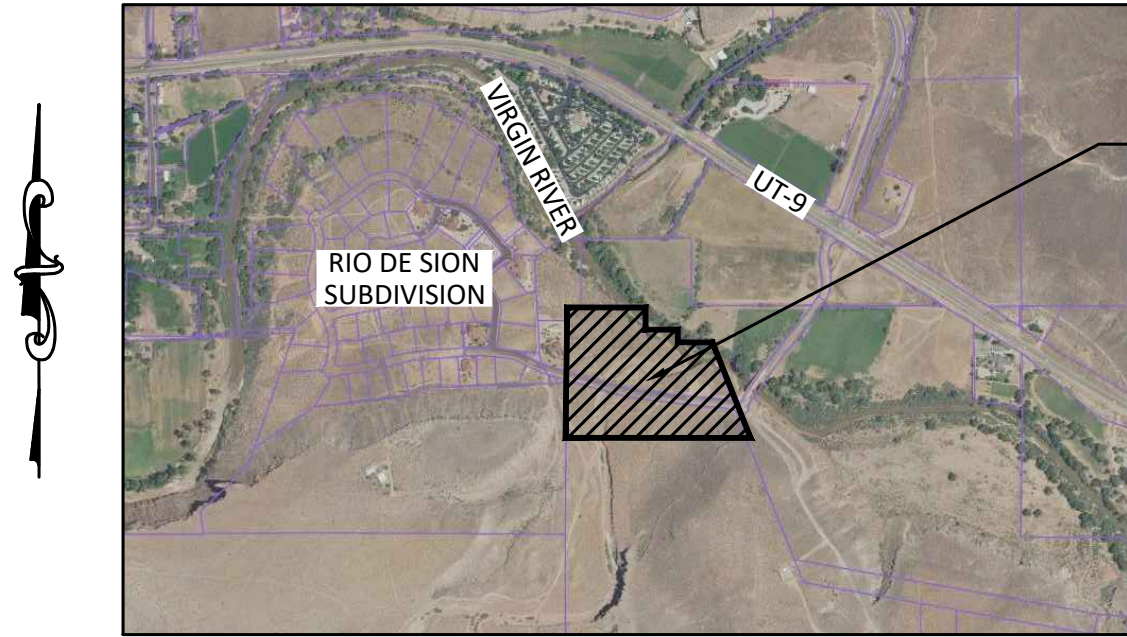
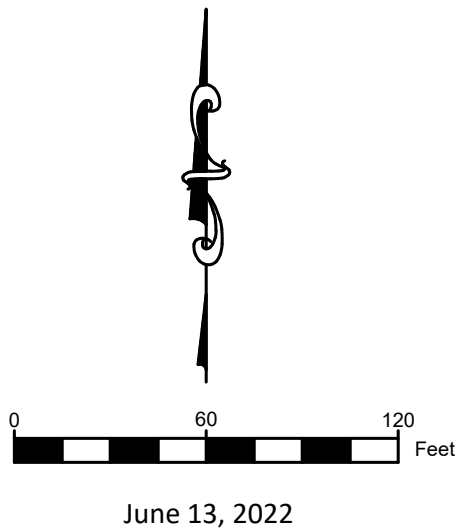




PROJECT LOCATION



June 13, 2022

PRELIMINARY SITE PLAN FOR ZION'S EDGE SUBDIVISION WITHIN SECTION 26, T. 41 S., R. 12 W., SLB&M VIRGIN CITY, WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED S.89°55'00"W. ALONG THE SECTION LINE 886.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 12 W., SLB&M; THENCE S.0°05'00"W. 127.00 FEET, THENCE S.89°55'00"E. 186.00 FEET, THENCE S.0°05'00"W. 73.00 FEET, THENCE S.89°55'00"E. 200.00 FEET, THENCE S.21°38'50"E. 592.08 FEET, THENCE N.89°55'00"W. 1064.87 FEET, THENCE N.0°46'57"E. 750.06 FEET, THENCE S.89°55'00"E. ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

LESS ANY PORTION LYING WITHIN LAS ENTRADA DRIVE.

