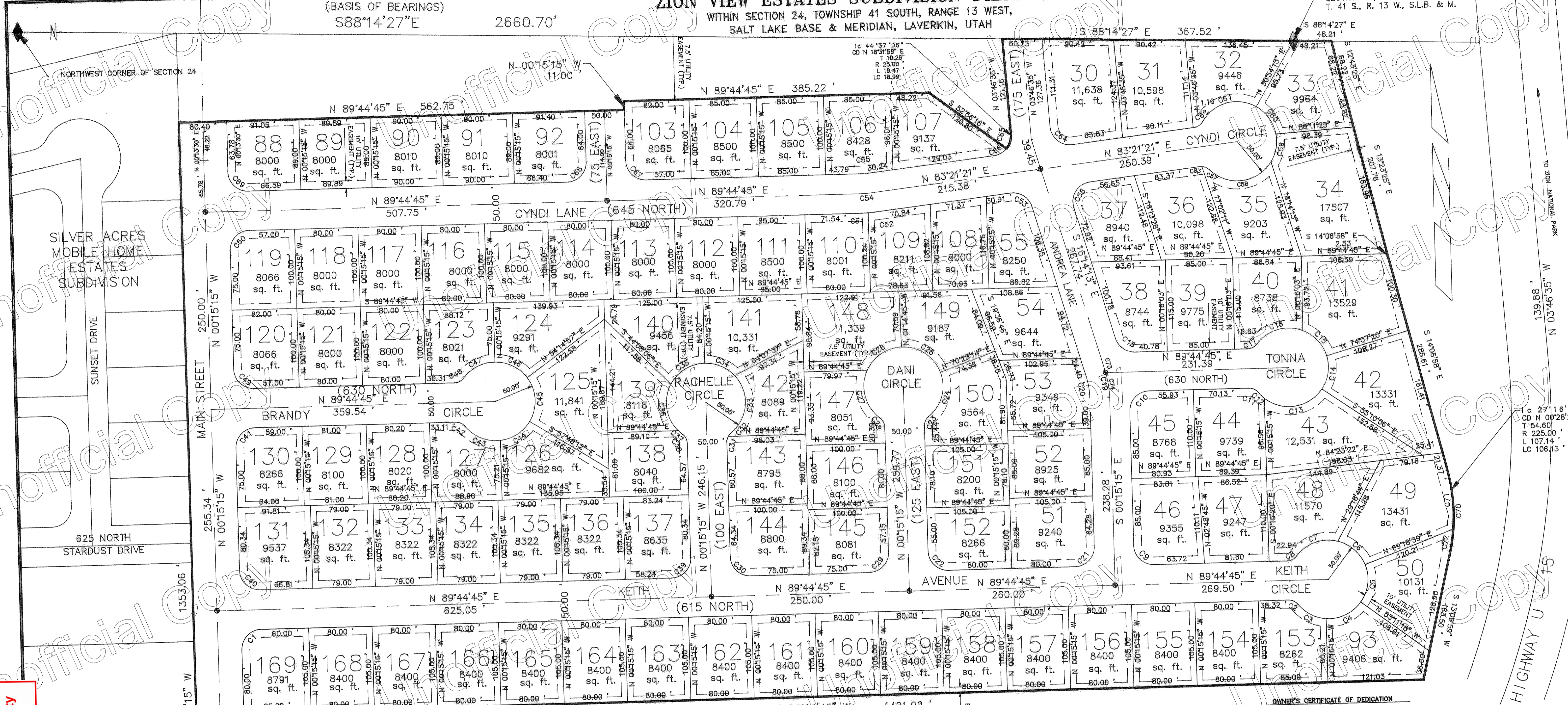


**ZION VIEW ESTATES SUBDIVISION PHASE I**  
 WITHIN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 13 WEST,  
 SALT LAKE BASE & MERIDIAN, LAVERKIN, UTAH

P.O.B.  
 NORTH 1/4 CORNER  
 SECTION 24,  
 T. 41 S., R. 13 W., S.L.B. & M.



