

PARTIAL ROAD ABANDONMENT PLAT OF
VILLAGE GREEN ROAD
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°48'10"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 WAYMANT, 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 FOR 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

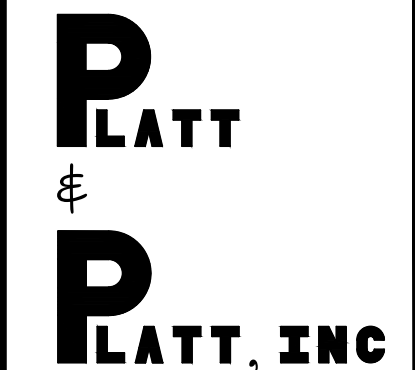
I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS VACATION PLAT FOR A PORTION OF VILLAGE GREEN ROAD, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2022.

CARRI JEFFRIES
IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

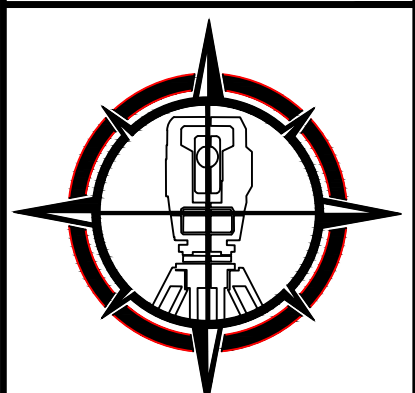
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RECORDED AT THE REQUEST OF: _____



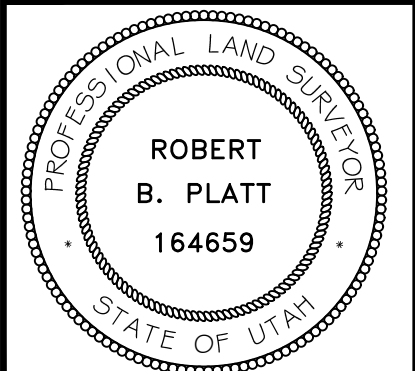
PLATT & PLATT, INC
CONSULTING
CIVIL ENGINEERS

LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
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FAX: (435) 586-8567
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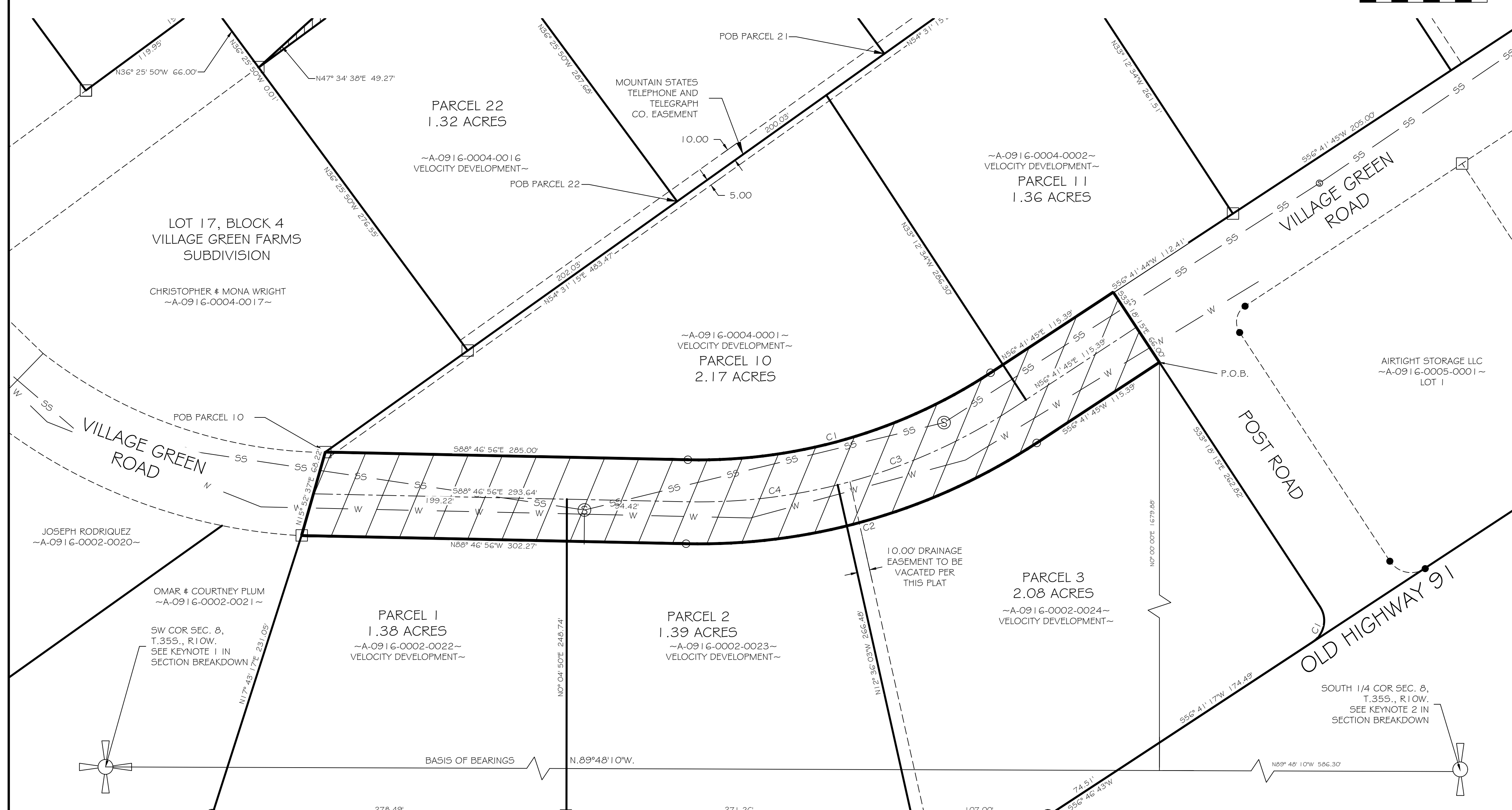