CONTAINS 14.4 ACRES

P
&
P
PLATT, INC

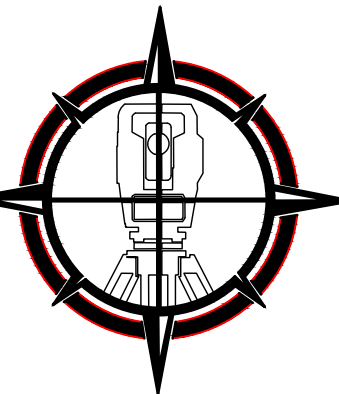
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS

195 N. 100 E.
CEDAR CITY, UT 84720

TEL: (435) 586-6151

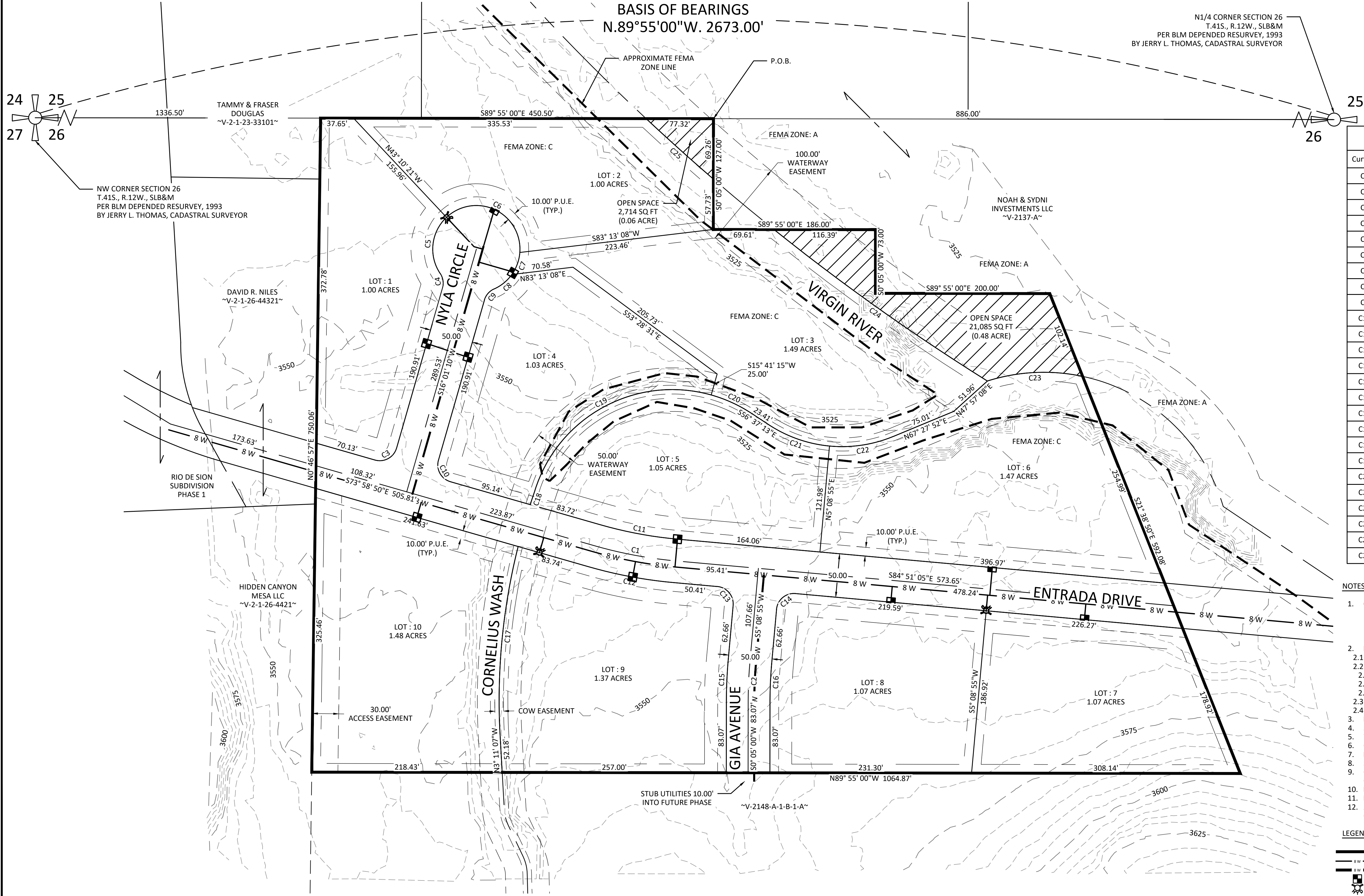
FAX: (435) 586-8567

EMAIL:
PLATT@INFOWEST.COM



VICINITY MAP (N.T.S.)

BASIS OF BEARINGS
N.89°55'00"W. 2673.00'



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	94.87	500.00	10°52'15"	S79° 24' 57"E	94.72
C2	44.20	500.00	5°03'55"	S2° 36' 58"W	44.19
C3	31.42	20.00	90°00'00"	N61° 01' 10"E	28.28
C4	17.45	20.00	49°59'41"	N8° 58' 41"W	16.90
C5	70.51	50.00	80°48'10"	N6° 25' 34"E	64.81
C6	120.00	50.00	137°30'31"	S64° 25' 05"E	93.20
C7	27.20	50.00	31°10'04"	S19° 55' 12"W	26.86
C8	26.63	50.00	30°30'37"	S50° 45' 33"W	26.31
C9	17.45	20.00	49°59'41"	S41° 01' 01"W	16.90
