

AGENDA
SANTA CLARA HERITAGE COMMISSION
THURSDAY, JUNE 18, 2026
Time: 4:00 PM

Notice is hereby given that the Santa Clara Heritage Commission will hold a meeting on the 18th day of June 2026, in the Santa Clara Town Hall conference room at 2603 Santa Clara Drive. The meeting will begin at 4:00 PM.

Call to Order:

1. Approval of Minutes for May 21, 2026.

Business:

1. Design Review for a proposed Office/Retail Building Use located at 2998 Santa Clara Drive. Barbara Parks, applicant.
2. Discussion Item(s): To be determined by the Heritage Commission.

Adjournment.

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at 435-673-6712 at least 24 hours in advance of the meeting.

Members of the public may attend a meeting; however, comments are not allowed unless the Heritage Commission Chair allows it. Seating is limited.

Posted this 11th day of June 2026.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
May 21, 2026**

Present:

Commission Members: Mimi McKenna, Chair
Mandi Gubler
Bob Lamoreaux

City Council Representative: Janene Burton

Director: Jim McNulty, Planning & Economic Development Director

Staff: Sherry Laier

CALL TO ORDER

Mimi McKenna called the meeting to order at approximately 4:00 PM.

- 1. Approval of Minutes for February 19, 2026.**
Mandi Gubler moved to **APPROVE** the minutes of February 19, 2026. Bob Lamoreaux seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

Business

- 1. Design Review for a new home located at 3265 Santa Clara Drive (Clara Crossing Subdivision). Keith Collins, applicant.**

Jim McNulty presented the application for a new single-family home on Lot 4 of the Clara Crossing Subdivision; a property of approximately 11,379 square feet located at the corner of Gates Lane and Santa Clara Drive in the R-1-10 Historic District Overlay Zone. The proposed design was described as a one-story ranch-style home with a daylight basement, featuring brick masonry, hardi-board, and stucco. Jim noted that updated elevations were submitted by the applicant shortly before the meeting, reflecting some revisions in response to the project staff report.

The Heritage Commission acknowledged the prominent visibility of this corner lot as it's the first property seen when entering Santa Clara from Ivins City and emphasized that it carries a particular responsibility to set a positive example for new construction within the Historic District.

The Commission's primary concern was that the submitted home design lacked a cohesive and historically compatible architectural character. Members noted that the design appeared to blend ranch and craftsman elements in a manner that did not successfully achieve either style, resulting in an appearance that felt dated rather than historic. Specific concerns included insufficient architectural dimension and interest in the roofline, inadequate window articulation on the highly visible side (right side) elevation and rendered materials that did not accurately reflect the proposed construction. The Commission noted that the side elevation facing Santa Clara Drive will be viewed daily by the surrounding community and therefore should receive the same level of design attention as the front elevation. The Commission offered substantive guidance to the applicants, encouraging them to commit fully to a craftsman style, which was identified as more achievable and more compatible with the Historic District than a ranch style given the lot size. Specific recommendations included redesigning the roofline to incorporate gable features characteristic of craftsman architecture, adding additional windows to the right (side) elevation, incorporating stone or brick as accent elements at column bases and select exterior areas rather than as a dominant finish material, and utilizing hardi-board siding. City staff also committed to providing draft meeting minutes promptly so the applicants could proceed with redesigning without waiting for the next scheduled meeting. The Commission voted to have the applicants return with a revised design incorporating the feedback provided.

Mandi Gubler made a motion to recommend that the applicants return to the Heritage Commission with a revised design reflecting the comments provided. Bob Lamoreaux seconded the motion. The motion carried unanimously.

2. Discussion Item(s): To be determined by the Heritage Commission

The Commission briefly noted that a Mandi Gubler had recently purchased the property at 3003 Santa Clara Drive. Additionally, a property across the street (2998 Santa Clara Drive) was noted to be under contract with a prospective buyer reportedly intending to operate a coffee shop and bookstore. No formal action was taken on either matter.

