

# THE HEIGHTS SUBDIVISION PLAT A

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST  
SALT LAKE BASE & MERIDIAN

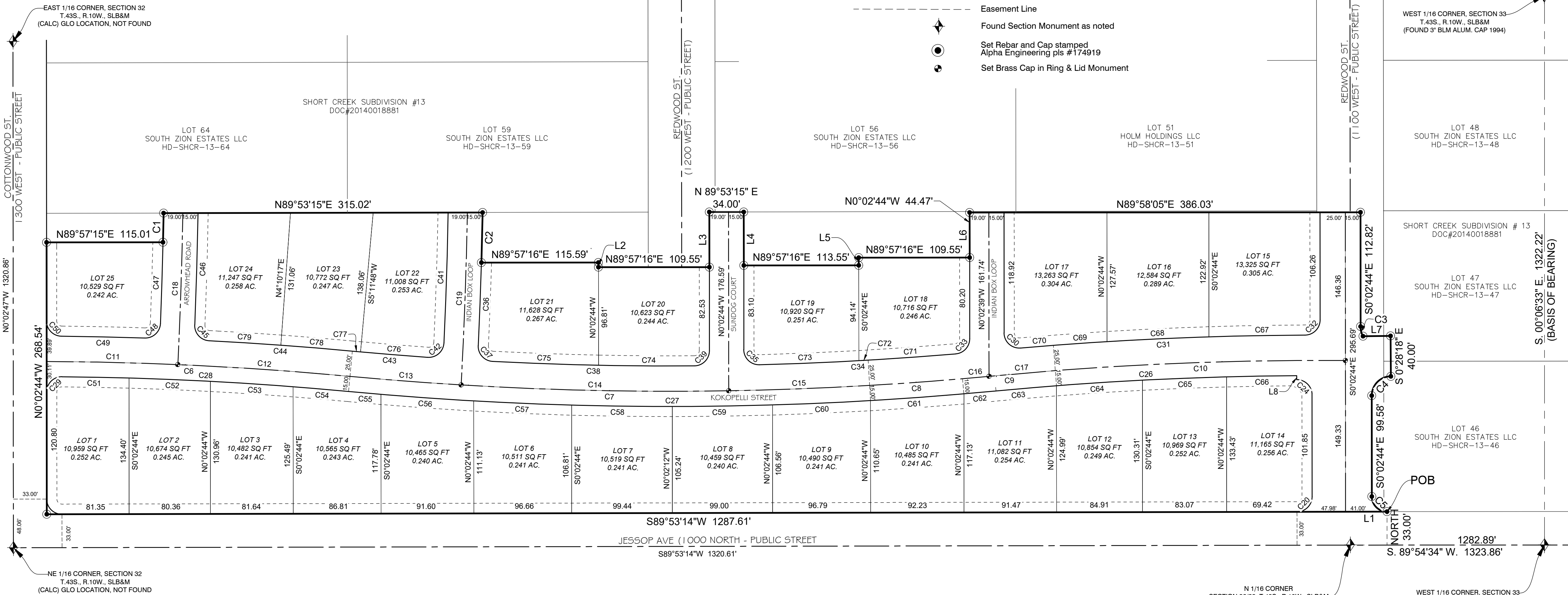
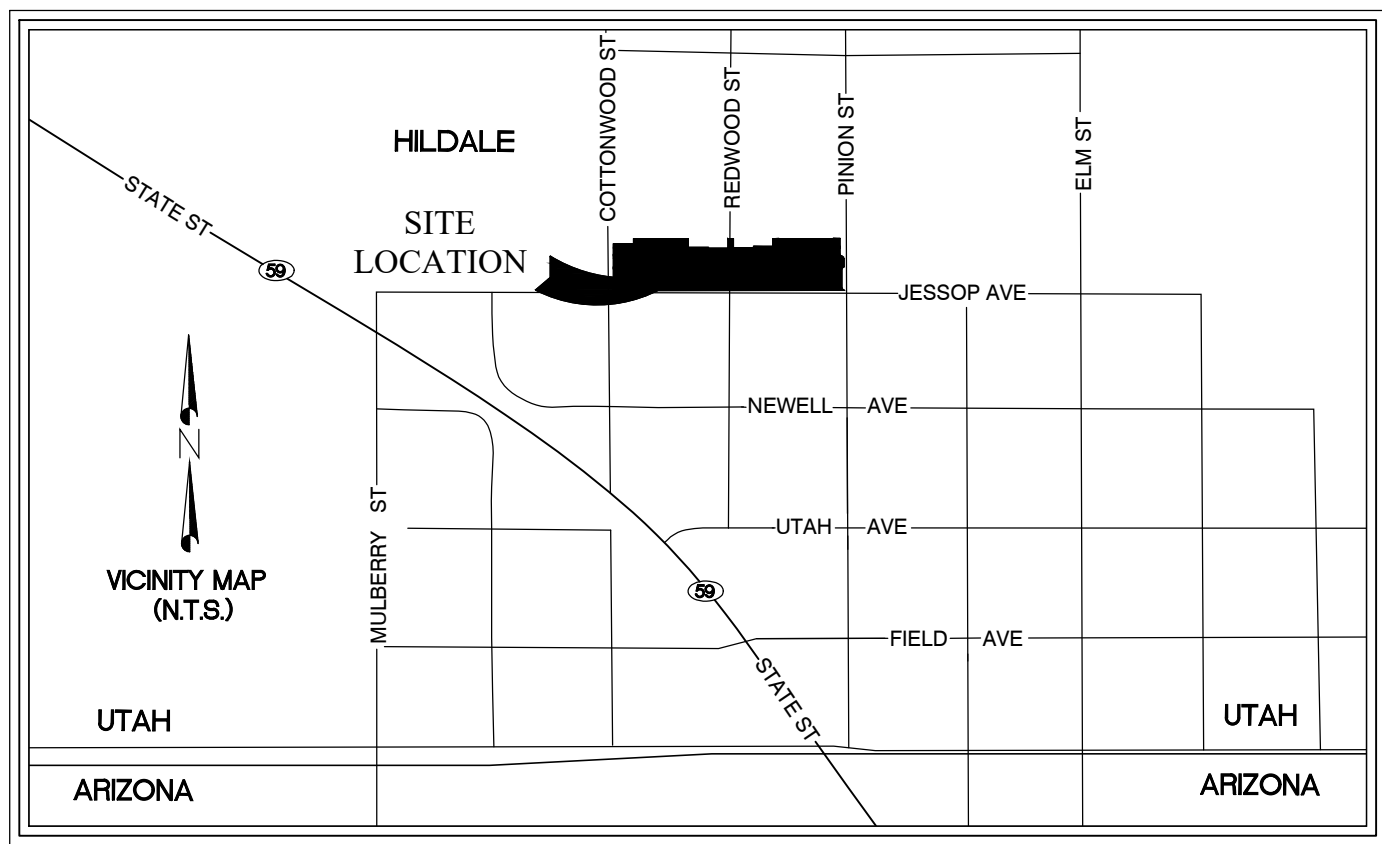
HILDALE, WASHINGTON COUNTY, UTAH

## GERNERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES.

## LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Found Section Monument as noted
- Set Rebar and Cap stamped Alpha Engineering pls #174919
- Set Brass Cap in Ring & Lid Monument



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	28.82	5054.58	0°19'36"	N1°11'45"E	28.82
C2	49.53	4802.46	0°35'27"	S1°20'55"W	49.53
C3	10.00	19.06	30°04'21"	S13°59'49"E	9.89
C4	29.73	19.00	89°38'50"	S44°46'41"W	26.79
C5	23.56	15.00	89°59'38"	S45°02'33"E	21.21
C6	300.03	3372.84	5°05'48"	S87°11'29"E	299.93
C7	513.80	3380.84	8°42'27"	S88°59'49"E	513.31
C8	92.00	3380.84	1°33'33"	N85°52'11"E	92.00
C9	91.98	6436.27	0°49'08"	N84°58'48"E	91.98
C10	286.80	3372.84	4°52'19"	N88°00'40"E	286.72
C11	129.67	3372.84	2°12'10"	N88°38'18"W	129.67
C12	170.35	3372.84	2°53'38"	N86°05'24"W	170.33
C13	110.13	3380.84	1°51'59"	S85°34'35"E	110.13
C14	264.38	3380.84	4°28'50"	S88°44'59"E	264.32
C15	139.29	3380.84	2°21'38"	N87°49'47"E	139.28
C16	26.26	6436.27	0°14'01"	S84°41'14"W	26.26
C17	65.72	6436.27	0°35'06"	S85°05'48"W	65.72
C18	149.74	5073.58	1°41'28"	N1°52'25"E	149.73
C19	170.44	4787.46	2°02'23"	N2°04'36"E	170.43
C20	23.54	15.00	89°55'58"	N44°55'15"E	21.20

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C24	22.27	15.13	84°20'23"	N47°59'47"W	20.32
C26	297.50	3357.84	5°04'35"	S87°05'25"W	297.41
C27	640.39	3395.84	10°48'17"	S89°57'16"W	639.44
C28	283.47	3357.84	4°50'13"	N87°03'41"W	283.38
C29	23.71	15.00	90°34'49"	S45°14'03"W	21.32
C30	24.85	15.00	94°55'32"	S47°30'30"E	22.11
C31	281.16	3397.84	4°44'27"	N87°23'58"E	281.07
C32	23.51	15.00	89°48'55"	N44°51'44"E	21.18
C33	22.31	15.00	85°12'45"	S42°33'39"W	20.31
C34	194.28	3355.84	3°19'01"	S86°49'32"W	194.25
C35	23.95	15.00	91°28'14"	N45°46'51"W	21.48
C36	81.94	4802.46	0°58'39"	S2°07'58"W	81.94
C37	23.47	15.00	89°38'17"	S42°11'51"E	21.15
C38	199.24	3355.84	3°24'06"	S88°43'02"E	199.21
C39	23.46	15.00	89°37'38"	N87°49'47"E	21.14
C41	128.83	4768.46	1°32'53"	S1°50'08"W	128.83
C42	23.95	15.00	91°28'19"	S48°20'43"W	21.48
C43	74.71	3355.84	1°16'32"	N85°16'51"W	74.71
C44	141.72	3397.84	2°23'23"	N85°50'17"W	141.71
C45	23.38	15.00	89°18'11"	N42°22'52"W	21.08

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C46	110.60	5088.58	1°14'43"	N1°38'51"E	110.59
C47	80.18	5054.58	0°54'32"	S1°48'49"W	80.18
C48	23.46	15.00	89°37'28"	S47°04'49"W	21.14
C49	82.09	3397.84	1°23'03"	N88°47'58"W	82.08
C50	23.42	15.00	89°26'43"	N44°46'08"W	21.11
C51	66.22	3357.84	1°07'48"	N88°54'54"W	66.22
C52	80.43	3357.84	1°22'20"	N87°39'50"W	80.43
C53	81.82	3357.84	1°23'46"	N86°16'47"W	81.82
C54	55.00	3357.84	0°56'19"	N85°06'44"W	55.00
C55	32.14	3395.84	0°32'32"	N84°54'51"W	32.14
C56	91.83	3395.84	1°32'58"	N85°57'36"W	91.83
C57	96.76	3395.84	1°37'57"	N87°33'04"W	96.75
C58	99.47	3395.84	1°40'42"	N89°12'23"W	99.47
C59	99.00	3395.84	1°40'13"	S89°07'10"W	99.00
C60	96.89	3395.84	1°38'05"	S87°28'00"W	96.88
C61	92.47	3395.84	1°33'37"	S85°52'10"W	92.47
C62	640.39	3395.84	10°48'17"	S89°57'16"W	639.44
C63	59.98	3357.84	1°01'24"	S85°03'50"W	59.98
C64	85.08	3357.84	1°27'06"	S86°18'05"W	85.08
C65	83.14	3357.84	1°25'07"	S87°44'12"W	83.13

