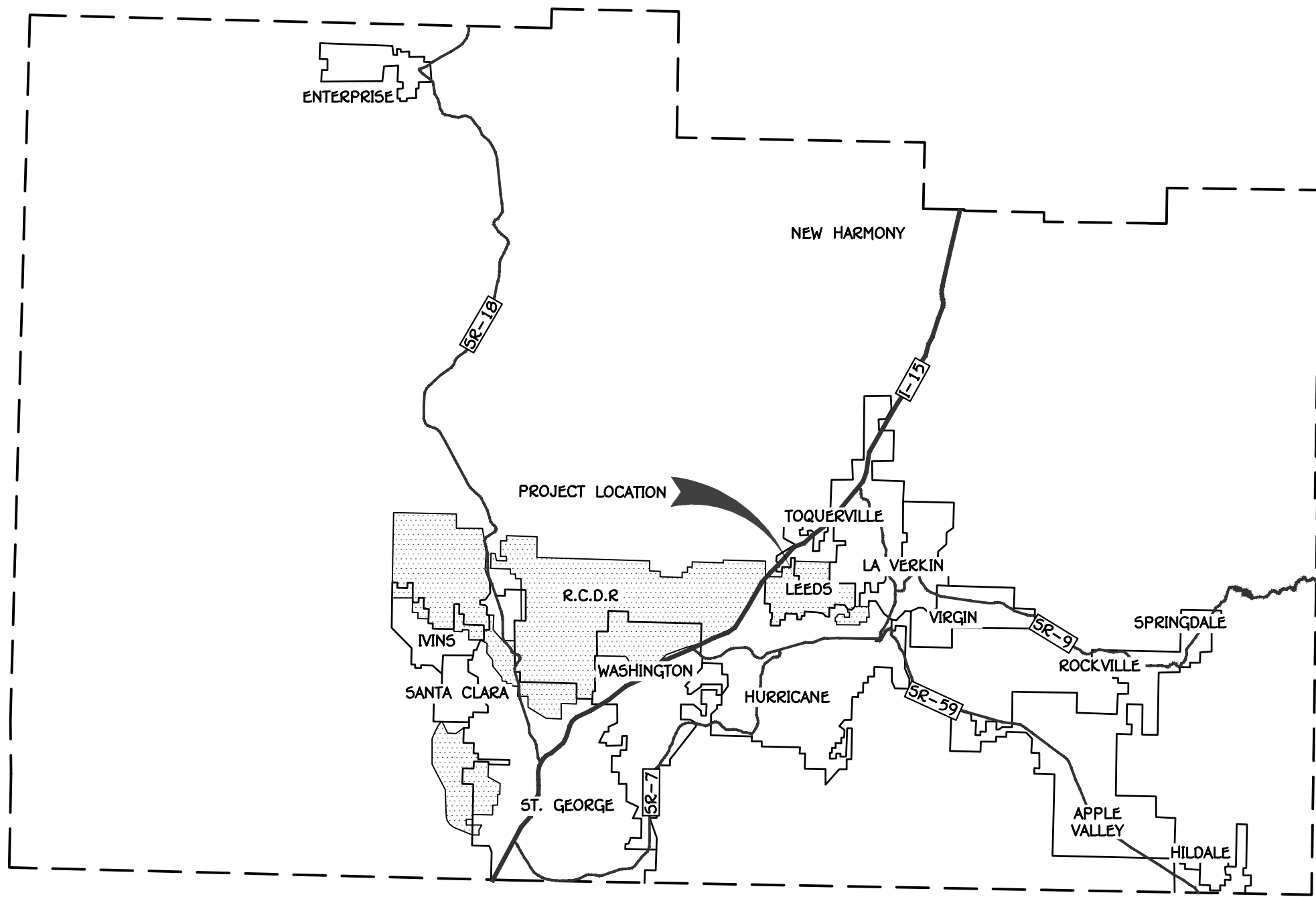


SILVER CLIFFS COMMONS

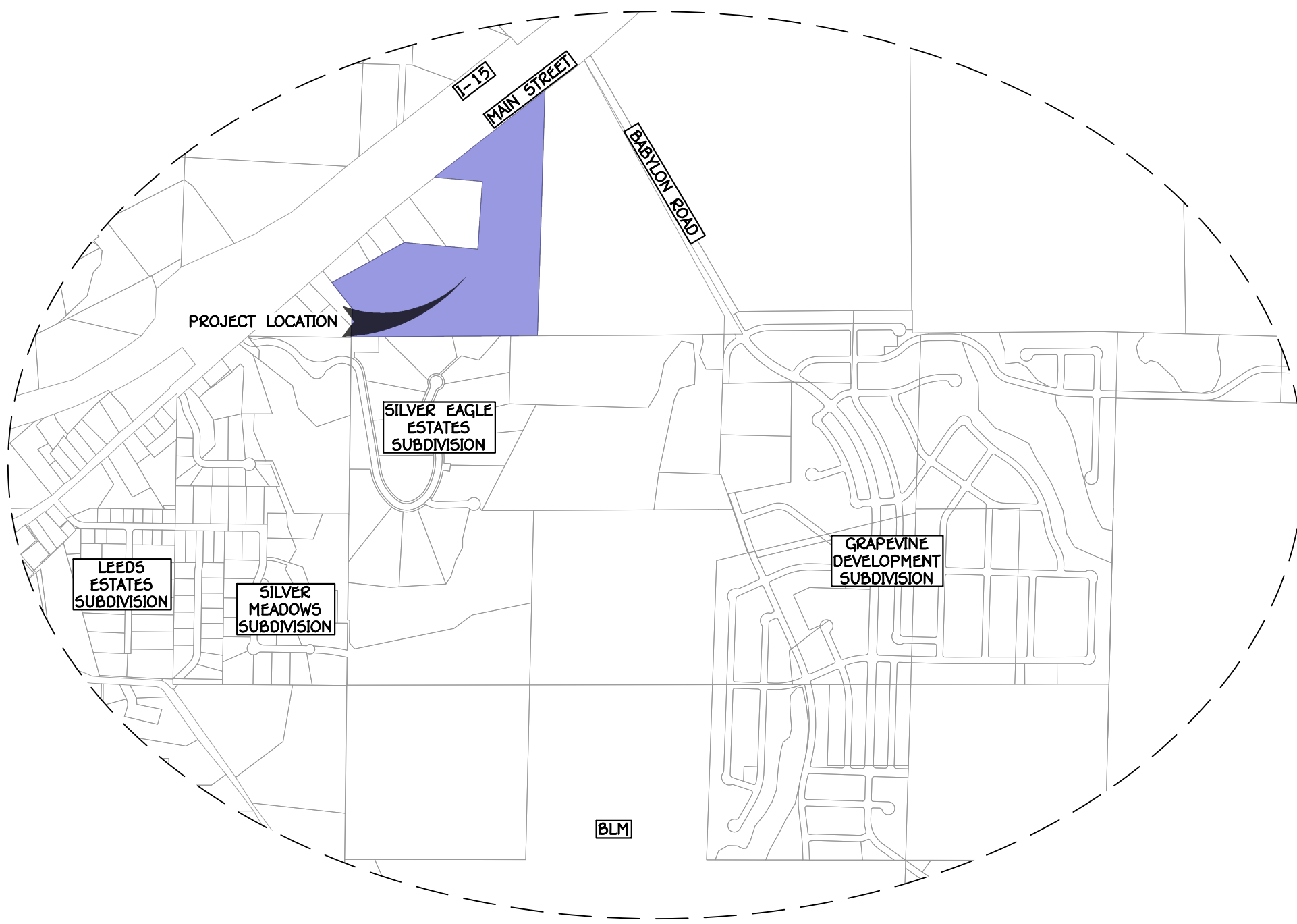
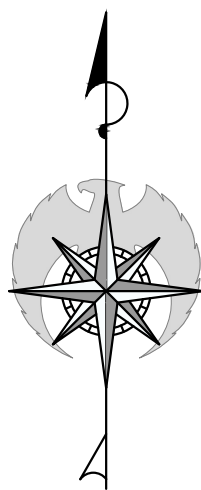
LEEDS CITY, WASHINGTON COUNTY, UTAH

PROJECT PLAN

NOVEMBER 2025



WASHINGTON COUNTY
N.T.S.



