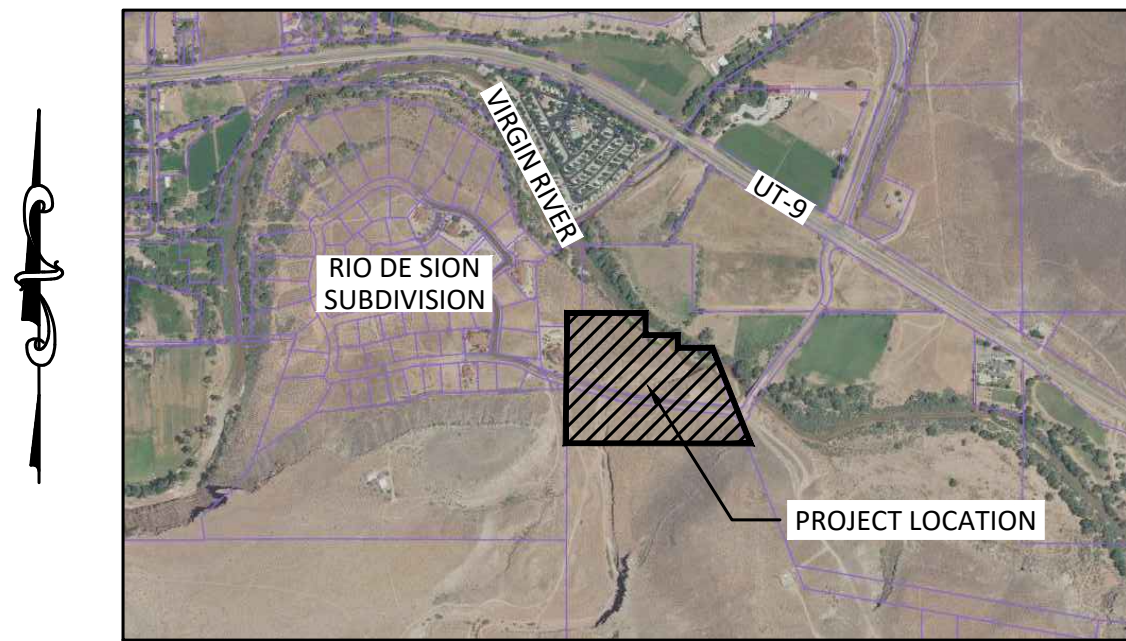


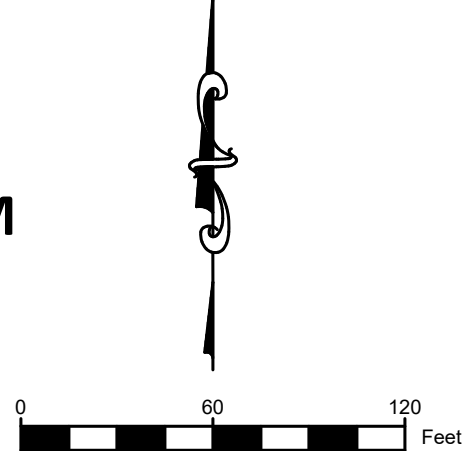


VICINITY MAP
(N.T.S.)

TEST PIT RESULTS			
LOTS	SOIL TYPE	PIT DEPTH	PERC. TEST
		FEET	GAL/SQ FT/DAY
1	SL	10.50	0.65
2	SL	10.00	0.65
3	SL	10.00	0.65
4	CSL	10.00	0.65
5	CSL	10.50	0.65
6	LS	10.50	0.65
9	LS	10.00	0.70
10	SL	10.00	0.65

THESE WERE CONDUCTED BY GTS GEOTECHNICAL TESTING SERVICES, INC ON JUNE 28, 2022.

