

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

December 27, 2022, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/86525094798>

Meeting ID: 865 2509 4798

- 1. CALL TO ORDER OF REGULAR MEETING-By**
 - a. Pledge of Allegiance**
 - b. Invocation (2 min.) –Audience invited to participate.**
 - c. Inspirational thought**
 - d. Approval of agenda for December 27, 2022**
 - e. Approval of minutes for December 13, 2022**
 - f. Conflict of Interest Declaration-none stated**
- 2. CONSIDER THE FINAL PLAT OF HARDCORE INDUSTRIAL SUBDIVISION
AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**
- 3. CONSIDER VIRGIN VISTA MINOR LOT SUBDIVISION AND MAKE A
RECOMMENDATION TO THE CITY COUNCIL**
- 4. DISCUSS THE GENERAL PLAN**
- 5. PUBLIC COMMENTS**
- 6. COMMISSION/STAFF REPORTS**
- 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 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 December 21, 2022.

Lindsay Hildebrand, City Recorder

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
December 13, 2022 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Andy Losee
Commissioner Debra Ley
Commissioner Wade Adams-excused
Chairman Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Lindsay Hildebrand, City Recorder
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

PUBLIC PRESENT:

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance** Led by Hayden White
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by Commissioner Losee
 - c. **Inspirational thought** – Given by Commissioner Losee
 - d. **Approval of agenda for December 13, 2022 – Commissioner Ley made a motion to approve the agenda. Commissioner Losee seconded and all voted in favor.**
 - e. **Approval of minutes for November 22, 2022 Commissioner Ley made a motion to approve the minutes. Commissioner Correa seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration**-none stated

2. **PRESENTATION ABOUT THE IRON COUNTY R-4-K ZONING DISTRICT**
– Frank Evans

Frank Evans was on zoom and spoke about the residential 4,000-square-foot lot zoning district that was created a few years ago. He read from Iron County's R4K district. Iron County realized that there was a need for affordable housing. That's how this came up. He sent a copy of it in a PDF to City Manager Dotson before the meeting. They want to preserve good zoning ordinances. He showed an example of the R4K zoning district. Commissioner Ley asked if there were any that are in existence. Mr. Evans said no, there are none done thus far. Traditional neighborhoods have a problem, which is children playing on the sidewalk near cars. They are trying to separate the common areas from roads. The R4K zone allows for 4,000 square-foot lots. The lots would be 50X80 and they can go bigger but that is the minimum. He gave an example. They put two lots together and sister the houses. Every two lots there would be a 10-foot walkway. The houses are especially consistent. The idea is to take a 10-acre lot and see how many lots they can get into the development. The R4K ordinance says you have to have two ways to get in and out of the development. There would be a 60-foot-wide green space between the fronts of the homes that face each other. Higher density would get the home prices down for those first-time homebuyers. The ordinance says you have to have an HOA, which would maintain the green space and the park. No more than 30% of the homes can be rented. Commissioner Correa asked who came up with that 30%. Mr. Evans said someone in Iron County. This is the density you can have. What about parking? The ordinance requires off-street parking. Each home has a

two-car garage. They also have two spaces for guests to park. Commissioner Ley asked if street parking would be allowed. Mr. Evans said no, but each lot will have four spaces. It provides 250 feet of off-site storage for each lot as well. There are some real possibilities with this type of zoning. Mr. Evans asked if the City of Enoch would consider adopting the R4K zone, which would perhaps be the first type of this development in the City. Chairman Tingey said he wasn't sure what the next step is. Commissioner Correa asked where Cedar City stands on this. Mr. Evans said they have adopted this. He also mentioned that City Manager Dotson had shared with him that the state has required cities and counties to submit, once a year, the efforts they are making to provide affordable housing. This could be one way to address that. They also want to create water-wise homes by collecting grey water for landscaping. They also want to use solar to offset power bills. There was a conversation about the community accepting the idea of smaller lots.