1. Adjournment.

The Heritage Commission Meeting adjourned at approximately 5:05 PM

Approved: _____
Sherry Laier, Clerk



City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara City Heritage Commission
Meeting Date: June 18, 2026
Current Zone: Historic District/R-1-10
General Plan Designation: Neighborhood Commercial NC
Property Address: 2998 Santa Clara Drive
Applicant Name: Barbara Parks
Staff Planner: Jim McNulty
City Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicant, **Barbara Parks**, is proposing to convert the existing single-family home located at 2998 Santa Clara Drive into office/retail space intended for an art gallery serving tea, coffee, and refreshments. The subject property is approximately 0.10 acres (4,521 sq. ft.) in size. The useable square footage on the main floor of the home is approximately 940 **square feet in size**, with a basement to be utilized for storage. The applicant intends to clean up the home and property as needed to allow for the proposed commercial use of the property.

The existing home is an example of the “**Period Cottage**” style from approximately 1920 – 1935. Examples of “Period Cottages” can be found on pages 47, 48, and 49 of the Historic District Design Guidelines.

The **subject property is in the Historic District/R-1-10 Zone**. The applicant will be required to go through a Rezoning (Historic District/Mixed Use Zone) and Site Plan Review process to allow for the proposed office/retail use of the building. This process will include a public hearing with the Planning Commission followed by a public meeting with the City Council before proceeding. Heritage Commission review is the first step in the overall process for this item.

SITE & VICINITY DESCRIPTION

The subject property is located at 2998 Santa Clara Drive. The property has frontage along Santa Clara Drive. An existing single-family home is located on the property. The home abuts a single-family home to the east, and Heritage Square to the west.

PROJECT REVIEW ITEMS

City staff has reviewed the Historic District Design Guidelines and determined that the following items need to be addressed:

1. **Part II, Section 1, Site History:** Each property owner, developer, or other interested party should research and understand the historical values of the property being developed to draw upon past ideas, concepts, and methods in establishing a link between past and new development in the Historic District. ***The applicant has researched the site's history and provided this information (see attached).***
2. **Part II, Section 2, Site Features:** Historical site features, as an integral part of the original development pattern, should be retained as part of the street scene. ***The applicant intends to keep the historical authenticity of the home intact. The applicant plans to maintain the existing front yard landscaping, as well as providing drought tolerant landscaping and landscape rock.***
3. **Part II, Section 7, Windows & Bulkheads:** Display windows and bulkheads are essential elements of traditional store fronts which provide a sense of scale and aesthetic quality to the façade of a commercial building. The use of display windows, transoms, and bulkheads are encouraged to provide a traditional storefront design. ***The applicant is proposing that doors and windows are to remain and be repaired and/or replicated to match the existing. These items would be painted the color known as "Otis Madiera" from Exhibit B, Color Matrix.***
4. **Part II, Section 8, Doors & Entrances:** The primary doorway or entrance to a building should be oriented to Santa Clara Drive. Doors and entrances shall be constructed to complement the architecture of the building. ***The applicant is proposing that doors and windows are to remain and be repaired and/or replicated to match the existing. These items would be painted the color known as "Otis Madiera" from Exhibit B, Color Matrix.***
5. **Part II, Section 11, Building Colors:** Building color is one of the most critical elements in design. Careful attention shall be paid to create colors that blend with the panoramic views and natural landscapes of the area. The applicants intend to keep the original colors of the home. ***The applicant has indicated that the colors used for this project come from Exhibit B, Color Matrix.***
6. **Part II, Section 11, Roof Design:** The roof form, its pitch, materials, and associated parapet are all character-defining features for a building. Roof materials shall be fire-retardant and non-reflective including asphalt shingles (wood appearance), concrete tile, wood shingles, metal in limited amounts, and membrane roofing systems if a parapet is utilized for screening. ***The applicant proposes to remove the existing asphalt shingle roofing and replace it with natural cedar shake roofing.***
7. **Part II, Section 13, Lighting:** Lighting should be positioned in a manner that enhances visibility without detracting from a buildings' historic character. Lighting shall not visually dominate the site or intrude on adjacent property. All lighting should be shielded and directed downward. Fixture design shall complement the design of the building. ***The applicant plans to utilize low mounted ground accent lighting and pathway lighting in the front yard area, similar to typical residential lighting.***
8. **Part II, Section 14, Signage:** All signage shall comply with the Santa Clara City adopted sign ordinance and shall be reviewed by the Heritage Commission prior to approval. All signage shall utilize the color scheme as outlined in these design guidelines (e.g., Building Colors) for their signage color structure. ***Project signage will be submitted for Heritage Commission review at a later date.***

