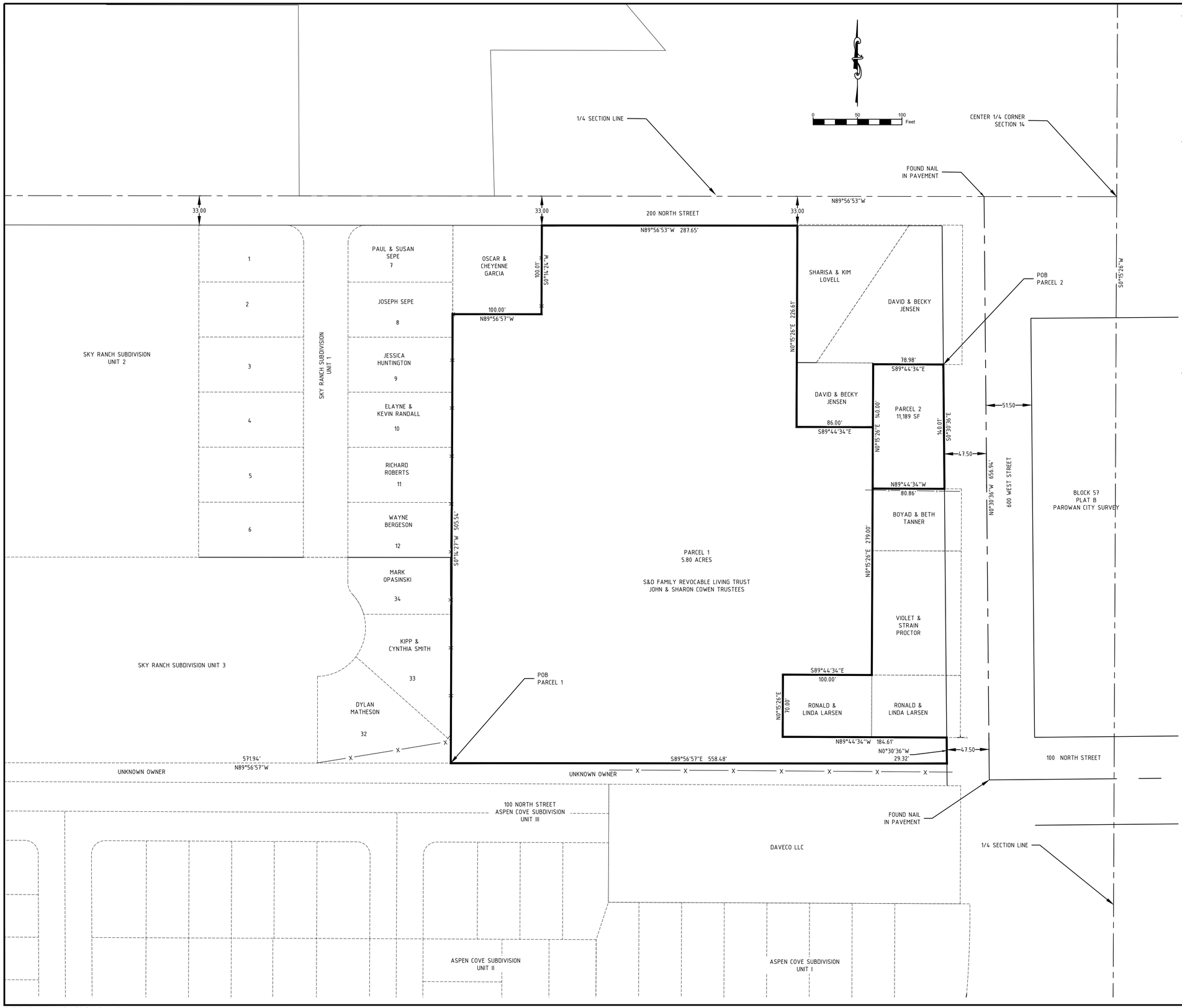

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENCE 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. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

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

LEGAL DESCRIPTIONS

PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF SKY RANCH SUBDIVISION UNIT 3, THENCE N.0°14'24"E. ALONG THE SUBDIVISION BOUNDARY 505.54 FEET, THENCE S.89°56'57"E. 100.00 FEET, THENCE N.0°14'24"E. 100.00 FEET, THENCE S.89°56'57"E. ALONG THE SOUTH LINE OF 200 NORTH STREET 287.65 FEET, THENCE S.0°15'26"W. 226.61 FEET, THENCE S.89°44'34"E. 86.00 FEET, THENCE S.0°15'26"W, 279.00 FEET, THENCE N.89°44'34"W, 100.00 FEET, THENCE S.0°15'26"W. 70.00 FEET, THENCE S.89°44'36"E. 184.61 FEET, THENCE S.0°30'36"E. 29.32 FEET, THENCE N.89°56'57"W. 558.48 FEET TO THE POINT OF BEGINNING.
CONTAINS 5.80 ACRES OF LAND.

PARCEL 2

BEGINNING N.89°56'53"W. ALONG THE 1/4 SECTION LINE 196.80 FEET AND S.0°30'36"E. 189.22 FEET FROM THE CENTER 1/4 CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SLB&M, THENCE S.0°30'36"E. ALONG THE WEST LINE OF 600 WEST STREET 140.01 FEET, THENCE N.89°44'34"W. 80.86 FEET, THENCE N.0°15'26"E. 140.00 FEET, THENCE S.89°44'34"E. 78.98 FEET TO THE POINT OF BEGINNING.
CONTAINS 11,189 SQUARE FEET.

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAN COWEN OF PAROWAN, UTAH. THE PURPOSE OF THE SURVEY WAS TO PROVIDE LEGAL DESCRIPTIONS FOR TWO PARCELS OF LAND OWNED BY S & D FAMILY REVOCABLE LIVING TRUST. THE SMALL APARTMENT PARCEL (5,642 SQUARE FEET) AND THE REMAINDER PARCEL (5.93 ACRES), TO DEFINE THE PROPERTY BOUNDARIES ON THE GROUND, AND TO PREPARE A RECORD OF SURVEY AND MINOR LOT SUBDIVISION DOCUMENTING THE IMPORTANT FINDINGS OF THE SURVEY.

BASIS OF BEARINGS FOR THIS SURVEY IS S.0°08'02"W. BETWEEN THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SLB&M, AND THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SLB&M, AS CALCULATED FROM THE OFFICIAL PLAT OF SKY RANCH SUBDIVISION UNIT 3 ON FILE IN THE IRON COUNTY RECORDER'S OFFICE.

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

RECORD OF SURVEY & MINOR LOT SUBDIVISION FOR

S&D FAMILY REVOCABLE LIVING TRUST

WITHIN SW 1/4 SECTION 14, T. 34 S., R. 9 W., SLB&M
PAROWAN 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: Jan 28, 2026

SCALE: 1" = 50'

FILE: P:\.Projects\2025-0072_Dan Cowen\Survey.dwg