3. PUBLIC HEARING FOR ASPEN ACRES SUBDIVISION FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO RURAL RESIDENTIAL (R-R-1)

Commissioner Ley made a motion to close the regularly scheduled Planning Commissioner meeting to open a public hearing for the Aspen Acres Subdivision zone change from Single-Family Residential (R-1-11) to Rural Residential (R-R-1). Commissioner Correa seconded and all voted in favor.

There were no public comments.

Commissioner Ley made a motion to close the public hearing and return to the regularly scheduled meeting. Commissioner Losee seconded and all voted in favor.

4. CONSIDER A ZONE CHANGE REQUEST FOR THE ASPEN ACRES SUBDIVISION FROM SINGLE-FAMILY RESIDENTIAL (R-1-11) TO RURAL RESIDENTIAL (R-R-1) AND MAKE A RECOMMENDATION TO CITY COUNCIL

Chairman Tingey asked if there were any comments or questions. Hayden said they annexed into Enoch and thought it was R-R-1 from the beginning.

Commissioner Ley made a motion to send a favorable recommendation to the City Council to change the zone of the Aspen Acres Subdivision from Single-Family Residential to Rural Residential (R-R-1). Commissioner Losee seconded and all voted in favor.

5. CONSIDER THE FINAL PLAT OF VALLEY GATE ESTATES SUBDIVISION PHASE 1 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

– Go Civil Eng.

Dallas Buckner said this is the project just across the road. They changed the zone to R-1-11. They have worked through the construction drawings with Watson Engineering. There are roughly 17 acres and 47 lots. Chairman Tingey asked if there was anything new to note. Mr. Buckner said they may have moved some lot lines around.

Commissioner Correa made a motion to send a favorable recommendation for Phase 1 of Valley Gate Estates Subdivision. Commissioner Losee seconded and all voted in favor.

6. CONSIDER THE FINAL PLAT OF SPRING HILL SUBDIVISION PHASE 1 AND MAKE A RECOMMENDATION TO THE CITY COUNCIL – Platt & Platt

Hayden showed this subdivision on the map. They worked out a deal to run water down Jones Road with curb and gutter. Chairman Tingey asked if the City was ok with re-routing water. Hayden said we are asking them to put curb and gutter down one side of the road, and more storm drain collection boxes in. Commissioner Ley asked that because there will be

excessive water that will flow through that road, will the City require the developer to enlarge it or whatever needs to be done? Hayden said he is waiting to see what size storm drain they will need and then we will just match it. Chairman Tingey said as long as the storm drain doesn't plug up, that road will be safer than it has been in the past. He also noted that this subdivision consists of 8 houses, all of which will be half-acre lots. Council Member Ross asked if they have moved the hydrant from lot two. Hayden said yes they are almost done. The property owners gave the City an easement to build the road with an entrance in and out of the subdivision. Commissioner Ley asked why the City is building the road. Hayden said because we want the road. Commissioner Ley said if the developers are going to be using that road for their development, then they should be building it. Hayden said the Ravine Road isn't up to standard for that kind of traffic. Commissioner Losee asked if the new location for the Children's Justice Center (CJC) is close to this subdivision. Hayden said yes it is and showed the new CJC location in relation.

Commissioner Ley made a favorable recommendation to the City Council for the Final Plat of Spring Hill Subdivision Phase 1. Commissioner Losee seconded and all voted in favor.

7. SET A PUBLIC HEARING FOR ENOCH CITY CODE 12.2600.2602 ON DECEMBER 27, 2022 - A secondary irrigation requirement for developers (See Water Board Rec.)

Commissioner Correa read the ordinance along with the proposed changes. Chairman Tingey said there is blank space in the ordinance where a certain amount of feet has been left out. He read that sentence and asked what it meant. Hayden said the Water Board recommended 1,320 feet. Chairman Tingey suggested reading it. Commissioner Correa read the ordinance along with the proposed changes. Hayden gave an example. Chairman Tingey said he was inclined to go with what the recommendation was. Hayden said in the first paragraph it says that the Planning Commission will approve the improvements. Has the Planning Commission ever planned where the water line goes? Chairman Tingey said no. He suggested clarifying that with City Manager Dotson. Commissioner Ley suggested setting the public hearing for the 10th of January.