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

NUMBER	DELTA	CHORD BEARING	T	R	L	LC
C1	9000'00"	S 44°44'45" W	25.00	25.00	39.27	35.36
C2	5201'16"	N 64°14'39" W	7.32	15.00	13.62	13.16
C3	48'47'19"	S 61°37'41" E	21.63	50.00	40.63	39.71
C4	58'09'57"	N 68°53'41" E	21.63	50.00	50.78	48.61
C5	57'30'55"	N 08°03'41" E	27.43	50.00	47.57	45.82
C6	54'16'03"	S 71°22'38" W	28.63	50.00	47.57	45.82
C7	67'18'19"	N 63°44'09" E	7.32	15.00	13.62	13.16
C8	5201'12"	N 63°44'09" E	25.00	25.00	39.27	35.36
C9	9000'00"	S 44°44'45" W	25.00	25.00	39.27	35.36
C10	9000'00"	S 44°44'45" W	25.00	25.00	39.27	35.36
C11	5201'12"	S 64°14'39" E	7.32	15.00	13.62	13.16
C12	12'15'57"	N 44°22'01" W	5.37	50.00	10.70	10.68
C13	94'40'07"	N 82°09'57" E	24.54	50.00	44.25	42.82
C14	50'42'54"	N 41°55'42" W	24.44	50.00	45.47	43.92
C15	52'08'16"	S 74°52'24" W	37.88	50.00	64.63	60.39
C16	74'17'43"	N 63°44'09" E	7.32	15.00	13.62	13.16
C17	5201'12"	N 63°44'09" E	25.00	25.00	39.27	35.36
C18	7401'02"	N 63°44'09" E	18.84	25.00	32.39	30.10
C19	15°58'58"	S 08°14'44" E	11.55	125.00	34.87	34.78
C20	15°58'58"	S 08°14'44" E	11.55	125.00	27.90	27.80
C21	9000'00"	N 44°44'45" E	25.00	25.00	39.27	35.36
C22	5201'12"	N 45°15'15" W	25.00	25.00	39.27	35.36
C23	71°22'43"	N 16°04'36" E	35.81	50.00	62.29	58.34
C24	71°37'59"	N 55°25'45" E	36.08	50.00	62.51	58.52
C25	83°15'16"	N 57°07'37" E	30.79	50.00	54.87	51.49
C26	77°48'27"	S 13°23'44" E	40.33	50.00	87.87	82.78
C27	5201'12"	N 45°15'15" W	25.00	25.00	39.27	35.36
C28	9000'00"	S 44°44'45" W	25.00	25.00	39.27	35.36
C29	9000'00"	N 45°15'15" W	25.00	25.00	39.27	35.36
C30	9000'00"	N 45°15'15" W	25.00	25.00	39.27	35.36

NUMBER	DELTA	CHORD BEARING	T	R	L	LC
C31	28'42'11"	S 14°35'50" W	3.98	15.00	7.78	7.69
C32	22'19'03"	S 44°39'27" W	2.96	15.00	5.84	5.81
C33	9°35'05"	N 04°50'32" E	53.48	50.00	81.90	73.04
C34	48'10'21"	S 66°10'06" E	22.35	50.00	42.04	40.81
C35	60'27'12"	S 59°31'09" W	28.13	50.00	52.76	50.34
C36	73'39'26"	S 07°32'10" E	37.44	50.00	64.28	59.84
C37	07'54'35"	S 48°19'10" E	3.48	50.00	6.90	6.80
C38	5201'12"	N 29°15'15" W	7.32	15.00	13.62	13.16
C39	9000'00"	N 44°44'45" E	25.00	25.00	39.27	35.36
C40	9000'00"	N 44°44'45" E	25.00	25.00	39.27	35.36
C41	9000'00"	N 44°44'45" E	25.00	25.00	39.27	35.36
C42	5201'12"	S 64°14'39" E	7.32	15.00	13.62	13.16
C43	57'14'59"	N 68°51'32" W	27.29	50.00	49.98	47.81
C44	52'17'10"	S 58°22'23" W	24.54	50.00	45.63	44.08
C45	67°58'51"	N 01°48'45" E	33.73	50.00	59.32	55.91
C46	67°58'51"	N 01°48'45" E	25.39	50.00	46.99	45.28
C47	53°50'34"	N 04°40'10" E	24.76	50.00	45.97	44.37
C48	5201'12"	N 63°44'09" E	7.32	15.00	13.62	13.16
C49	9000'00"	N 45°15'15" W	25.00	25.00	39.27	35.36
C50	9000'00"	S 44°44'45" W	25.00	25.00	39.27	35.36
C51	03'14'02"	S 88°07'44" W	4.23	125.00	8.46	8.46
C52	03°09'22"	N 84°56'57" E	4.13	150.00	8.26	8.26
C53	80°24'34"	N 08°12'26" E	6.98	125.00	13.94	13.93
C54	08°24'24"	N 86°33'03" E	5.58	100.00	11.15	11.15
C55	08°23'24"	S 33°33'34" W	29.58	25.00	43.48	38.19
C56	09°35'34"	S 55°05'04" E	5.60	150.00	10.71	10.49
C57	40°55'15"	N 83°49'52" E	62.96	50.00	89.98	78.31
C58	103°05'24"	N 11°22'27" E	18.11	50.00	36.50	35.69
C59	41°48'28"	N 11°22'27" E	18.11	50.00	36.50	35.69
C60	48°53'31"	N 34°29'01" E	23.38	50.00	43.54	42.18

- NOTES:
- 5/8" DIAMETER BY 20" REBAR WITH YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC., L.S. 164659, TO BE SET AT ALL LOT CORNERS.
  - UTILITY EASEMENTS ARE 10 FEET WIDE ALONG FRONT LOT LINES AND 7.5 FEET WIDE ALONG ALL OTHER LOT LINES.