VICINITY MAP
SECTIONS 05 & 08 TOWNSHIP 41 S, RANGE
13 W, SLB&M
0 1000' 2000'
SCALE: 1" = 1000'

OWNER/APPLICANT:
BABYLON LANDS LLC
3747 SAGEBRUSH DR
SANTA CLARA, UT 84765
CONTACT: MIKE WAGSTAFF
PHONE: (801) 910-3375
EMAIL: mike@vital-lands.com

CIVIL ENGINEER
AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL, P.E.
PHONE: (435) 668-5015
EMAIL: austin@alcs.com

SHEET INDEX		
#	Sheet ACR	DESCRIPTION
1	Z.1.1	COVER
2	Z.1.2	OVERALL ZONE PLAN
3	Z.2.0	OVERALL SITE PLAN
4	Z.2.1	SITE PLAN V
5	Z.2.2	SITE PLAN VI

**PRELIMINARY
NOT FOR
CONSTRUCTION**



SILVER CLIFFS COMMONS
SECTIONS 05 & 08 TOWNSHIP 41 S,
RANGE 13 W, SLB&M - WASHINGTON COUNTY

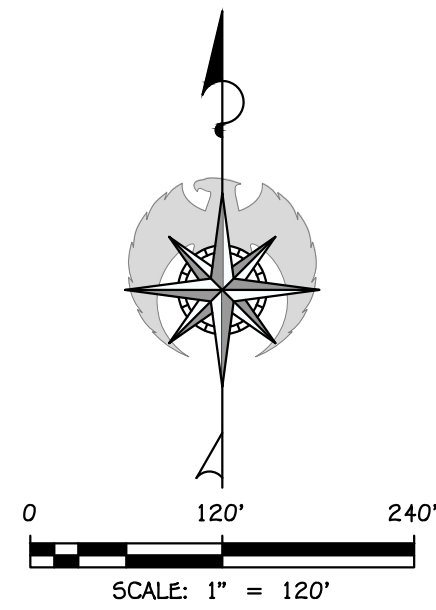
COVER
PROJECT PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 11/07/2025

Z.1.1

SHEET: 1 OF: 5

WEST QUARTER CORNER SECTION 5,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
(CALCULATED POSITION)



LEGEND: DETAIL

— PROPOSED PARCEL BOUNDARY

— EXISTING/ADJACENT PARCEL BOUNDARY

ZONE CHANGE AREA PDR
1,534,173 SQ.FT. 35.22 ACRES

— SURVEY SECTION CORNER MONUMENT

— SURVEY SECTION LINE

TOTAL AREA: 35.22 ACRES (1,534,173 SQ. FT.)

PRELIMINARY
NOT FOR
CONSTRUCTION



SILVER CLIFFS COMMONS
SECTIONS 05 & 08 TOWNSHIP 41 S,
RANGE 13 W, SLB&M - WASHINGTON COUNTY
OVERALL ZONE PLAN
PROJECT PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 11/07/2025

