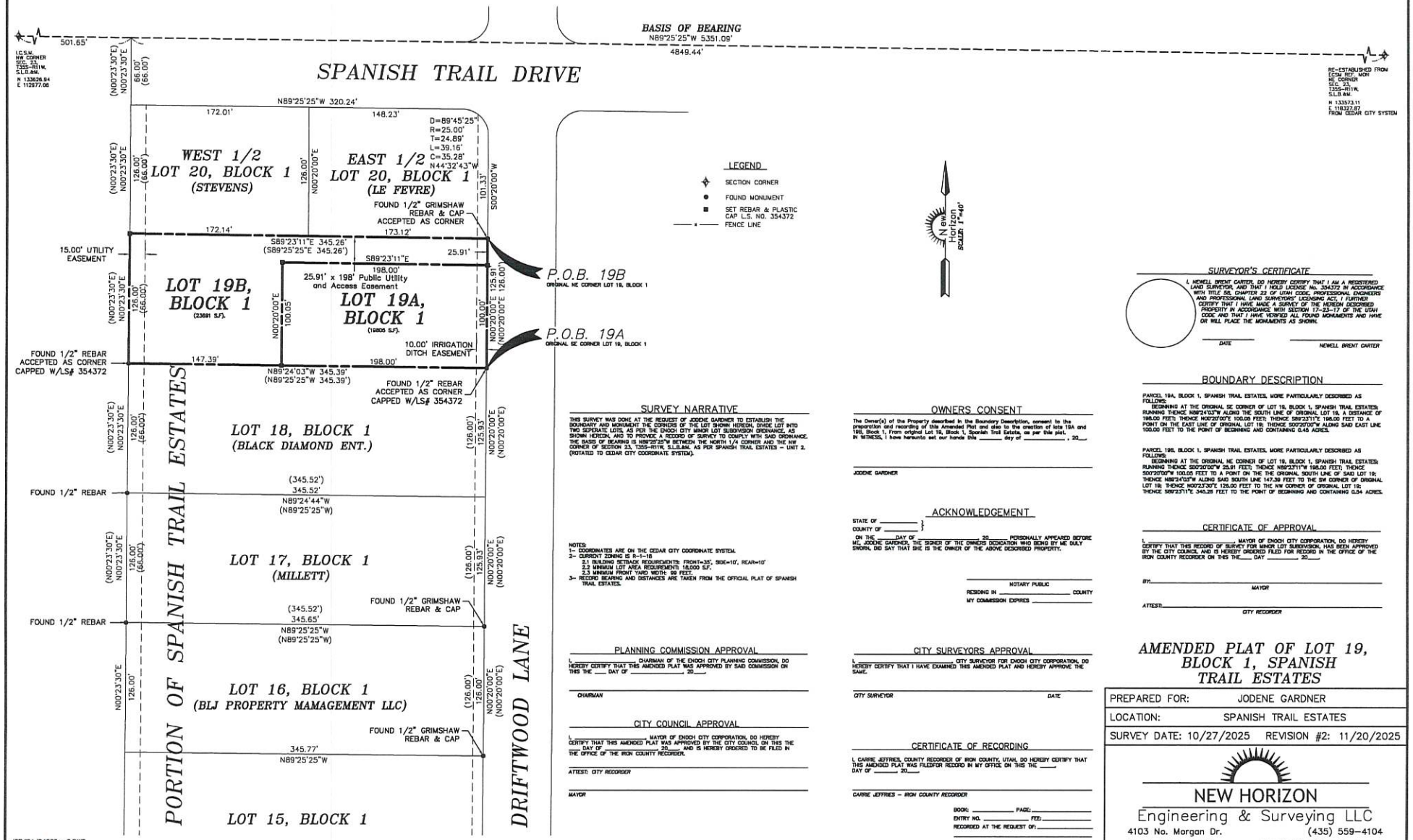
AMENDED PLAT OF LOT 19, BLOCK 1, SPANISH TRAIL ESTATES

LOCATED IN: ENOCH CITY, WITHIN NW 1/4 SECTION 23, T35S-R11W, S.L.B.&M.



LEGEND

- SECTION CORNER
- FOUND MONUMENT
- SET REBAR & PLASTIC CAP L.S. NO. 354372
- FENCE LINE

New Horizon
SCALE: 1"=40'

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF JODENE GARDNER TO ESTABLISH THE BOUNDARY AND MONUMENT THE CORNERS OF THE LOT SHOWN HEREON, DIVIDE LOT INTO TWO SEPERATE LOTS, AS PER THE ENOCH CITY MINOR LOT SUBDIVISION ORDINANCE, AS SHOWN HEREON, AND TO PROVIDE A RECORD OF SURVEY TO COMPLY WITH SAID ORDINANCE. THE BASIS OF BEARING IS N89°25'25"W BETWEEN THE NORTH 1/4 CORNER AND THE NW CORNER OF SECTION 23, T35S-R11W, S.L.B.&M. AS PER SPANISH TRAIL ESTATES - UNIT 2. (ROTATED TO CEDAR CITY COORDINATE SYSTEM).