Request: Proposed Office/Retail Building Use

9. **Part II, Section 15, Streetscape Elements and Landscape Design:** Retain and preserve original elements that combine to form the streetscape. New streetscape improvements shall respect the historic character of the area and complement historic scales, designs, and landscaping. ***The applicant intends to maintain and keep some of the landscaping on site. Drought tolerant landscaping and landscape rocks will also be included.***
10. **Part II, Section 16, Parking:** Parking areas should be located away from the street frontage and where they are least visually obtrusive. Off-street parking should be located to the side or behind a building, where its visual impact will be minimized. ***A total of 3 parking spaces has been proposed. The access driveway is located on the east side of the lot. One (1) ADA space will be required as per the Building Code. An ADA ramp is also required as per Building Code. The applicant met with the TRC on June 11, 2026, to discuss the Rezoning & Site Plan application. As a result, the applicant is working with City staff on a parking solution for the site.***
11. **Part II, Section 17, Mechanical Equipment:** Mechanical service equipment shall be designed and installed where it will not be readily seen from the public way. ***The applicant has indicated that all mechanical equipment and trash containers will be located at the back of the building adjacent to the existing accessory structure.***
12. **Part II, Section 18, Residential Compatibility:** Commercial uses and/or development which adjoins residential zones or residential uses or is across the street from residential zones or uses shall consider site design that minimizes the impact of the commercial use on the residences. ***Converting the existing home to a commercial use should be compatible with the residential zoning in the area. Similar projects along Santa Clara Drive have been successful. This is encouraged by the General Plan and the Historic District Design Guidelines.***

CITY STAFF RECOMMENDATION

City staff recommend that the Heritage Commission consider approving the Design Review for a proposed **Office/Retail Building Use at 2998 Santa Clara Drive**, subject to the following conditions:

1. That the project design be completed as approved by the Heritage Commission, and that the Historic District Design Guidelines as summarized in the staff report be complied with.
2. That the applicant comes back to the Heritage Commission if changes to any items as summarized in the staff report are proposed.
3. That the applicant provides material/color samples for Heritage Commission review.
4. That the applicant provides signage details for Heritage Commission review at a later date.
5. That the Heritage Commission determine if any additional items are required by the applicant.
6. That the applicant proceeds with the Rezoning and Site Plan Review process with Planning Commission and City Council.

PROJECT NARRATIVE:

2998 SANTA CLARA DRIVE - BUILT IN 1935 FOR RULON AND GRACE STAHELI STUCKI. IT IS A QUINTESSENTIAL EXAMPLE OF A ENGLISH TUDOR COTTAGE. IT IS 940 SQ.FT INTERIOR GROUND FLOOR WITH A BASEMENT, ON A LOT THAT IS ONLY 4,520 SQ.FT.

THERE IS A NEWER ACCESSORY STRUCTURE BEHIND THE HOUSE, WHICH IS A STORAGE SHED THAT NOW INTERSECTS THE NEIGHBORING PROPERTY.THE FRONT YARD IS ELEVATED WITH AN EXISTING CONCRETE CURB

THE PROJECT WILL CONSIST OF A COMPLETE INTERIOR AND EXTERIOR RENOVATION. A PUBLIC AND COMMUNITY ORIENTED SMALL BUSINESS, CONSISTING OF CURATED ART GALLERY SERVING TEA, COFFEE AND REFRESHMENTS.

ALL THE EXTERIOR MATERIALS, DETAILS, DOORS AND WINDOWS ARE TO REMAIN AND BE REPAIRED AND OR REPLICATED TO MATCH EXISTING. IT IS OUR INTENTION TO MAINTAIN AND RESPECT ALL ASPECTS OF THE BUILDING AND SURROUNDING LANDSCAPE. NO ADDITIONS OR EXTENSIONS TO THE EXISTING STRUCTURES ARE PROPOSED. MATURE TREES TO THE EAST WILL REMAIN.

THE BRICK WILL BE REPAIRED, REATTACHED, RE-POINTED AND CLEANED.

