE CHORD OF SAID CURVE BEARS N.50°36'22"E. 52.84 FEET), 3) THENCE N.53°38'07"E. 100.23 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.36°25'50"E. 287.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.32 ACRES OF LAND.

PARCEL 23

BEGINNING AT A POINT THAT IS SITUATED N.89°56'50"E. ALONG THE SECTION LINE 887.86 FEET AND NORTH 2351.03 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 8, T.35S., R.10W., SLB#M; THENCE N.0°12'24"W. 267.32 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE POMEROY GREEN ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE N.89°54'29"E. 358.42 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 38.43 FEET (THE CHORD OF SAID CURVE BEARS S.16°42'12"E. 28.75 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE ALONG SAID RIGHT-OF-WAY LINE S.56°41'07"W. 331.88 FEET, THENCE S.56°41'17"W. 105.75 FEET TO THE POINT OF BEGINNING.

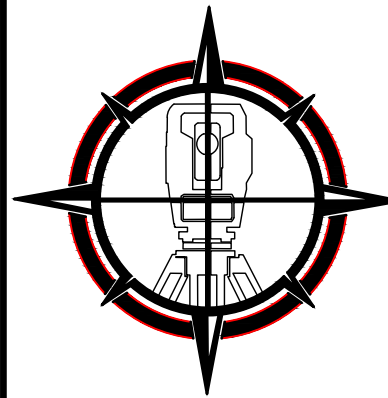
CONTAINS 1.24 ACRES OF LAND.

PLATT
&
PLATT, INC
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720

TEL: (435) 586-6151

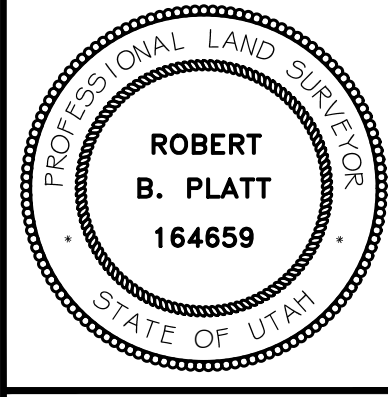
FAX: (435) 586-8567

EMAIL:
PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

PARTIAL SUBDIVISION VACATION PLAT OF
VILLAGE GREEN FARMS SUBDIVISION
WITHIN SECTION 8, T. 35 S., R. 10 W., SLB#M
ENOCH CITY, IRON COUNTY, UTAH



DRAWN BY:
M.E. FELLEGRINI
CHECKED BY:
R.B. PLATT
DATE: Mar 09, 2022
SCALE: N.T.S.

ENOCH CITY PLANNING COMMISSION APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. Map Requirements: 7 copies of an 11" x 17" plat map. These must be turned in with the application. All applicants are urged to confer with the City Staff prior to submission of any application.

Applicant Bullock Brothers Engineering

Mailing Address 2069 N. main Ste 201, Cedar City UT 84721

Daytime phone 435-586-1250 Cell phone 435-704-4964

Property Owner Worth Grimsshaw

Subdivision Name Cinnamon Hills Subdivision

Project Address South of Pavine Rd, approx 1200' west of Enoch Rd.