Commissioner Ley made a motion to set a public hearing for Enoch City Code 12.2600.2602 on January 10th 2023. Commissioner Correa seconded and all voted in favor.

8. CONSIDER THE REVISED MODERATE INCOME HOUSING ELEMENT OF THE GENERAL PLAN – City Manager Dotson

C-5.1 Chairman Tingey explained that City Manager Dotson changed the item in the General Plan to the exact wording from the State. We have to come up with the action plan and when we plan to have that done. Commissioner Losee suggested using the word "consider" to fulfill the action plan. Chairman Tingey agreed. He also said the core problem is that moderate-income housing is not defined. He asked that they try to come up with things that might work. We also need to have a public hearing. Commissioner Ley asked if the state strategy is what we have to follow. Chairman Tingey said nothing is mandated yet. Chairman Tingey asked what wording they should use for the R4K zone proposal. Hayden suggested, "evaluate the rezoning for moderate-income housing development". Incorporate the PUD and M-R2 into this. Council Member Ross said for the moderate-income housing requirement, rewriting existing ordinances does not count. Chairman Tingey said we could say "research new zoning". He wanted to mention specifically R4K. Commissioner Ley suggested "Research and evaluate the rezoning of densities to facilitate moderate-income housing". Chairman Tingey suggested "Evaluate the value and feasibility of R4K zone" and "Evaluate new zone options to facilitate moderate-income housing". The Commissioners agreed. Chairman Tingey suggested July 2023 timeline for the first one and the second recommendation would be December 2023.

C-5.2 Commissioner Correa asked if infrastructure means changes in the size of the water lines, sewer, etc. Hayden said it sounds like we are putting it in. Commissioner Ley said it sounds like they want us to subsidize infrastructure. Commissioner Correa said if they want us to do this, it will be a hardship with a city our size. Commissioner Ley asked if the investment is changing the zone. Hayden said no they want more money. Chairman Tingey suggested, “re-evaluate impact fees”. Commissioner Ley agreed. We could exempt impact fees. Council Member Ross said the cities that failed were the cities that were about the same size as us. Hayden said if we pay for the infrastructure then the developer would save the money, however, we rely on impact fees. Chairman Tingey said impact fees are all for infrastructure. Hayden suggested 6 months in August. Commissioner Ley said smaller lots for infrastructure. If you have more homes on a street, your infrastructure won’t cost as much. Chairman Tingey suggested, “Reevaluate zoning densities to potentially reduce infrastructure cost”. Commissioner Ley agreed. Commissioner Losee said the idea of tiny homes would fit this. Council Member Ley suggested a December timeline.

C-5.3 Chairman Tingey said this is basically applying for grants. He wondered if we should have a committee to explore grants rather than make City Manager Dotson be responsible for them. Commissioner Correa suggested the Economic Development Committee. He suggested they consider tasking them with grant applications. Chairman Tingey suggested this as an action. It would be “task the Enoch City Economic Development Committee (ECD) with researching grant partners and opportunities. Commissioner Ley suggested giving them until March of 2023. Chairman Tingey asked if they could think of anything else. He also suggested an “Attempt to recruit seasoned grant writers”. The Commissioners agreed. They decided on a projected completion date of August 2023.

C-5.4 Chairman Tingey wasn’t sure what this is one. He asked if there was set aside now for low-income housing development. Hayden said not that they know of. There was a discussion on a Community Reinvestment Agency. Chairman Tingey suggested waiting on this one.

9. DISCUSS THE GENERAL PLAN STARTING WITH SECTION F. ECONOMIC DEVELOPMENT

Commissioner Correa read Section F.

F-1.3 Commissioner Ley suggested removing “tax incentives”. Commissioner Correa agreed. Commissioner Correa asked what examples would be social and political. Chairman Tingey said museums or maybe the ice ring would be an example. Commissioner Ley said we allow 4 wheelers to use the side paths. Commissioner questioned job training. Chairman Tingey said this is something that the ECD could go over.

Goal F-2 Measures of Economic Growth

Chairman Tingey said we aren’t currently doing this.