THE EXISTING WOOD TRIM AND WOOD WINDOWS WILL BE REPAIRED AND/OR REPLACED TO MATCH EXISTING AND PAINTED COLOR "OTIS MADIERA" FROM EXHIBIT B ON PAGE 43 OF THE SANTA CLARA HISTORIC DISTRICT DESIGN GUIDELINES.

THE EXISTING PLASTER/STUCCO WILL BE PATCHED AND REPAIRED, WITH A NEW TEXTURE COAT TO MATCH EXISTING AND WILL BE PAINTED COLOR "FLAXEN FIELD" FROM EXHIBIT B ON PAGE 43 OF THE SANTA CLARA HISTORIC DISTRICT DESIGN GUIDELINES. ANY NEW STUCCO PROPOSED WILL MATCH THE EXISTING AND PAINTED THE SAME COLOR.

THE ROOFING MATERIAL IS PROPOSED TO BE REPLACED AS A NATURAL CEDAR SHAKE.

EXISTING DRIVEWAY AND CURB CUT WILL REMAIN, BRICK PAVERS AND DECOMPOSED CRUSHED GRANITE WILL DEFINE THE DRIVEWAY. THREE PARKING BAYS ARE CONSIDERED TO BE AT THE BACK AND SIDE OF THE PROPERTY AS REQUIRED AND DEFINED IN THE SANTA CLARA HISTORIC DISTRICT DESIGN GUIDELINES SECTION 16. 4 PARKING SPACES ARE AVAILABLE OUT FRONT ON SANTA CLARA DR. AND ADDITIONAL SHARED PARKING IS CONSIDERED WITH THE LDS CHURCH PARKING AND ON VICTOR STREET.

FRONT YARD LANDSCAPE ELEMENTS TO REMAIN AS EXISTING, REPAIRED AS NEEDED. BRICK PAVER PATIO AND DROUGHT TOLERANT LANDSCAPING PLANTING AND LANDSCAPE ROCKS PROPOSED IN THE FRONT YARD.

EXTERIOR LANDSCAPE LIGHTING TO BE WARM 2700 K TEMPERATURE RANGE, LOW MOUNTED GROUND ACCENT AND PATHWAY LIGHTING IN THE FRONT YARD, SIMILAR TO TYPICAL RESIDENTIAL LIGHTING.

SIGNAGE WILL BE SUBMITTED FOR REVIEW AND APPROVAL AT A LATER DATE. NO SIGNAGE WILL BE PROPOSED FOR THIS APPLICATION.

ALL MECHANICAL EQUIPMENT AND TRASH CONTAINERS WILL BE LOCATED AT THE BACK OF THE BUILDING NEAR THE ACCESSORY STRUCTURE. PER SECTION 17 OF THE SANTA CLARA HISTORIC DISTRICT DESIGN GUIDELINES.



