

IRON COUNTY SCHOOL DISTRICT

NOTE: SECOND 8" SEWER LINE STUBBED SOUTH FROM MANHOLE TO SERVE THE SWATC PROPERTY

SEWER MANHOLE
RIM = 5905.35 FL = 5896.80

800 SOUTH STREET

N 89°34'30" E

1334.70

S89°34'30"W

345.14'

15 14

22 23

SECTION CORNER
PK NAIL & SHINER

STOP SIGN

SEWER MANHOLE
RIM 5904.14
FL 5891.84

STORM DRAIN
36" RCP

SEWER MANHOLE
RIM 5904.26
FL 5895.26

SECTION LINE

EDGE OF PAVEMENT

STOP SIGN

TWO CURB
INLETS

CULVERT INLET

8" D.I. WATER LINE

9" ELM TREE

9" ELM TREE

AS BUILT TEE
TO CEDAR CITY
STORM DRAIN

ELM TREES

RUSSIAN OLIVE
TREE

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

10" CAST IRON
WATERLINE

8" LOCUST
TREE

RUSSIAN OLIVE
TREE

5905

2.5" ELM
TREE

SMALL TREES

24" HDPE
STORM DRAIN

ABANDONED DITCH

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

WILLOWS

EDGE OF PAVEMENT

DEAD WILD PLUMS

DEAD LARGE TREES

BOUNDARY OF
TREES

2.5" WHITE
POPLAR TREE

2" WHITE
POPLAR TREE

BOUNDARY OF
WILLOWS

219.14

S87°35'00"W

(RECORD = N. 87°35'00" E 219.14')

FOUND GRIMSHAW
REBAR & CAP

5915

STORM DRAIN MANHOLE
RIM 15.67
FL 06.02

SEWER MANHOLE
RIM 16.03
FL 08.13

8" SEWER LINE

SEWER MANHOLE
RIM 19.74
FL 09.79

SEWER MANHOLE
RIM 18.66
FL 08.86

30" SEWER, STORM DRAIN,
AND UTILITY EASEMENT
JULY 8, 2013, BOOK 1270
PAGES 110-115 OFFICIAL
IRON COUNTY RECORDS

5920

5925

5930

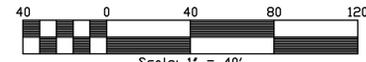
5935

5940

5945

860 WEST STREET

SS



SHELDON GRAFF &
BONNIE PRESTWICH J/T

KIM S. & LORIE A.
STONEHOUSE J/T

BOULEVARD PLAZA P.U.D. PHASE I

BHF LLC

LOT 2

MICHALE S. &
JUDY M. PARRY

120.00
S89°39'30"W

LUCAS S. LEINBACH &
ANDREA R. PRENTICE

120.00
S89°39'30"W

CHERI LEE
STEELE ET AL

120.00
S89°39'30"W

WILLIAM R.
WAGNER

END OF WALL
5930.65

S89°35'00"W
(RECORD = N 89°35' W 651.38')

TOP OF CONCRETE WALL 5933.33
NORTH EDGE OF WALL 1'±
SOUTH OF PROPERTY LINE

5.50
0'30"E

NOTE: CONTOUR INTERVAL = 1 FOOT

REVISED: _____ DATE: JULY, 2014 SCALE: 1" = 40'

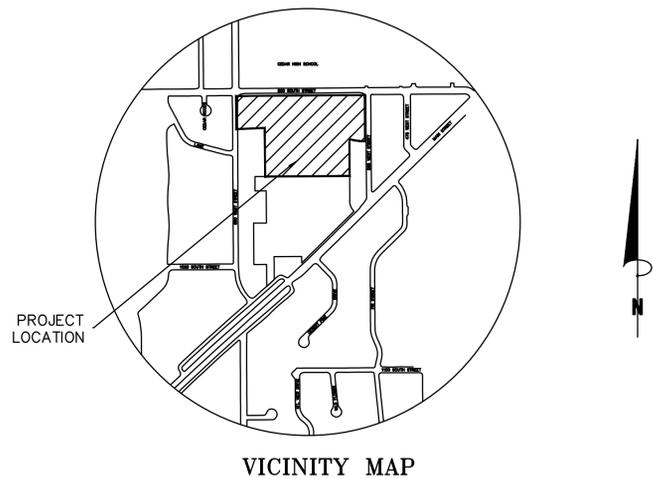
DRAWN BY: K.L. NELSON

BY: **PLATT AND PLATT, INC.**
CONSULTING ENGINEERS & SURVEYORS
195 NORTH 100 EAST, CEDAR CITY, UTAH 84720
P.O. BOX 398 CEDAR CITY, UTAH 84721-0398 PHONE: 435-586-6151

ALTA/ACSM LAND TITLE SURVEY FOR
SWATC PROPERTY
WITHIN NE1/4 SECTION 22, T. 36 S., R. 11 W., S.L.B. & M.
750 W 800 S, CEDAR CITY, UTAH 84720

SHEET
1 OF 2

DRAWING NAME: C:\2014\SWATC SITE\ATLA SURVEY.dwg



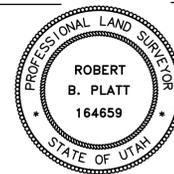
LEGEND

	EXISTING PED BOX
	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING WATER VALVE
	EXISTING SEWER MANHOLE
	EXISTING FENCE (AS NOTED)
	WATER METER
	FIRE HYDRANT
	CONCRETE WALK
	EXISTING SIGN AS NOTED
	PROPERTY LINE
	STREET CENTERLINE
	EDGE OF PAVEMENT, CURB-GUTTER & SIDEWALK
	POWER LINE
	STORM DRAIN LINE (AS NOTED)
	EXISTING SEWER MAIN (AS NOTED)
	EXISTING WATER LINE
	EXISTING CONTOURS
	EXISTING TREES (AS NOTED)
	DENOTES 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC., L.S. 164659.
	OTHER CORNERS ARE AS NOTED HEREON.