FINAL PLAT OF ZION'S EDGE SUBDIVISION WITHIN SECTION 26, T. 41 S., R. 12 W., SLB&M VIRGIN CITY, WASHINGTON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY 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. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ZION'S EDGE SUBDIVISION, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED N89°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 S0°05'00"W 127.00 FEET, THENCE S89°55'00"E 186.00 FEET, THENCE S0°05'00"W 73.00 FEET, THENCE S89°55'00"E 200.00 FEET, THENCE S21°38'50"E 592.08 FEET, THENCE N89°55'00"W 1064.87 FEET, THENCE N0°46'57"E 750.06 FEET, THENCE S89°55'00"E ALONG THE SECTION LINE 450.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.40 ACRES

SUBJECT TO A 10.00 FOOT WIDE (OFFSET 5.00 FEET EACH SIDE) LIVESTOCK EASEMENT AND A 50.00 FOOT WIDE (OFFSET 25.00 FEET EACH SIDE) WATERWAY EASEMENT ALONG THE CENTERLINE OF CORNELIUS WASH WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, ZION'S EDGE SUBDIVISION, THENCE N03°11'07"W 52.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 726.43 FEET A DISTANCE OF 208.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ENTRADA DRIVE (THE CHORD OF SAID CURVE BEARS N05°50'22"E 208.04 FEET), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 726.43 FEET A DISTANCE OF 50.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ENTRADA DRIVE (THE CHORD OF SAID CURVE BEARS N16°02'39"E 50.00 FEET), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 726.43 FEET A DISTANCE OF 16.66 FEET (THE CHORD OF SAID CURVE BEARS N18°40'25"E 16.66 FEET), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.13 FEET A DISTANCE OF 305.78 FEET (THE CHORD OF SAID CURVE BEARS N70°19'51"E 263.93 FEET), THENCE S56°37'13"E 23.41 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 153.29 FEET A DISTANCE OF 149.60 FEET (THE CHORD OF SAID CURVE BEARS S84°34'40"E 143.73 FEET), THENCE N67°27'52"E 75.01 FEET, THENCE N47°57'08"E 51.96 FEET TO THE POINT OF ENDING.

SUBJECT TO A WATERWAY EASEMENT FOR THE VIRGIN RIVER IN THE NORTHEAST PORTION OF THE PROJECT AS SHOWN.

DATE:

ROBERT B. PLATT
PLS #164659

OWNER'S CERTIFICATE OF DEDICATION

JOHN STAPLES AND JEFF STAPLES, MEMBERS, J BARS INVESTMENTS & MUNSTER PROPERTIES INC., THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY CERTIFY THAT IT IS OUR INTENTION TO SUBDIVIDE THE PROPERTY SO DESCRIBED INTO PRIVATE LOTS, STREETS, AND PUBLIC UTILITY, LIVESTOCK, & WATERWAY EASEMENTS AS SHOWN ON THIS PLAT OF ZION'S EDGE SUBDIVISION, AND DO HEREBY DESIGNATE FOR THE USE AND ENJOYMENT OF THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

JOHN STAPLES, MEMBER DATE

JEFF STAPLES, MEMBER DATE

ACKNOWLEDGEMENT

ON THIS THE ____ DAY OF ____, 2022, PERSONALLY APPEARED BEFORE ME JOHN STAPLES AND JEFF STAPLES, MEMBERS, J BARS INVESTMENTS & MUNSTER PROPERTIES INC., WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16

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
C26	50.01	726.43	3°56'40"	N16° 02' 39"E	50.00

LEGEND

LOT : 2 DENOTES LOT NUMBER

● DENOTES STREET MONUMENT TO BE SET

● DENOTES PROPERTY CORNER TO BE SET - 5/8" REBAR WITH YELLOW PVC CAP STAMPED PLATT & PLATT INC. LS 164659

⊕ TEST PIT LOCATIONS

--- FEMA FLOOD ZONE LINE

--- EASEMENT

--- SETBACK

--- SUBDIVISION BOUNDARY

/// OPENSOURCE

NOTES:

- ZION'S EDGE DEVELOPMENT IS DESIGNATED AS A SHORT TERM RENTAL DEVELOPMENT.
- 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.
- SUBDIVISION CONTAINS 10 SINGLE FAMILY HOME LOTS.
- EACH LOT TO HAVE AN INDIVIDUAL WASTEWATER DISPOSAL SYSTEM.
- HOUSES WILL BE REQUIRED TO HAVE A 13D AUTOMATIC SPRINKLER SYSTEM.
- RESTRICTIVE COVENANTS, DEED RESTRICTIONS AND CONSERVATION EASEMENTS SHALL BE FILED WITH THIS FINAL PLAT.
- INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR KEEPING LIVESTOCK OFF OF THEIR PROPERTY.
- INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE TO RETAIN NUISANCE WATER FROM THEIR LOT(S).
- LOTS 3, 4, 5, 6, 9, 10, ARE SUBJECT TO A 50' WIDE WATERWAY EASEMENT AND A 10' WIDE LIVESTOCK EASEMENT.
- LOT 10 IS SUBJECT TO A 30' WIDE ACCESS EASEMENT.
- LOT 4 IS SUBJECT TO A 15' WIDE DRAINAGE EASEMENT ALONG THE NORTHEAST BOUNDARY.
- REFERENCE DOCUMENTS:
 - ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY GRIFFITHS & TURNER TITLE SERVICES INC., COMMITMENT NUMBER W49424GB, DATED APRIL 12, 2022.
 - RIO DE SION SUBDIVISION, PHASE 1 FINAL PLAT DATED DECEMBER 1, 2005 BY BUSH & GUDGELL, INC.

PLANNING COMMISSION APPROVAL

ON THIS THE ____ DAY OF ____, 2022, THE PLANNING COMMISSION OF THE TOWN OF VIRGIN REVIEWED THE ABOVE "ZION'S EDGE SUBDIVISION" AND FIND THAT IT COMPLIES WITH REQUIREMENTS OF THE VIRGIN TOWN PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE TOWN OF VIRGIN

PLANNING COMMISSION CHAIRMAN

TOWN ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE

DATE TOWN ENGINEER, TOWN OF VIRGIN, UT

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF ____, AD, 2022.

TOWN ATTORNEY, TOWN OF VIRGIN, UTAH

APPROVAL AND ACCEPTANCE

PRESENTED TO THE TOWN OF VIRGIN COUNCIL, THIS ____ DAY OF ____, A.D., 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED ACCORDING TO IT'S CONFORMING TO TOWN ORDINANCES.

ATTEST TOWN RECORDER
TOWN OF VIRGIN, UTAH

MAYOR
TOWN OF VIRGIN, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____, A.D., 2022 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE ARE CURRENT FOR THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

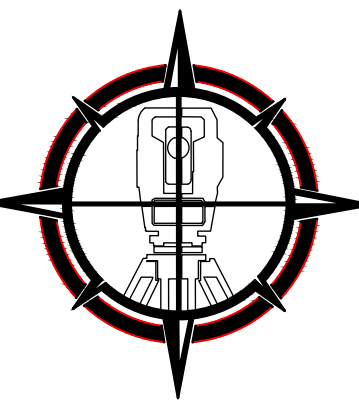
WASHINGTON COUNTY RECORDER

PLATT & PLATT, INC
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720

TEL: (435) 586-6151

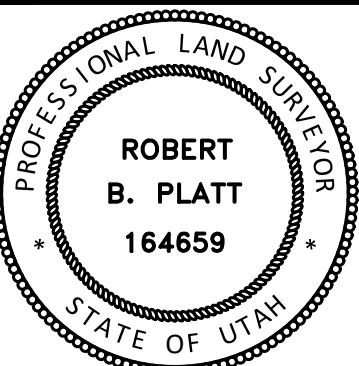
FAX: (435) 586-8567

EMAIL:
PLATT@INFOWEST.COM



REVISION		DESCRIPTION
08/26/22	DATE	ADDRESSED TOWN REVIEW COMMENTS #1
DATE	DATE	
DATE	DATE	

FINAL PLAT OF
ZION'S EDGE SUBDIVISION
WITHIN SECTION 26 T. 41 S., R. 12 W., SLB&M
VIRGIN CITY, WASHINGTON COUNTY, UTAH



DRAWN BY:
CJ WEAVER

CHECKED BY:
R.B. PLATT

DATE: Aug 29, 2022

SCALE: 1" = 60'

SHEET: 1 OF 1