C10	31.42	20.00	90°00'00"	S28° 58' 50"E	28.28
C11	90.12	475.00	10°52'15"	N79° 24' 57"W	89.99
C12	99.61	525.00	10°52'15"	S79° 24' 57"E	99.46
C13	31.42	20.00	90°00'00"	S39° 51' 05"E	28.28
C14	31.42	20.00	90°00'00"	S50° 08' 55"W	28.28
C15	46.41	525.00	5°03'55"	S2° 36' 58"W	46.40
C16	41.99	475.00	5°03'55"	S2° 36' 58"W	41.98
C17	208.76	726.43	16°27'55"	N5° 50' 22"E	208.04
C18	16.66	726.43	1°18'51"	N18° 40' 25"E	16.66
C19	254.79	165.13	88°24'20"	N61° 29' 05"E	230.26
C20	50.99	165.13	17°41'33"	S65° 27' 59"E	50.79
C21	74.80	153.29	27°57'28"	S70° 35' 56"E	74.06
C22	74.80	153.29	27°57'28"	N81° 26' 36"E	74.06
C23	110.60	214.51	29°32'27"	N87° 12' 35"E	109.38
C24	300.29	2551.57	6°44'35"	N54° 37' 46"W	300.11
C25	103.81	2551.57	2°19'52"	N48° 03' 41"W	103.81

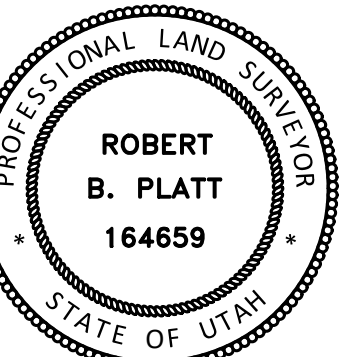
NOTES:

