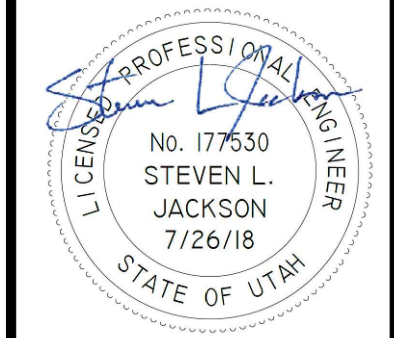


FOR:
 ZION SUNSET HOLDINGS LLC
 105203 S 293 PR SW
 PROSSER, WA 99350

CONTACT:
 KASON SMITH
 (435) 590-6540

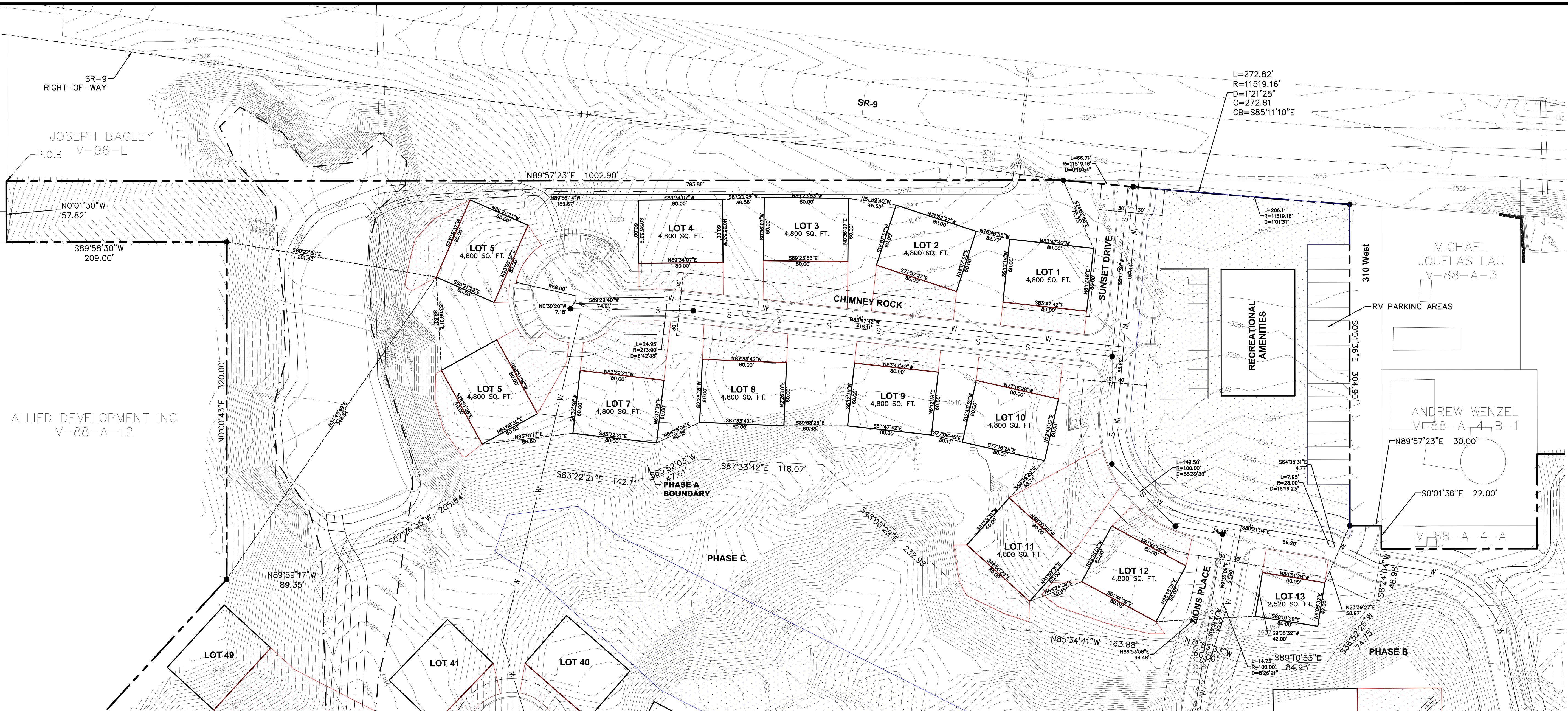
**ZION SUNSET VILLAS
 VIRGIN, UTAH
 FINAL PLAT - PHASE A**



NO.	DATE	REVISION	BY

PROJECT NO.: 18.033.101.006 DATE: 07/26/18
 DRAWN BY: SP CHECKED BY: SJ
 PROJECT MANAGER: S. JACKSON

**FINAL PLAT
 PHASE A
 G1.1**



ZION SUNSET VILLAS PHASE A LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS 500'00'44"W 1335.69 FEET AND N89°57'23"E 524.96 FEET FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°57'23"E 1002.90 FEET TO A 11,519.16 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01°21'25", A DISTANCE OF 272.82 FEET, (CHORD BEARS S85°11'10"E 272.81 FEET); THENCE S00°01'36"E 304.90 FEET; THENCE N89°57'23"E 30.00 FEET; THENCE S00°01'36"E 22.00 FEET; THENCE S08°24'04"W 48.98 FEET; THENCE S36°52'26"W 74.75 FEET; THENCE N89°10'53"W 84.93 FEET; THENCE N71°55'33"W 60.00 FEET; THENCE N85°34'41"W 163.88 FEET; THENCE N48°00'29"W 232.98 FEET; THENCE N87°33'42"W 118.07 FEET; THENCE S65°52'03"W 47.61 FEET; THENCE N83°22'21"E 142.11 FEET; THENCE S57°26'35"W 205.84 FEET; THENCE N89°59'17"W 89.35 FEET; THENCE THENCE N00°00'43"E 320.00 FEET; THENCE S89°58'30"W 209.00 FEET; THENCE N00°01'30"W 57.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 388,143.33 SQ. FT. OR 8.91 ACRES

NOTES:

1. A 15' WIDE PUBLIC UTILITY EASEMENT WILL BE ESTABLISHED FOR WATER LINES. 7.5' EACH SIDE OF WATER LINE.
2. PAVEMENT SECTION TO BE 3" ASPHALT OVER 6" COMPACTED UNTREATED ROAD BASE GRAVEL.