Policies:

F-3.1

Commissioner Ley asked for an example. Chairman Tingey said the funding source is the bank and he didn’t know that we do anything proactively.

Goal F-4 Fiscal Balance

F-4.2 Commissioner Ley suggested putting a period after “expenditures”. The Commissioners agreed.

F-4.3

Commissioner Ley suggested putting a period after “infrastructure” and removing the rest of the sentence. The Commissioners agreed.

2. Implementation of the Economic Development, Community Revitalization, and Human Resources Element

The Commissioners wanted to know what developmental agreements mean. They agreed to ask City Manager Dotson. Chairman Tingey asked the Commissioners to go over the final draft once it is sent to them.

10. PUBLIC COMMENTS There were no public comments

11. COMMISSION/STAFF REPORTS

Council Member Ross said the last time the City Council met they said they would be in favor of having a historical committee. If someone wants to put that together, then they would be ok with that.

Hayden White said a lot of trucks went down after the snowfall. They have put in new sample sites for water testing. They have been working on Iron Mountain Park and landscaping. The striping is scheduled with the fencing for the pickleball court. City Manager Dotson is working on the sod.

Lindsay Hildebrand said she has been working on City Council packets and the Planning Commission packet. She will miss the 27th meeting.

Commissioner Correa mentioned the Wreaths Across America Saturday, Dec. 17th.

Commissioner Losee said he and City Manager Dotson want to start the informational videos.