- OWNERS INFORMATION: J BARS INVESTMENTS & MUNSTER PROPERTIES INC
PO BOX 790236
VIRGIN, UTAH 84779
(435) 619-0189 - JOHN STAPLES
(435) 619-0164 - JEFF STAPLES
- PROPERTY INFORMATION:
 - ZONE: RR (RURAL RESIDENTIAL DISTRICT)
 - REQUIRED SETBACKS
 - FRONT: 25 FT
 - REAR: 10 FT
 - SIDE: 10 FT
 - AREA: 14.4 ACRES
 - APN: V-2148-A-1-B-1-A
- FLOOD ZONE A & C PER FEMA FIRM PANEL 49053C0860G DATED APRIL 2, 2009.
- SEWER MAIN TO CONNECT WITH EXISTING SEWER LINE IN ENTRADA DRIVE.
- WATER MAIN TO CONNECT WITH EXISTING WATER MAIN IN ENTRADA DRIVE.
- CONFIRM UTILITIES IN ENTRADA DRIVE PRIOR TO CIVIL DESIGN.
- EXISTING CONTOURS ARE AT 5-FT INTERVAL.
- SUBDIVISION CONTAINS 10 SINGLE FAMILY HOME LOTS.
- CONTRACTORS REQUIRED TO COMPLETE A GEOTECHNICAL REPORT BEFORE CIVIL DESIGN CAN BE FINALIZED.
- EACH LOT TO HAVE INDIVIDUAL SEPTIC SEWER SYSTEM.
- HOUSES WILL BE REQUIRED TO HAVE A 13D AUTOMATIC SPRINKLER SYSTEM.
- A COMPREHENSIVE DRAINAGE REPORT WILL BE PERFORMED AT THE TIME OF CONSTRUCTION DRAWINGS.

LEGEND:

- PROJECT BOUNDARY
- EXISTING 8-INCH WATER LINE
- PROPOSED 8-INCH WATER LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EASEMENT
- SET BACK LINE
- EXISTING GRADE

PRELIMINARY SITE PLAN FOR
ZION'S EDGE SUBDIVISION
WITHIN SECTION 26 T. 41 S., R. 12 W., SLB&M
VIRGIN CITY, WASHINGTON COUNTY, UTAH