REVISION	DATE	DESCRIPTION

PARTIAL ROAD ABANDONMENT PLAT OF
VILLAGE GREEN ROAD
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 21, 2022
SCALE: 1" = 50'



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.
- FOUND - *SW COR SEC. 8, T.35S., R.10W., SLB#M 3" 1998 ENOCH CITY BRASS CAP N:138922.230 E:118338.909
- FOUND - *S 1/4 COR SEC. 8, T.35S., R.10W., SLB#M ICSM IN CONCRETE N:138925.388 E:121024.538
- FOUND - *SE COR SEC. 8, T.35S., R.10W., SLB#M 3" 1998 ENOCH CITY BRASS CAP N:138928.475 E:123710.054

UTILITY COMPANIES APPROVAL

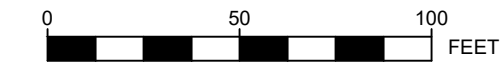
WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE OF THIS VACATION PLAT FOR A PORTION OF VILLAGE GREEN ROAD.

ROCKY MOUNTAIN POWER	DATE _____
CENTURY LINK	DATE _____
DOMINION ENERGY	DATE _____
SOUTH CENTRAL COMMUNICATIONS	DATE _____

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
- EXISTING WATER LINE
- EXISTING SEWER LINE

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



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 23.64 FEET (THE CHORD OF SAID CURVE BEARS N.44°51'09"W
21.27 FEET), THENCE S.89°08'23"E 7.98 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 AROUND
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. 11.65 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 7,788 SQUARE FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C36	52.87	500.00	6°03'30"	S56°39'52"W	52.84
C37	230.62	247.00	53°29'49"	N26°53'13"E	222.34
C38	238.09	255.00	53°29'49"	S26°53'13"W	229.54
C39	23.62	15.00	90°13'50"	S44°58'36"E	21.26
C40	23.64	15.00	90°17'48"	N44°51'09"W	21.27
C41	52.87	500.00	6°03'30"	N50°36'22"E	52.84
C42	53.98	305.00	10°08'24"	N48°33'55"E	53.91
C43	55.39	313.00	10°08'24"	S48°33'55"W	55.32
C44	101.60	305.00	19°05'13"	N33°57'07"E	101.14
C45	104.27	313.00	19°05'13"	S33°57'07"W	103.79
C46	129.20	305.00	24°16'12"	N12°16'25"E	128.23
C47	132.58	313.00	24°16'12"	S12°16'25"W	131.60
C48	23.50	15.00	89°46'10"	N45°01'24"E	21.17
C49	17.47	15.00	66°43'33"	S25°00'47"W	16.50

- 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.

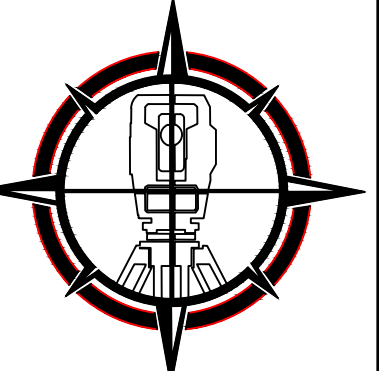
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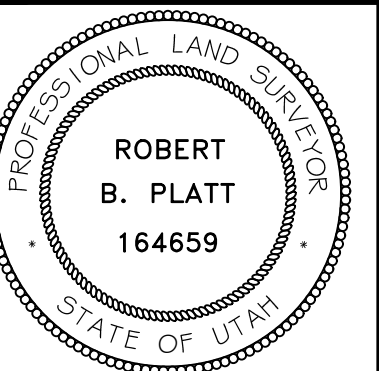
CARRI JEFFRIES
IRON COUNTY RECORDER