NOTES:
1- COORDINATES ARE ON THE CEDAR CITY COORDINATE SYSTEM.
2- CURRENT ZONING IS R-1-18.
  2.1 BUILDING SETBACK REQUIREMENTS: FRONT=35', SIDE=10', REAR=10'
  2.2 MINIMUM LOT AREA REQUIREMENT: 18,000 S.F.
  2.3 MINIMUM FRONT YARD WIDTH: 90 FEET.
3- RECORD BEARING AND DISTANCES ARE TAKEN FROM THE OFFICIAL PLAT OF SPANISH TRAIL ESTATES.

PLANNING COMMISSION APPROVAL

I, _____, CHAIRMAN OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED BY SAID COMMISSION ON THIS THE ___ DAY OF _____ 20____.

CHAIRMAN

CITY COUNCIL APPROVAL

I, _____, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED BY THE CITY COUNCIL ON THIS THE DAY OF _____ 20____, AND IS HEREBY ORDERED TO BE FILED IN THE OFFICE OF THE IRON COUNTY RECORDER.

ATTEST: CITY RECORDER

MAYOR

OWNERS CONSENT

The Owner(s) of the Property described in the Boundary Description, consent to the preparation and recording of this Amended Plat and also to the creation of lots 19A and 19B, Block 1, From original Lot 19, Block 1, Spanish Trail Estate, as per this plat.
IN WITNESS, I have hereunto set our hands this _____ day of _____, 20____

JODENE GARDNER

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ }

ON THE _____DAY OF _____, 20_____ PERSONALLY APPEARED BEFORE ME, JODENE GARDNER, THE SIGNER OF THE OWNERS DEDICATION WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY.

NOTARY PUBLIC
RESIDING IN _____ COUNTY
MY COMMISSION EXPIRES _____

CITY SURVEYORS APPROVAL

I, _____, CITY SURVEYOR FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AMENDED PLAT AND HEREBY APPROVE THE SAME.

CITY SURVEYOR DATE

CERTIFICATE OF RECORDING

I, CARRIE JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS AMENDED PLAT WAS FILEDFOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____ 20____.

CARRIE JEFFRIES - IRON COUNTY RECORDER

BOOK: _____ PAGE: _____
ENTRY NO. _____ FEE: _____
RECORDED AT THE REQUEST OF: _____

SURVEYOR'S CERTIFICATE

I, NEWELL BRENT CARTER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE No. 354372 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS' LICENSING ACT, I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE AND THAT I HAVE VERIFIED ALL FOUND MONUMENTS AND HAVE OR WILL PLACE THE MONUMENTS AS SHOWN.

DATE NEWELL BRENT CARTER

BOUNDARY DESCRIPTION

PARCEL 19A, BLOCK 1, SPANISH TRAIL ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE ORIGINAL SE CORNER OF LOT 19, BLOCK 1, SPANISH TRAIL ESTATES; RUNNING THENCE N89°24'03"W ALONG THE SOUTH LINE OF ORIGINAL LOT 19, A DISTANCE OF 198.00 FEET; THENCE N00°20'00"E 100.05 FEET; THENCE S89°23'11"E 198.00 FEET TO A POINT ON THE EAST LINE OF ORIGINAL LOT 19; THENCE S00°20'00"W ALONG SAID EAST LINE 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES.

PARCEL 19B, BLOCK 1, SPANISH TRAIL ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE ORIGINAL NE CORNER OF LOT 19, BLOCK 1, SPANISH TRAIL ESTATES; RUNNING THENCE S00°20'00"W 25.91 FEET; THENCE N89°23'11"W 198.00 FEET; THENCE S00°20'00"W 100.05 FEET TO A POINT ON THE THE ORIGINAL SOUTH LINE OF SAID LOT 19; THENCE N89°24'03"W ALONG SAID SOUTH LINE 147.39 FEET TO THE SW CORNER OF ORIGINAL LOT 19; THENCE N00°23'30"E 126.00 FEET TO THE NW CORNER OF ORIGINAL LOT 19; THENCE S89°23'11"E 345.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES.

CERTIFICATE OF APPROVAL

I, _____, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY FOR 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 _____ 20____.

BY: _____
MAYOR

ATTEST: _____
CITY RECORDER

AMENDED PLAT OF LOT 19, BLOCK 1, SPANISH TRAIL ESTATES

PREPARED FOR:	JODENE GARDNER
LOCATION:	SPANISH TRAIL ESTATES
SURVEY DATE: 10/27/2025	REVISION #2: 11/20/2025

NEW HORIZON
Engineering & Surveying LLC
4103 No. Morgan Dr. (435) 559-4104
Enoch, Utah 84721 bcarter@mail2engineer.com