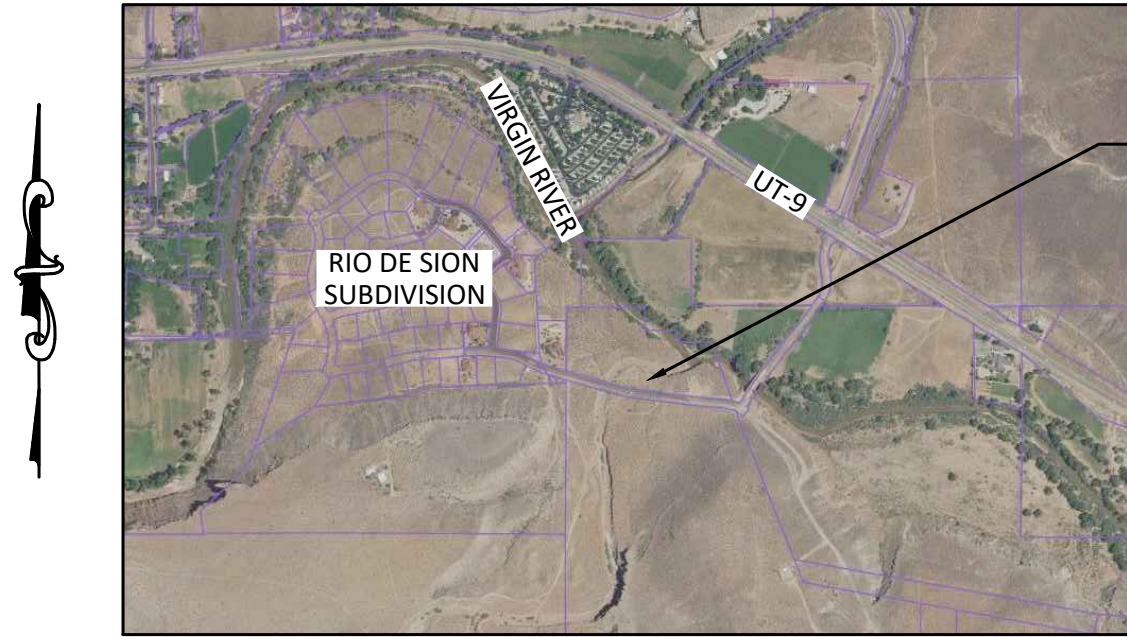
DRAWN BY:
H.K. HULET

CHECKED BY:
R.B. PLATT

DATE: Jun 29, 2022

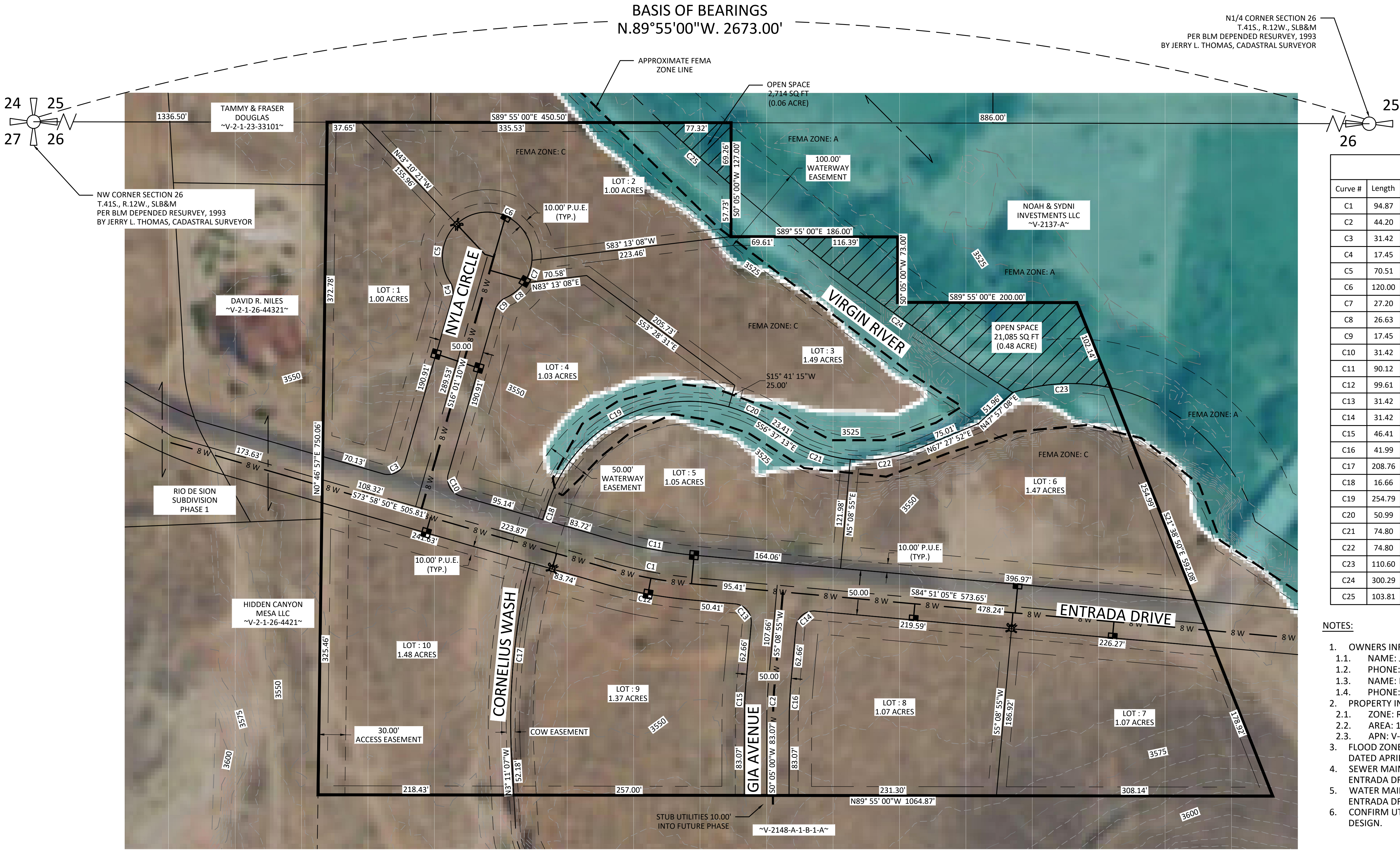
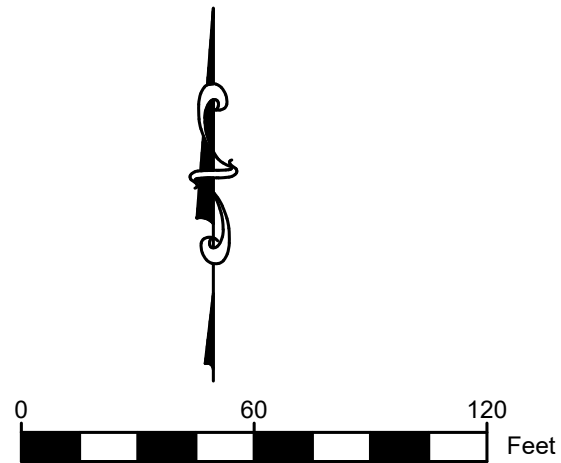
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PAGE: 1 OF 1