Signature of Applicant or Rep. Burt Keetham

Date of Planning Commission Meeting 3-22-22

Reason for meeting with Planning Commission Preliminary Plat Approval

If applicable: Yes or No

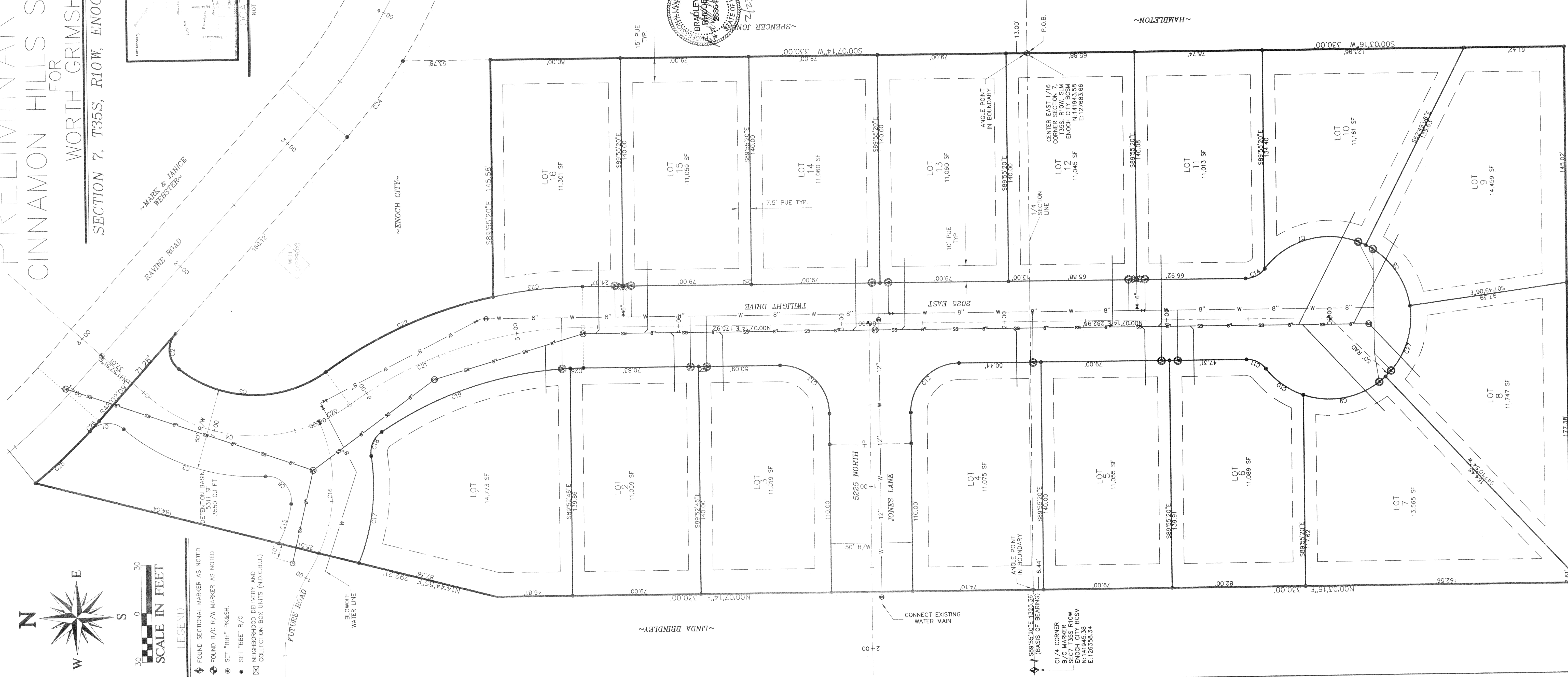
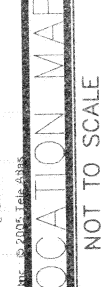
Staff Approval _____ Public Works Approval _____

Soils Report on file _____

Prairie Dog Clearance Letter on file _____

LEGEND

	FOUND SECTIONAL MARKER AS NOTED
	FOUND B/C R/W MARKER AS NOTED
	SET "BBE" PK&SH.
	SET "BBE" R/C
	NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (N.D.C.B.U.)



CURVE TABLE			CHORD	
CURVE LENGTH	RADIUS	TANGENT	DELTA	
C1	22.87	15.00	14.32	087502.40E 20.72
C2	24.32	15.00	15.78	089540.40E 21.75
C3	94.14	125.00	49.43	04309.01N 91.93
C4	112.98	100.00	63.39	06414.91E 107.07
C5	97.03	75.00	56.65	01559.50N 90.41
C6	26.44	15.00	18.19	04806.07N 23.15
C7	69.01	50.00	41.28	07393.52E 63.66
C8	48.00	26.03	30.00	055100.00N
C9	54.32	50.00	30.19	06214.38E
C10	28.55	50.00	14.68	03242.55E
C11	13.62	15.00	7.32	06201.14E
C12	47.12	30.00	30.00	090300.00N
C13	47.12	30.00	30.00	089300.00N
C14	13.62	15.00	7.32	06201.12E
C15	25.44	75.00	12.84	019745.95E
C16	82.80	100.00	43.94	04726.27E
C17	66.95	125.00	30.41	030417.22E
C18	16.88	15.00	9.46	06479.38E
C19	12.99	225.00	63.60	031541.05E
C20	21.47	100.00	50.78	021810.03E
C21	11.43	176.00	10.75	023430.02E
C22	55.49	275.00	27.84	01133.92E
C23	58.04	335.00	29.09	00995.38E
C24	46.15	331.00	23.31	00759.20E
C26	8.38	331.00	4.19	00127.04E
C27	48.00	50.00	26.03	00505.00N
C28	8.17	225.00	4.06	00204.47E