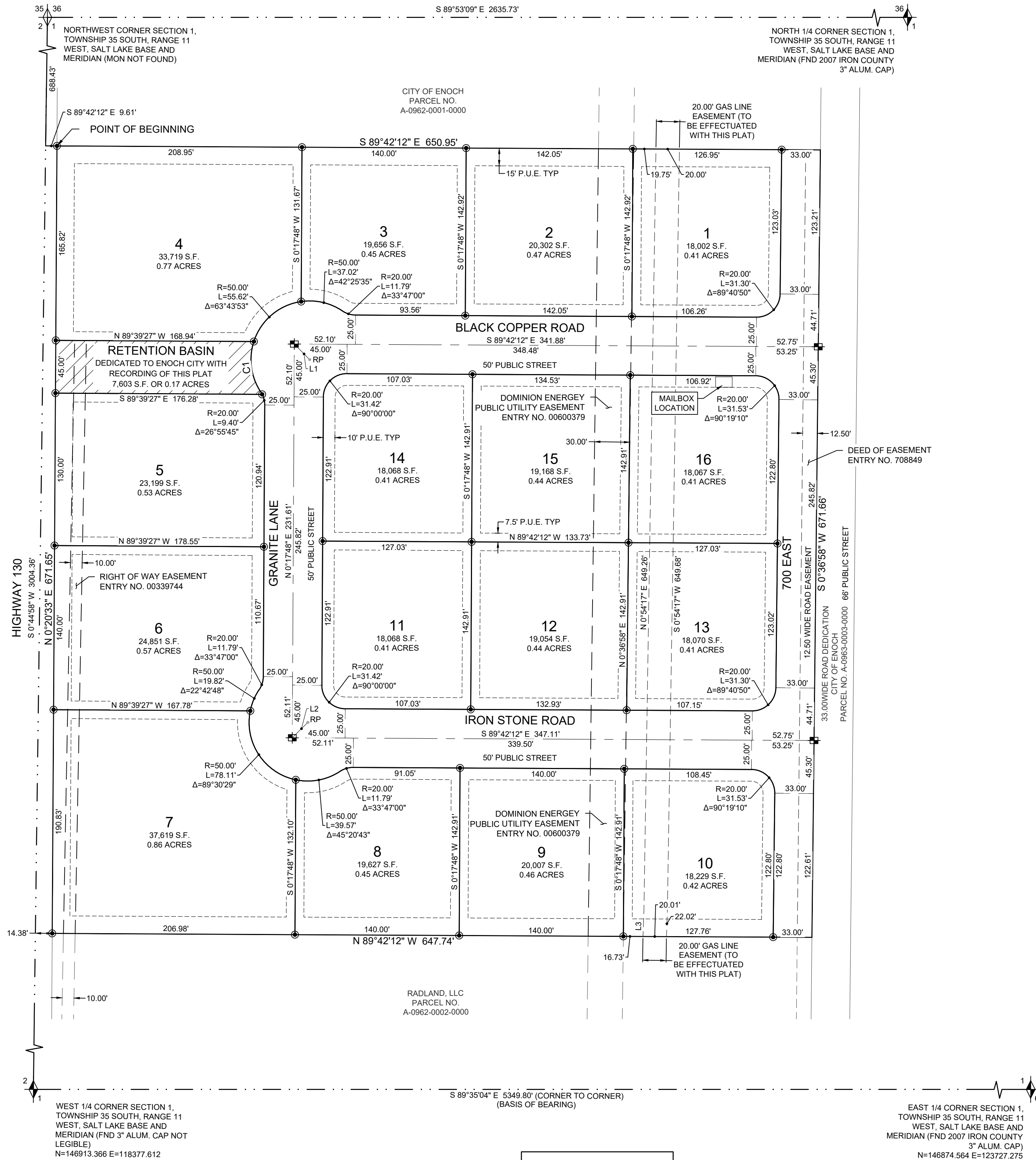
12. ADJOURN

Commissioner Ley made a motion to adjourn. Commissioner Losee seconded and all voted in favor.

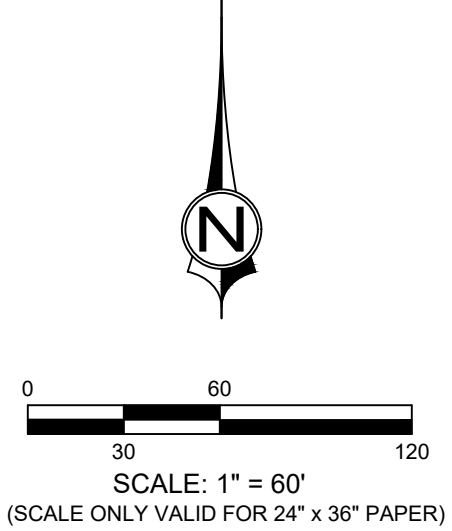
Lindsay Hildebrand, City Recorder Date

HARDCORE INDUSTRIAL PARK SUBDIVISION

LOCATED IN
NW 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 11 WEST,
SALT LAKE BASE AND MERIDIAN
ENOCH CITY, IRON COUNTY, UTAH



DRAFT COPY FOR REVIEW ONLY
PROFESSIONAL LAND SURVEYOR
No. 9481170
TRAVIS W. SANDERS
STATE OF UTAH



- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SECTIONAL MONUMENTATION (NOT FOUND)
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
 - SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - EASEMENT LINE (SEE NOTES)

Curve Table				
Curve Number	Length	Radius	Delta	Tangent
C1	44.86	50.00	51°24'32"	24.07

Line Table		
Line Number	Direction	Length
L3	N 2°04'22" E	22.43'
L1	N 44°42'12" W	18.64'
L2	S 45°17'48" W	18.64'

HARDCORE INDUSTRIAL PARK SUBDIVISION

LOCATED IN
NW 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH,
RANGE 11 WEST, SALT LAKE BASE & MERIDIAN



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROJ. #: FF21158.00
DRAWN BY: JRF
DATE: 12-15-2022
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 60'