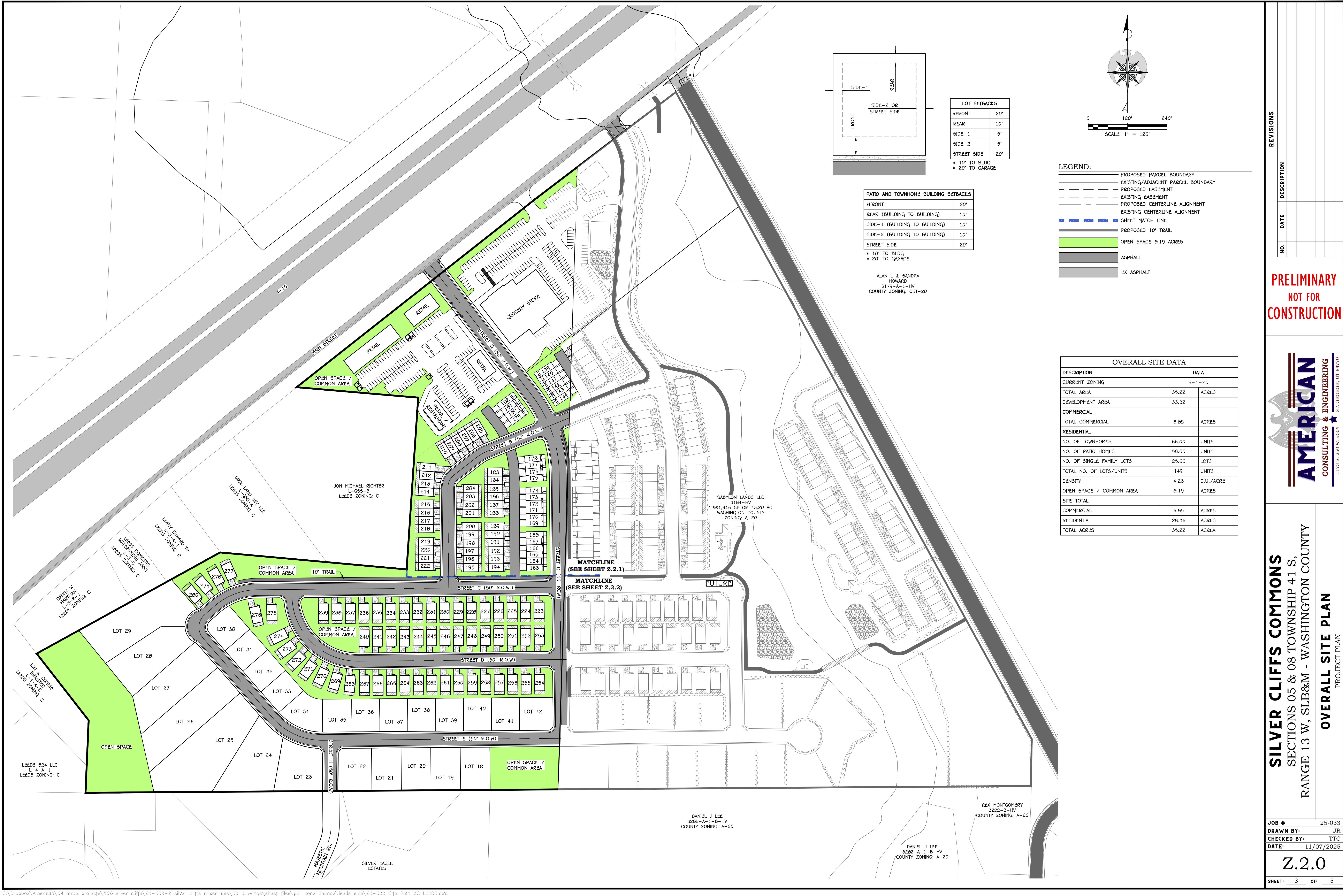
Z.1.2
SHEET: 2 OF: 5

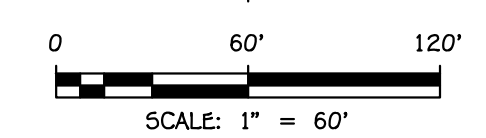


LEGAL DESCRIPTION

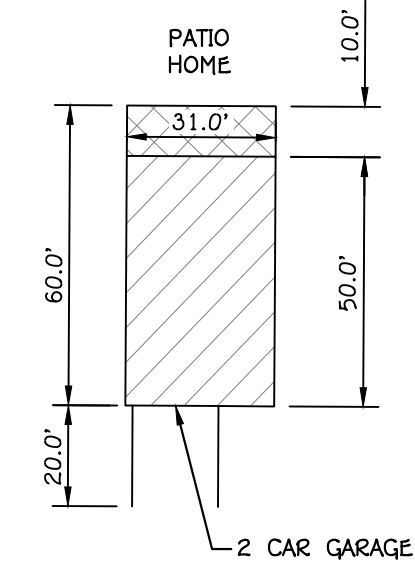
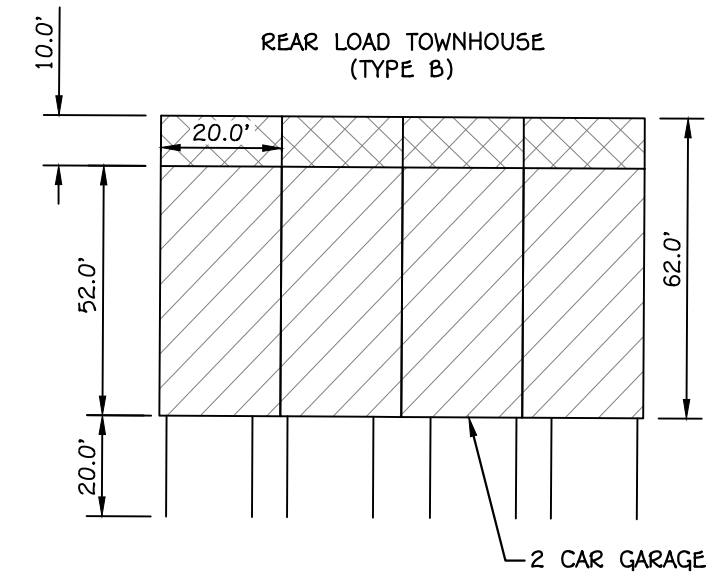
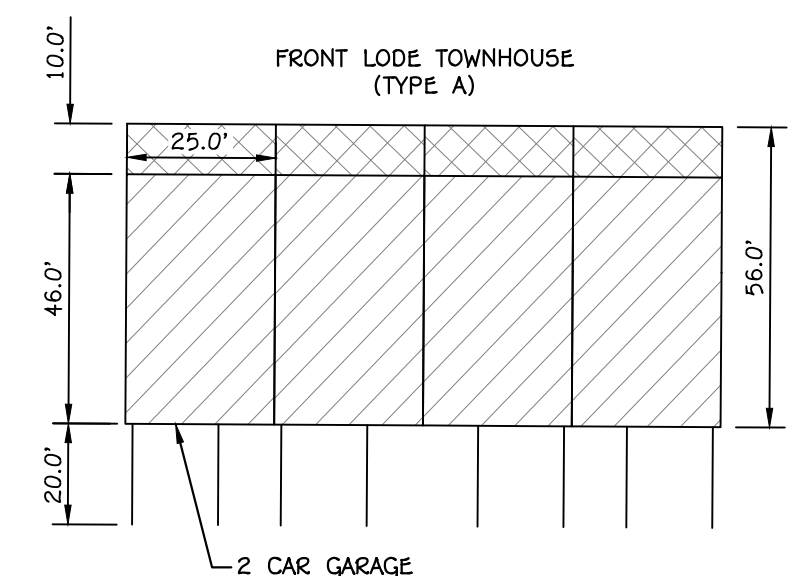
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 02°30'12" EAST ALONG THE SECTION LINE 220.52 FEET; THENCE NORTH 37°54'04" WEST 257.58 FEET; THENCE NORTH 61°07'20" EAST 637.63 FEET; THENCE SOUTH 84°47'11" EAST 569.84 FEET; THENCE NORTH 03°50'48" EAST 524.03 FEET; THENCE NORTH 85°05'28" WEST 371.23 FEET; THENCE NORTH 51°44'56" EAST 929.65 FEET; THENCE NORTH 52°43'45" EAST 156.59 FEET; THENCE SOUTH 01°47'07" WEST 1,895.40 FEET; THENCE SOUTH 89°35'32" WEST 1,438.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,534,174 SQUARE FEET OR 35.22 ACRES.





- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - SHEET MATCH LINE
 - PROPOSED 10' TRAIL
 - COMMON AREA/OPEN SPACE
 - ASPHALT
 - EX ASPHALT
 - TRAFFIC CIRCULATION ARROW



**PRELIMINARY
NOT FOR
CONSTRUCTION**



SILVER CLIFFS COMMONS
SECTIONS 05 & 08 TOWNSHIP 41 S,
RANGE 13 W, SLB&M - WASHINGTON COUNTY

SITE PLAN V
PROJECT PLAN

JOB # 25-033
DRAWN BY: JR
CHECKED BY: TTC
DATE: 11/07/2025

Z.2.1

SHEET: 4 OF: 5