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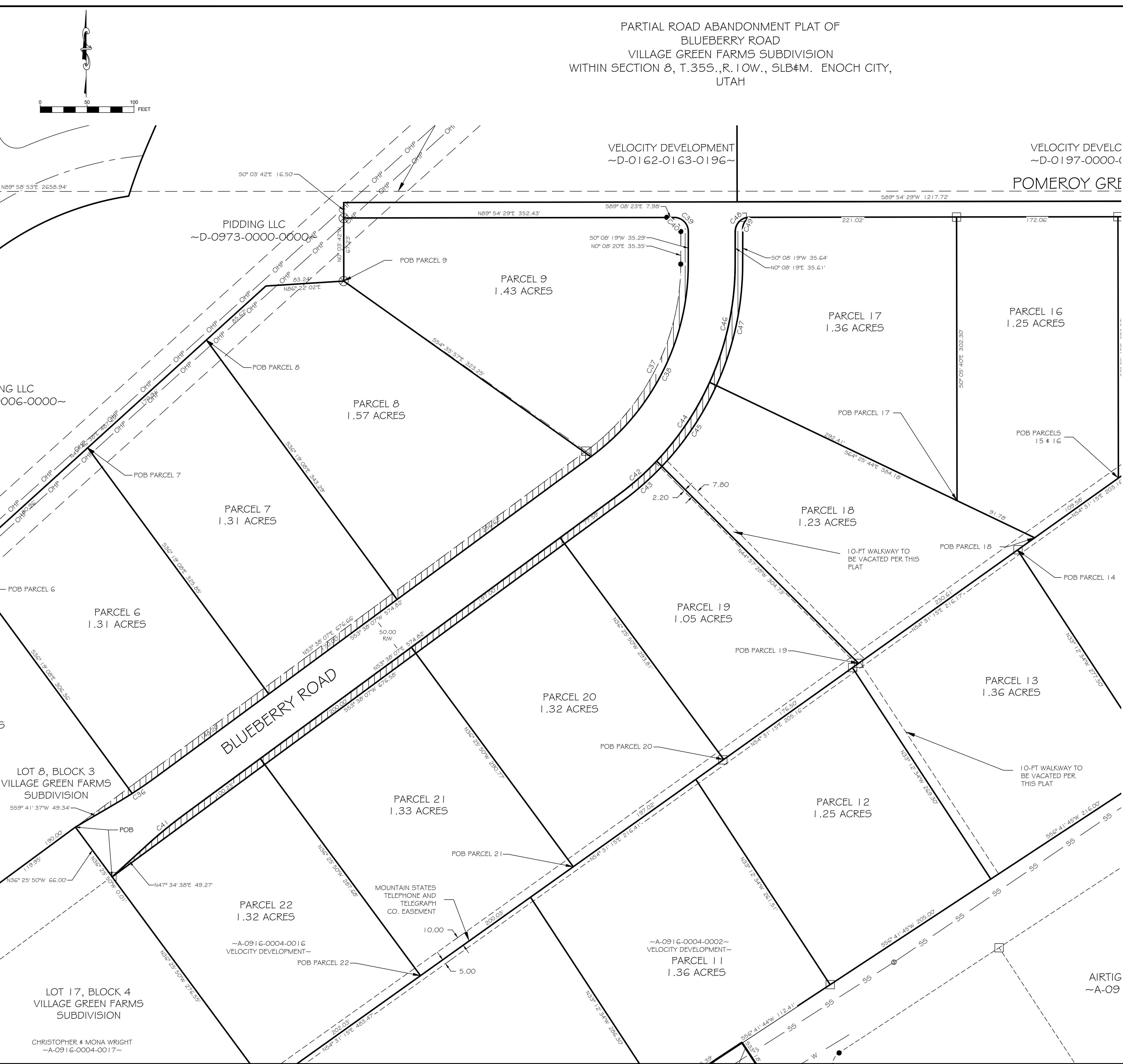
REVISION	DATE	DESCRIPTION

PARTIAL ROAD ABANDONMENT PLAT OF
BLUEBERRY ROAD
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 21, 2022
SCALE: 1" = 50'

FILE: F:\Mike\Jones_Spencer\Platts\Point\Blueberry Green Abandonment\Blueberry Green Vacation.dwg



CHRISTOPHER & MONA WRIGHT
~A-0916-0004-0017~

~A-0916-0004-0016
VELOCITY DEVELOPMENT~

~A-0916-0004-0002~
VELOCITY DEVELOPMENT~

PARCEL 11
1.36 ACRES

AIRTIG
~A-09