1. PUBLICATIONS PERMITS (RULES) ARE NOT WIDE ALONG FRONT LOT LINES, 15' WIDE ALONG REAR LOT LINES AND 7.5' ALONG SIDELINES.
2. SUBSIDS OF EACH LOT UNLESS OTHERWISE NOTED.
3. SUBDIVISION IS LOCATED IN FLOOD ZONE C. (SEE FLOOD REPORT).
4. CITY/STATE/CO: DOMINION ENERGY, ROCK MOUNTAIN POWER, U.S. POSTAL SERVICE, SOUTH CENTRAL COMMUNICATIONS.
5. SEE SOILS REPORT FOR SOILS REQUIREMENTS.
6. SEE SOILS REPORT FOR SETBACKS.
7. THE PROJECT IS LOCATED WITHIN THE AIRPORT INFLUENCE ZONE (AIZ).

[illegible]

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NO. 288645, DO HEREBY CERTIFY, THAT THIS PLAT IS CORRECT.

BRADLEY N. RHODES
288645
STATE OF UTAH

I, _____, CHAIRPERSON OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT OF CINNAMON HILLS SUBDIVISION, HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE _____ DAY OF _____, 2022.

CHAIRPERSON

I, _____, CITY ATTORNEY FOR ENOCH CITY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF CINNABON HILLS SUBDIVISION, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF ENOCH CITY PURSUANT TO ITS SUBDIVISION ORDINANCE AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 2022.

CITY ATTORNEY

I, _____ MAYOR OF ENOCH CITY, DO HEREBY CERTIFY THAT THIS PLAT OF CINNAMON HILL SUBDIVISION, HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2022.

MAYOR

THE UNDERSIGNED OWNERS AND ENOUGH CITY CORPORATION, OWNERS OF THE PROPERTY DESCRIBED IN SURVEYOR'S CERTIFICATE, DO HEREBY CERTIFY THAT IT IS OUR INTENTION TO SUBVODUE THE PROPERTY AS DESCRIBED IN LOT 5, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAN OF CINNAMON HILLS SUBDIVISION, AND DO HEREBY DEDICATE THE PERPETUAL USE OF THE PUBLIC ALONG THE STREETS AND EASEMENTS SHOWN HEREON. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS, THIS _____ DAY OF _____, 2022.

STATE OF UTAH
COUNTY OF IRON

ON THIS THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, _____, NOTARY PUBLIC, THE SIGNER OF THE OWNER'S CERTIFICATE, IN AND FOR THE COUNTY OF IRON, IN THE STATE OF UTAH, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED SAID CERTIFICATE FOR THE PURPOSES THEREON.

RESIDING IN IRON COUNTY, UTAH
MY COMMISSION EXPIRES

NOTARY PUBLIC

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS ON THIS PLAT OF CINNAMON HILLS SUBDIVISION.

PHONE COMPANY	DATE
POWER COMPANY	DATE
GAS COMPANY	DATE
CABLE COMPANY	DATE

THIS PRELIMINARY PLAT MAP WAS REQUESTED BY WORTH GRIMSHAW SHOWING THE SUBDIVISION OF CINNAMON HILLS FOR THE PLATTING AND STAKING OF LOTS HERE IN. BASIS OF BEARINGS IS THE ENOCH CITY COORDINATE SYSTEM.

I, _____, IRON COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 20____.

BOOK PAGE ENTRY NO. FEE

[illegible]

**PRELIMINARY PLAT
CINNAMON HILLS SUBDIVISION
FOR
WORTH GRIMSHAW**

**BULLOCH BROTHERS
ENGINEERING INC.**
CIVIL ENGINEERS—LAND SURVEYORS—
LAND PLANNERS
— www.bullochbrothers.com —

SECTION 7. T35S, R10W, ENOCH CITY, UTAH

P.O. BOX 3174
CEDAR CITY, UTAH 84720
1809 W STATE ST. SUITE 200
PLEASANT GROVE, UT 84062
750 WEST PIONEER BLVD
MESQUITE, NEVADA 89027
(408) 599 0502
(801) 763-8487
(702) 346-5101