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C66	69.31	3357.84	1°10'57"	S89°02'14"W	69.31
C67	78.87	3397.84	1°19'48"	N88°50'06"E	78.87
C68	100.79	3397.84	1°41'58"	S87°19'13"W	100.78
C69	85.49	3397.84	1°26'30"	N85°44'59"E	85.49
C70	85.49	3397.84	1°26'30"	N85°44'59"E	85.49
C71	96.03	3355.84	1°38'23"	S85°59'13"W	96.03
C72	96.03	3355.84	1°38'23"	S85°59'13"W	96.03
C73	98.25	3355.84	1°40'39"	S87°38'43"W	98.24
C74	94.65	3355.84	1°36'58"	N89°36'37"W	94.65
C75	104.59	3355.84	1°47'09"	N87°54'34"W	104.59
C76	66.60	3355.84	1°08'14"	N85°21'00"W	66.60
C77	8.11	3355.84	0°08'18"	N84°42'44"W	8.11
C78	70.83	3397.84	1°11'40"	N85°14'25"W	70.83
C79	70.89	3397.84	1°11'43"	N86°26'07"W	70.89

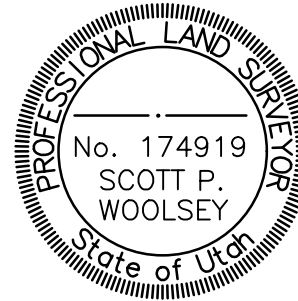
LINE TABLE		
LINE #	LENGTH	BEARING
L1	36.11	S89°58'11"W
L2	4.64	S0°02'44"E
L3	54.42	N0°02'44"W
L4	52.86	S0°02'44"E
L5	7.66	N0°02'44"W
L6	44.46	N0°02'44"W
L7	27.20	N89°19'29"E
L8	4.00	N0°22'18"W



SHEET  
1  
1

## SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 174919 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **THE HEIGHTS SUBDIVISION PLAT A** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