SHEET
2
OF
2

VIRGIN VISTA ENT., LLC MINOR LOT SUBDIVISION
AND
RECORD OF SURVEY

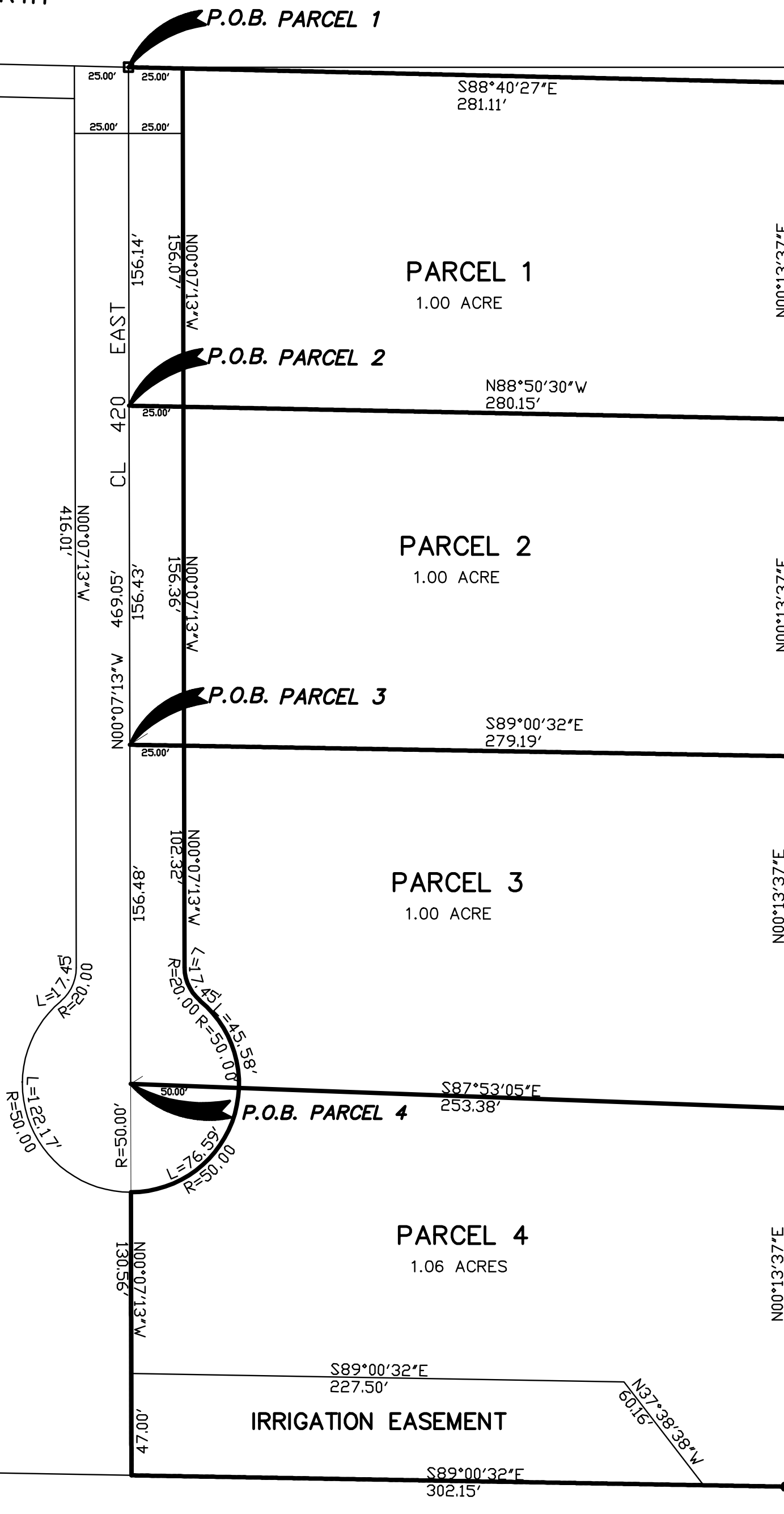
SECTION 23 T35S-R11W S.L.B.&M.