VICINITY MAP
(N.T.S.)

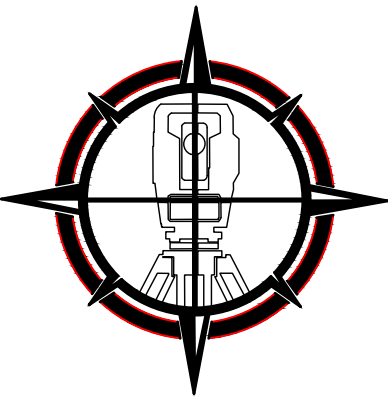
PRELIMINARY SITE PLAN FOR ZION'S EDGE SUBDIVISION WITHIN SECTION 26, T. 41 S., R. 12 W., SLB&M VIRGIN CITY, WASHINGTON COUNTY, UTAH



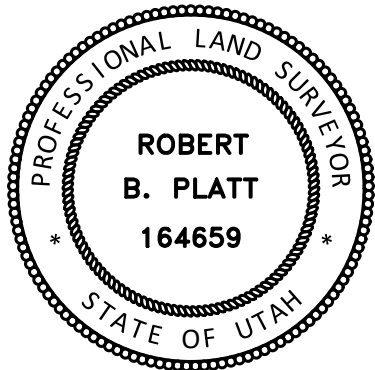
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C25	103.81	2551.57	2°19'52"	N48° 03' 41"W

- NOTES:
- OWNERS INFORMATION:
 - NAME: JOHN STAPLES (QUESTIONS)
 - PHONE: (435) 619-0164
 - NAME: LANDON WATTS (BILLING & OTHER)
 - PHONE: (801) 830-1554
 - PROPERTY INFORMATION:
 - ZONE: RR (RURAL RESIDENTIAL DISTRICT)
 - AREA: 14.4 ACRES
 - APN: V-2148-A-1-B-1-A
 - FLOOD ZONE A & C PER FEMA FIRM PANEL 49053C0860G DATED APRIL 2, 2009.
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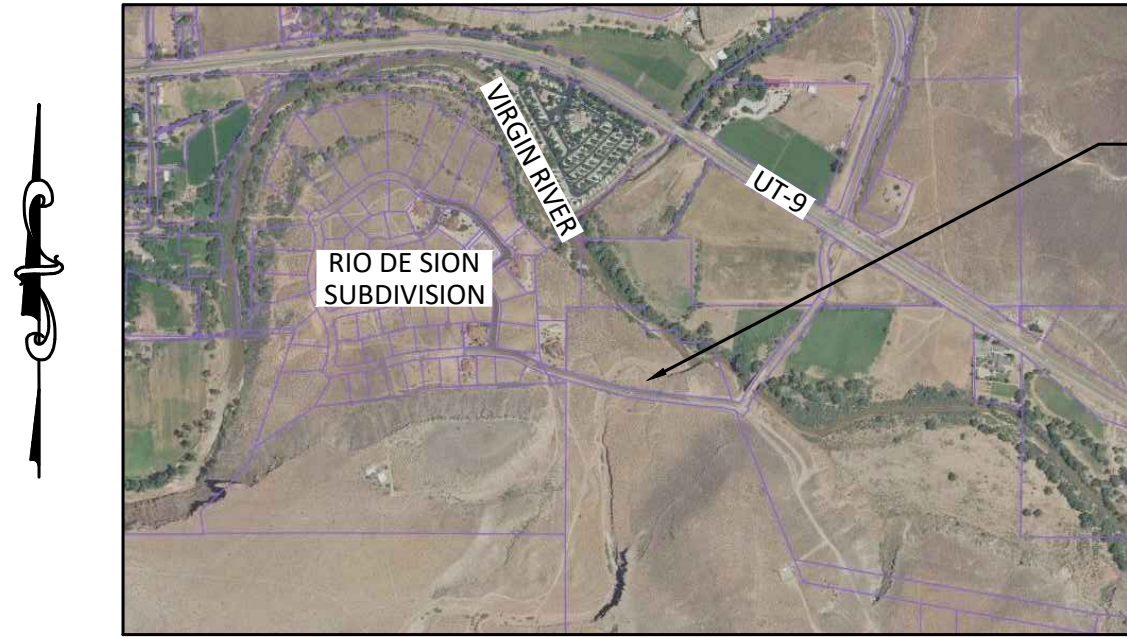
PLATT & PLATT, INC
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TEL: (435) 586-6151
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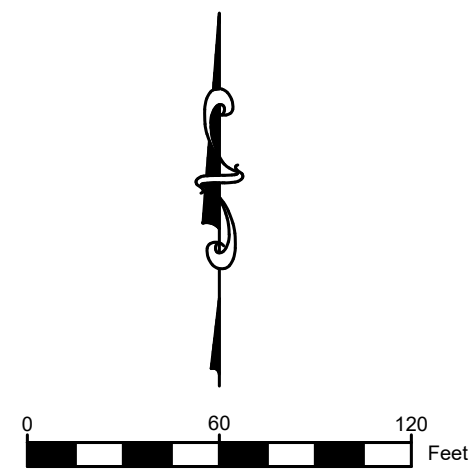
DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Jun 29, 2022
SCALE: 1" = 60'