DRIVEWAY ACCESS AND BRICK FENCE TO REMAIN



EXISTING BRICK, WOOD MOLDING AND STUCCO TO REMAIN

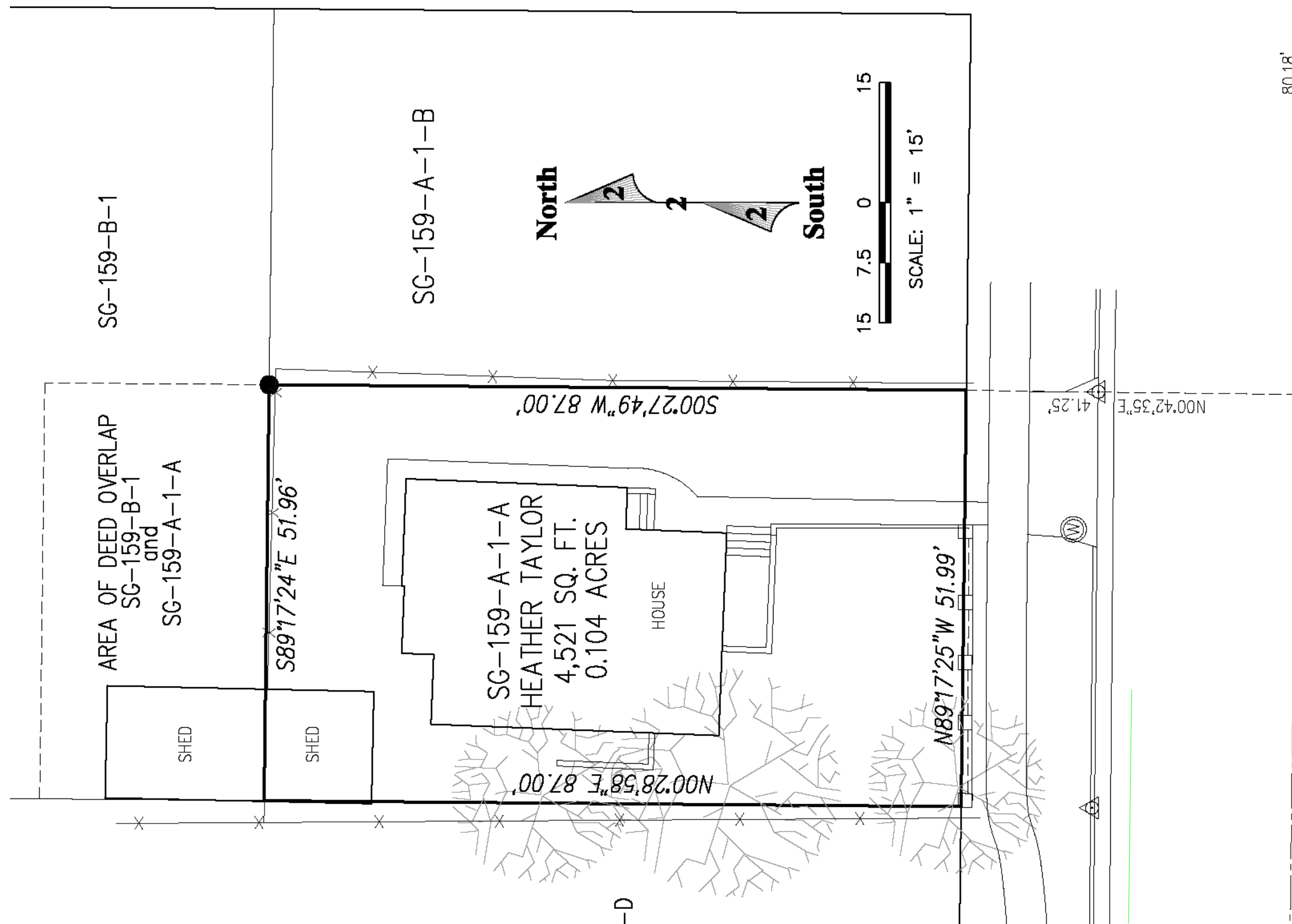


Otis Madiera



Flaxen Field

| | | | | | |
|---|-----------------------------------|------------------------|-------------|---------------------------------|-------------------|
| <p>CT Architects 917 974 0587 cory@taylorarchitect.com</p> | <p>2998 Santa Clara Dr</p> | <p>NO. DESCRIPTION</p> | <p>DATE</p> | <p>PROJECT NARRATIVE</p> | <p>000</p> |
| | | | | <p>05/31/26</p> | |



Designer
 917 974 0587
 cory@taylorarchitect.com

2998 Santa Clara Dr

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

SURVEY
 05/31/26
 1 : 40

100

CL SANTA CLARA BLVD - MON to MON --- N89°17'25"W 462.00' --- BASIS OF BEARINGS 80.18'



PROJECT NARRATIVE:

EXISTING HOUSE AND SURROUNDING LANDSCAPE TO REMAIN, NO ADDITIONS OR EXTENSIONS TO EXISTING PROPOSED.

ALL EXTERIOR FINISHES TO REMAIN, PATCHING, REPAIRING AND RENOVATING TO MATCH EXISTING FINISHES.

NEW WINDOWS AND DOORS TO MATCH EXISTING STYLE AND FUNCTION, NEW ROOFING AND WOOD TRIM, PAINTED TO MATCH EXISTING.

BRICK WORK TO REMAIN, CLEANING, RENOVATING AND REPOINTING.

STUCCO TO BE PATCHED AND PAINTED TO MATCH EXISTING.

LANDSCAPE ELEMENTS TO REMAIN AND REPAIRED AS NEEDED.

NEW DRIVEWAY EITHER BRICK PAVERS OR CRUSHED DECOMPOSED GRANITE.