SCOTT P. WOOLSEY  
P.L.S. 174919

DATE

## BOUNDARY DESCRIPTION

An entire tract being all or part of Lots 60-63, Lots 52-55, Redwood Street, and Pinion Street, Short Creek Subdivision #13, Amended recorded June 23, 2014 as Document No. 20140018881 in the Office of the Washington County Recorder. Said entire tract is located in the Northeast Quarter of Section 32 and the Northwest Quarter of Section 33, Township 43 South, Range 10 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point on the northerly right-of-way line of Jessop Avenue (1000 North), which is South 89°54'34" West, 1282.89 feet, and 33.00 feet North from the West sixteenth corner of said Section 33; thence South 89°58'11" West 36.11 feet along the westerly extension of said northerly right-of-way line of Jessop Avenue to the centerline of Pinion Street; thence South 89°53'14" West 1287.61 feet along said northerly right-of-way line to the southwesterly corner of Lot 62, Short Creek Subdivision #13; thence North 00°02'44" West 268.54 feet along the easterly right-of-way line of Cottonwood Street (1300 West); thence North 89°57'15" East 115.01 feet to a point of non-tangency with a 5054.58' foot radius curve to the left, concave westerly (Radius point bears North 88°38'27" West); thence northerly 28.82 feet along the arc of said curve, through a central angle of 00°19'36" (Chord bears = North 01°11'45" East 28.82 feet) to the southerly line of Lot 64, Short Creek Subdivision #13; thence North 89°53'15" East 315.02 feet along the southerly line of said Lot 64 and 59 to a point of non-tangency with a 4802.46' foot radius curve to the right, concave westerly (Radius point bears North 88°56'49" West); thence southerly 49.53 feet along the arc of said curve, through a central angle of 00°35'27" (Chord bears = South 01°20'55" West 49.53 feet); thence North 89°57'16" East 115.59 feet; thence South 00°02'44" East 4.64 feet; thence North 89°57'16" East 109.55 feet; thence North 89°02'44" West 54.42 feet to the westerly extension of the southerly line of Lot 56, Short Creek Subdivision #13; thence North 89°53'15" East 34.00 feet along said westerly extension and southerly line of Lot 56; thence South 00°02'44" East 52.86 feet; thence North 89°57'16" East 113.55 feet; thence North 00°02'44" West 7.66 feet; thence North 89°57'16" East 109.55 feet; thence North 00°02'44" West 45.47 feet; thence North 89°58'05" East 386.03 feet; thence South 00°02'44" East 112.82 feet to a point of tangency with a 19.06 foot radius curve to the left, concave northeasterly; thence southeasterly 10.00 feet along the arc of said curve, through a central angle of 30°04'21" (Chord bears = South 13°59'49" East 9.89 feet); thence South 00°28'18" East 40.00 feet to a point of non-tangency with a 19.00 foot radius curve to the left concave southeasterly (Radius point bears South 00°23'54" East); thence southwesterly 29.73 feet along the arc of said curve, through a central angle of 89°38'50" (Chord bears South 44°46'41" West 26.79 feet); thence South 00°02'44" East 99.58 feet to a point of tangency with a 15.00 foot radius curve to the left, concave northeasterly; thence southeasterly 23.56 feet along the arc of said curve, through a central angle of 89°59'38" (Chord bears = South 45°02'33" East 21.21 feet to the **Point of Beginning**.

Said Parcel of land contains 362,049 Sq. Ft. or 8.311 Ac. more or less. 25 Lots.

## OWNER'S DEDICATION

SOUTH ZION ESTATES, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS **THE HEIGHTS SUBDIVISION PLAT A**, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SOUTH ZION ESTATES, LLC

BY:

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT

STATE OF UTAH )

COUNTY OF WASHINGTON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ THE \_\_\_\_\_ OF \_\_\_\_\_, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT REGARDING THE **THE HEIGHTS SUBDIVISION PLAT A** AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID \_\_\_\_\_ AND ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NO STAMP REQUIRED

UTAH CODE (16-1-16(7))

**THE HEIGHTS SUBDIVISION PLAT A**  
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST  
SALT LAKE BASE & MERIDIAN  
CITY OF HILDALE, WASHINGTON COUNTY, UTAH

## PUBLIC WORKS DIRECTOR'S CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

Public Works Director, City of Hildale

## TREASURER'S CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, hereby certify that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, or a satisfactory bond has been filed to secure such payment, on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

Treasurer, City of Hildale

## ATTORNEY CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, hereby certify that I have reviewed this entire document entitled "**THE HEIGHTS SUBDIVISION PLAT A**" and approve it as to form, on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

City Attorney

## PLANNING COMMISSION CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, hereby certify that the Hildale City Planning Commission approved this plat on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023

Title:

## MAYOR'S CERTIFICATE OF APPROVAL

This is to certify that the City Council approved this plat on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023, and accepted on behalf of the public all parcels of land offered for dedication and grant for public use, in conformity with the terms of the offer of dedication and grant. This acceptance is not a commitment by the City of Hildale that it will at any time construct, establish, or maintain any improvements within these dedicated and granted parcels.

Mayor, City of Hildale

Attest: City Recorder

## WASHINGTON COUNTY RECORDER

Document #