VICINITY MAP
(N.T.S.)

EARTH UNDERLAY MAP FOR ZION'S EDGE SUBDIVISION WITHIN SECTION 26, T. 41 S., R. 12 W., SLB&M VIRGIN CITY, WASHINGTON COUNTY, UTAH

BASIS OF BEARINGS
N.89°55'00"W. 2673.00'



N1/4 CORNER SECTION 26
T.41S., R.12W., SLB&M
PER BLM DEPENDENT RESURVEY, 1993
BY JERRY L. THOMAS, CADASTRAL SURVEYOR

24
25
26
27

TAMMY & FRASER
DOUGLAS
~V-2-1-23-33101~

NW CORNER SECTION 26
T.41S., R.12W., SLB&M
PER BLM DEPENDENT RESURVEY, 1993
BY JERRY L. THOMAS, CADASTRAL SURVEYOR

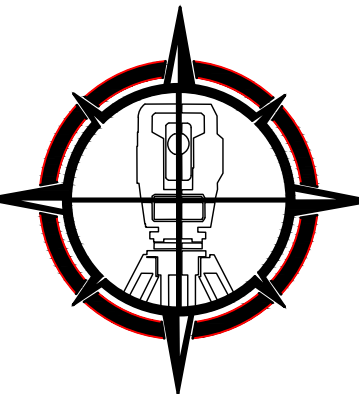


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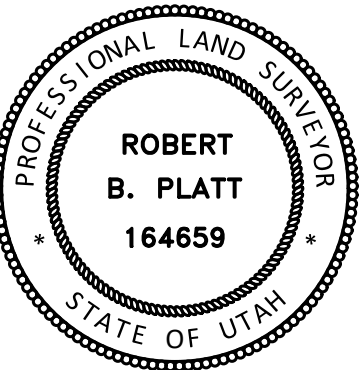
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REVISION		DESCRIPTION
DATE:		
DATE:		
DATE:		
DATE:		

EARTH UNDERLAY MAP FOR
ZION'S EDGE SUBDIVISION
WITHIN SECTION 26 T. 41 S., R. 12 W., SLB&M
VIRGIN CITY, WASHINGTON COUNTY, UTAH



DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Jun 29, 2022
SCALE: 1" = 60'