**SURVEYOR'S CERTIFICATE**

I, ROBERT B. PLATT, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 164659. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME AND THAT SAID PLAT CORRECTLY REPRESENTS ZION VIEW ESTATES SUBDIVISION PHASE I, A SUBDIVISION LOCATED IN LAVERKIN CITY, WASHINGTON COUNTY, UTAH, AS SHOWN HEREON AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 13 WEST, S.L.B. & M., THENCE S. 88°14'27" E. 48.21 FEET, THENCE S. 12°43'22" E. 68.22 FEET, THENCE S. 14°05'58" E. 285.61 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET A DISTANCE OF 107.14 FEET (THE CHORD OF SAID CURVE BEARS S. 02°28'29" E. 108.13 FEET), THENCE S. 10°09'58" W. 183.53 FEET, THENCE S. 89°44'45" W. 1481.02 FEET TO THE EAST LINE OF MAIN STREET, THENCE S. 01°15'15" E. ALONG THE EAST LINE OF MAIN STREET 803.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-15, THENCE S. 89°22'29" W. 1353.08 FEET, THENCE N. 89°44'45" E. 385.22 FEET, THENCE N. 01°15'15" W. ALONG THE WEST LINE OF MAIN STREET 25.00 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 120.00 FEET A DISTANCE OF 174.77 FEET (THE CHORD OF SAID CURVE BEARS N. 18°31'58" E. 18.89 FEET), THENCE N. 89°44'45" E. 121.18 FEET TO THE NORTH LINE OF SAID SECTION 24, THENCE S. 88°14'27" E. ALONG THE SECTION LINE 367.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.15 ACRES OF LAND.

DATE: 8-19-96  
 Robert B. Platt  
 UTAH L.S. #164659

**OWNER'S CERTIFICATE OF DEDICATION**

GILBERT DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY CERTIFY THAT IT IS OUR INTENTION TO SUBMIT THE PROPERTY SO DESCRIBED INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT OF ZION VIEW ESTATES SUBDIVISION PHASE I, AND DOES HEREBY DEDICATE TO FREE PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN ON THIS PLAT.

BY: STEVE GILBERT PRES. GILBERT DEVELOPMENT CORPORATION

**ACKNOWLEDGEMENT**

ON THIS 20th DAY OF August, 1996, PERSONALLY APPEARED BEFORE ME STEVE GILBERT, PRESIDENT OF GILBERT DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE OWNER'S CERTIFICATE OF DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH  
 MY COMMISSION EXPIRES 11-30-2000

Deborah L. Benson  
 COUNTY PUBLIC CLERK & JUDGE  
 100 WEST 200 NORTH  
 LAVERKIN, UTAH 84721  
 DOMINGO, UTAH 84703

**BY: PLATT AND PLATT, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 P. O. Box 398 CEDAR CITY, UTAH 84721-0398  
 PHONE 801-586-6151

**PLANNING COMMISSION**

APPROVED THIS 21 DAY OF August, A.D. 1996 BY THE CITY PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

**CITY ENGINEER'S CERTIFICATE**

I, HEREBY CERTIFY THAT HIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: 8/19/96  
 CITY ENGINEER

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 22nd DAY OF August, A.D. 1996.

CITY ATTORNEY

**LA VERKIN CITY COUNCIL**

PRESENTED TO THE LAVERKIN CITY COUNCIL THIS 21st DAY OF August, A.D. 1996, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER MAYOR

DRAWN BY K.L. NELSON	DATE JULY, 1996	SCALE 1 IN. = 60 FT.	SHEET 1 OF 1
RECORDED NO. 54701		COUNTY OF WASHINGTON	
STATE OF UTAH		RECORDED AND FILED AT THE REQUEST OF: GILBERT DEVELOPMENT CORP.	
DATE 08-23-96		TIME 10:58 AM	
FEE: 130.00		BOOK: 1029 PAGE: 94	
		COUNTY RECORDER	