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 HAVE BEEN SET AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT HAS BEEN PERFORMED IN ACCORDANCE WITH THE STANDARD DETAIL REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY, EFFECTIVE 2/23/2011, AND CONTAINS ITEMS 1, 3, 4, 5, 6(a), 10(a), 11(a), AND 13 OF TABLE A THEREOF.

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



BOUNDING LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF 800 SOUTH STREET WHICH IS SITUATED S. 89°34'35" W. ALONG THE SECTION LINE 345.14 FEET AND S. 0°20'30" E. 35.00 FEET FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLB&M, THENCE S. 0°20'30" E. ALONG THE WEST LINE OF 555 WEST STREET 354.47 FEET, THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 432.70 FEET A DISTANCE OF 121.60 FEET (THE CHORD OF SAID CURVE BEARS N. 82°16'42" W. 121.20 FEET), THENCE S. 0°20'30" E. 281.56 FEET, THENCE S. 89°35'00" W. 650.40 FEET, THENCE N. 0°21'34" W. 372.40 FEET, THENCE S. 87°35'00" W. 219.14 FEET TO THE EAST LINE OF 860 WEST STREET, THENCE N. 0°21'34" W. ALONG THE EAST LINE OF 860 WEST STREET 254.00 FEET, THENCE N. 89°34'35" E. ALONG THE SOUTH LINE OF 800 SOUTH STREET 989.59 FEET TO THE POINT OF BEGINNING.
CONTAINS 11.46 ACRES OF LAND.

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE STATE OF UTAH, DIVISION OF FACILITIES, CONSTRUCTION, AND MANGEMENT (DFCM). THE PURPOSE OF THE SURVEY WAS TO DEFINE THE PROPERTY BOUNDARIES IN THE FIELD, PROVIDE TOPOGRAPHIC INFORMATION OF THE SITE, AND TO PREPARE A RECORD OF SURVEY DOCUMENTING THE IMPORTANT FINDINGS OF THE SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY.

BASIS OF BEARINGS FOR THIS SURVEY IS IN CONFORMANCE WITH CEDAR CITY ENGINEER'S GPS BASE STATION AND CALIBRATION. BASIS OF ELEVATIONS IS ALSO IN CONFORMANCE WITH THE CEDAR CITY ENGINEER'S GPS BASE STATION AND CALIBRATION, WHICH IS ALSO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1929.

THIS PROPERTY CONSISTS OF THREE LEGAL DESCRIPTIONS, BUT AN EMBRACING BOUNDARY DESCRIPTION OF THE ENTIRE PROPERTY (CONTAINING 11.46 ACRES) HAS BEEN PREPARED AS A RESULT OF THIS SURVEY. A VERY SLIGHT ADJUSTMENT ON THE SOUTH LINE OF THE PROPERTY (THE NORTH LINE OF THE BOULEVARD HOME FURNISHINGS PROPERTY) HAS BEEN MADE TO FIT THE TWO DESCRIPTIONS TOGETHER (A ONE FOOT ADJUSTMENT) AND ALSO ON THE EAST LINE OF THE PROPERTY ADJACENT TO 555 WEST STREET TO MATCH ADJOINING DESCRIPTIONS AND FIT CONDITIONS ON THE GROUND.

NOTES

1. THIS PROPERTY IS ZONED R-2-2.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AREA OF MINIMAL FLOODING. SOURCE OF INFORMATION, FLOOD INSURANCE RATE MAPS, CEDAR CITY, UTAH, IRON COUNTY, COMMUNITY PANEL NUMBER 490074 0003 B, AND COMMUNITY PANEL NUMBER 490074 0004 B, EFFECTIVE DATE: OCTOBER 16, 1984.

REVISIONS:	DATE:	SCALE:
	JULY, 2014	1" = 40'
DRAWN BY:	DRAWING NAME:	
K.L. NELSON	C:\2014\SWATC SITE\ATLA SURVEY.dwg	
BY: PLATT AND PLATT INC. CONSULTING ENGINEERS & SURVEYORS 195 NORTH 100 EAST, CEDAR CITY, UTAH 84720 P.O. BOX 398 CEDAR CITY, UTAH 84721-0398 PHONE: 435-586-6151		
ALTA/ACSM LAND TITLE SURVEY FOR SWATC PROPERTY WITHIN NE1/4 SECTION 22, T. 36 S., R. 11 W., S.L.B. & M. 750 W 800 S, CEDAR CITY, UTAH 84720		
SHEET 2 of 2		