N89°36'13"E
1442.63'
ECSM
WITNESS CDNER

66' ROW 3600 NORTH

RECORD OF SURVEY
PARCEL 1-A
4.69 ACRES



50 FOOT ROAD EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES

BEGINNING AT A POINT N00°15'43"W 2719.40 FEET AND N90°00'00"W 880.39 FEET FROM THE SOUTHEAST CORNER SECTION 23 T35S-R11W S.L.B.&M., SAID POINT BEING ON THE SOUTH LINE OF 3600 NORTH AND ON THE CENTERLINE OF A 50.00 FOOT ROAD FOR INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT; RUNNING THENCE S88°50'30"E 25.00 FEET TO THE EAST LINE OF SAID ROAD; THENCE S00°07'13"E ALONG SAID EAST LINE 414.80 FEET TO THE PC OF A CURVE TO THE LEFT, CURVE DATA: RADIUS= 20.00' ARC LENGTH= 17.45' CHORD= 16.90' CHORD BEARING= S25°07'03"E, THENCE ALONG THE ARC OF SAID CURVE 17.45 FEET TO THE PRC OF A CURVE TO THE RIGHT, (CUL-DE SAC) CURVE DATA: RADIUS= 50.00', ARC LENGTH=244.34', THENCE ALONG THE ARC OF SAID CURVE 244.34 FEET TO THE PRC OF A CURVE TO THE LEFT, CURVE DATA: RADIUS= 20.00', ARC LENGTH 17.45', CHORD= 16.90', CHORD BEARING= N24°52'51"E, THENCE ALONG THE ARC OF SAID CURVE 17.45 FEET TO THE PT. SAID POINT BEING ON THE WEST LINE OF SAID ROAD; RUNNING THENCE N00°07'13"W ALONG SAID WEST LINE 416.01 FEET TO A POINT ON THE SOUTH LINE OF SAID 3600 NORTH; THENCE S88°50'30"E ALONG SAID SOUTH LINE 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.66 ACRES.

CERTIFICATE OF ACCEPTANCE

I, , Mayor of Enoch City Corporation, do hereby certify that this plat of MINOR LOT SUBDIVISION, 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 _____, 2015.

ATTEST: CITY RECORDER

BY: MAYOR

PLANNING COMMISSION APPROVAL

I, , Chairperson of the Enoch City Planning Commission, do hereby certify that this plat of MINOR LOT SUBDIVISION, has been approved by said commission and is hereby recommended to the City Council for approval on this, the _____ day of _____, 2015.

Planning Commission
Chairperson

NOTE:
PROPERTY IS ZONED- R-R-1

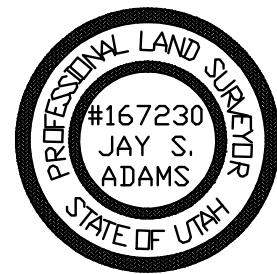
LEGEND

- SECTION CORNER
- FOUND MONUMENT
- SET REBAR & PLASTIC CAP L.S. NO. 167230
- FENCE LINE
- DEED CALLS

FND RBP BRASS TABLET

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 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PROPERTY AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



10/20/2022
DATE

Jay S. Adams
JAY S. ADAMS

BOUNDARY DESCRIPTION

PARCEL 1
BEGINNING AT A POINT N00°15'43"W 2719.40 FEET AND N90°00'00"W 880.39 FEET FROM THE SOUTHEAST CORNER SECTION 23 T35S-R11W S.L.B.&M., SAID POINT BEING ON THE CENTERLINE OF A 50.00 FOOT ROAD FOR INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT; RUNNING THENCE S88°40'27"E 306.11 FEET; THENCE S00°13'37"W 155.23 FEET; THENCE N88°50'30"W 305.15 FEET TO THE CENTERLINE OF SAID 50.00 FOOT ROAD; RUNNING THENCE N00°07'13"W ALONG SAID CENTERLINE 156.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.09 ACRES. RESERVING THEREFROM THE WEST 25.00 FEET OF SAID PARCEL FOR AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES.

PARCEL 2
BEGINNING AT A POINT N00°15'43"W 2719.40 FEET AND N90°00'00"W 880.39 FEET AND S00°07'13"E 156.14 FEET FROM THE SOUTHEAST CORNER SECTION 23 T35S-R11W S.L.B.&M., SAID POINT BEING ON THE CENTERLINE OF A 50.00 FOOT ROAD FOR INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT; RUNNING THENCE S88°50'30"E 305.15 FEET; THENCE S00°13'37"W 155.52 FEET; THENCE N89°00'32"W 304.19 FEET TO THE CENTERLINE OF SAID 50.00 FOOT ROAD; RUNNING THENCE N00°07'13"W ALONG SAID CENTERLINE 156.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.09 ACRES. RESERVING THEREFROM THE WEST 25.00 FEET OF SAID PARCEL FOR AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES.

PARCEL 3
BEGINNING AT A POINT N00°15'43"W 2719.40 FEET AND N90°00'00"W 880.39 FEET AND S00°07'13"E 312.57 FEET FROM THE SOUTHEAST CORNER SECTION 23 T35S-R11W S.L.B.&M., SAID POINT BEING ON THE CENTERLINE OF A 50.00 FOOT ROAD FOR INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT; RUNNING THENCE S89°00'32"E 304.19 FEET; THENCE S00°13'37"W 162.41 FEET; THENCE N87°53'05"W 303.38 FEET TO THE CENTERLINE OF SAID 50.00 FOOT ROAD, SAID POINT ALSO BEING THE CENTERLINE OF A 50 FOOT RADIUS CUL-DE-SAC; RUNNING THENCE N00°07'13"W ALONG SAID CENTERLINE ROAD 156.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.11 ACRES. RESERVING THEREFROM THE WEST 0.11 ACRES OF SAID PARCEL FOR AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES.

PARCEL 4
BEGINNING AT A POINT N00°15'43"W 2719.40 FEET AND N90°00'00"W 880.39 FEET AND S00°07'13"E 469.05 FEET FROM THE SOUTHEAST CORNER SECTION 23 T35S-R11W S.L.B.&M., SAID POINT BEING ON THE CENTERLINE OF A 50.00 FOOT ROAD FOR INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT; SAID POINT ALSO BEING THE CENTERLINE OF A 50 FOOT RADIUS CUL-DE-SAC; RUNNING THENCE S87°53'05"E 303.38 FEET; THENCE S00°13'37"W 174.60 FEET; THENCE N89°00'32"W 302.15 FEET; RUNNING THENCE N00°07'13"W 180.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.23 ACRES. RESERVING THEREFROM THE WEST 0.04 ACRES OF SAID PARCEL FOR AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES.

PARCEL 1-A (RECORD OF SURVEY)
BEGINNING AT A POINT N00°15'43"W 2719.40 FEET AND N90°00'00"W 880.39 FEET FROM THE SOUTHEAST CORNER SECTION 23 T35S-R11W S.L.B.&M. RUNNING THENCE S00°07'13"E 649.61 FEET; THENCE N89°00'32"W 336.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MINERSVILLE HIGHWAY; THENCE N00°08'31"W ALONG SAID RIGHT-OF-WAY 651.58 FEET; THENCE S88°40'27"E 336.36 TO THE POINT OF BEGINNING AND CONTAINING 5.02 ACRES. RESERVING 0.66 ACRES LYING WITHIN AN EASEMENT ON THE EAST SIDE OF SAID PARCEL FOR INGRESS, EGRESS AND PUBLIC UTILITIES.

NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF JOHN KAY TO ESTABLISH PROPERTY LINES AND TO PROVIDE A RECORD OF SURVEY AND MINOR LOT SUBDIVISION. THE BASIS OF BEARING IS N00°15'43"E BETWEEN THE SE CORNER AND THE NE CORNER OF SECTION 23 T35S-R11W, S.L.B.&M. BASED ON THE CEDAR CITY COORDINATE SYSTEM, AND A DEPENDENT RESURVEY BY DOUG GRIMSHAW.

VIRGIN VISTA ENT., LLC
MINOR LOT SUBDIVISION
AND RECORD OF SURVEY
(ENOCH CITY)

LOCATION: SECTION 23
T35S, R11W, SLB&M.

PREPARED FOR: JOHN KAY

SURVEY DATE: 10/20/22

DRAWN: KLJ CHECKED: JSA CHECKED: XXXX

ADAMS SURVEYING &
ENGINEERING INC.

987 NORTH MAIN STREET SUITE #2
CEDAR CITY, UTAH 84720
Voice: (435) 586-0852
Fax: (435) 586-0889