CT Architects
917 974 0587
cory@taylorarchitect.com

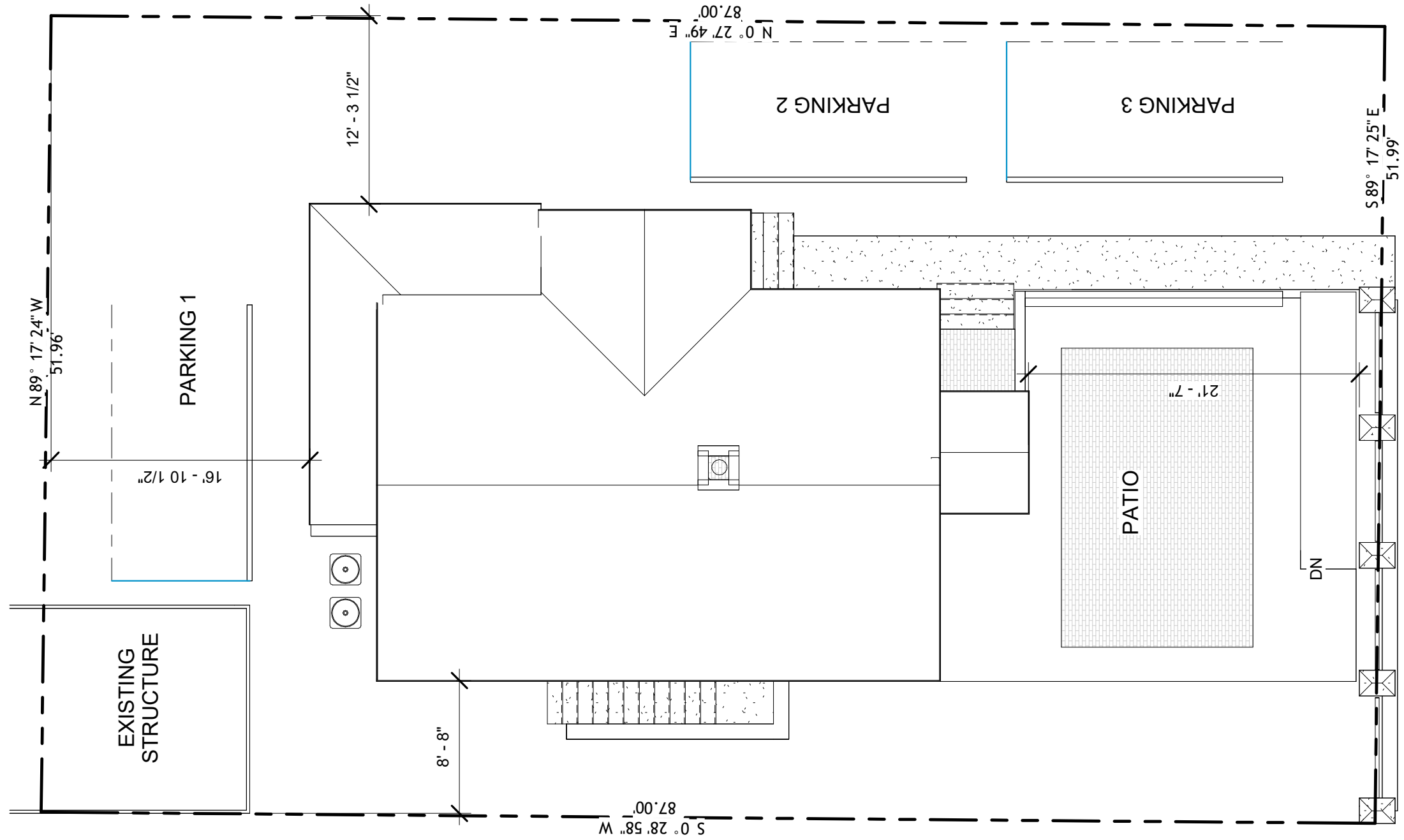
2998 Santa Clara Dr

NO. DESCRIPTION DATE

05/31/26

EXISTING PHOTOS

110



SANTA CLARA DRIVE

Designer
 917 974 0587
 cory@taylorarchitect.com

2998 Santa Clara Dr

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

05/31/26

SITE PLAN

1/8" = 1'-0"

200

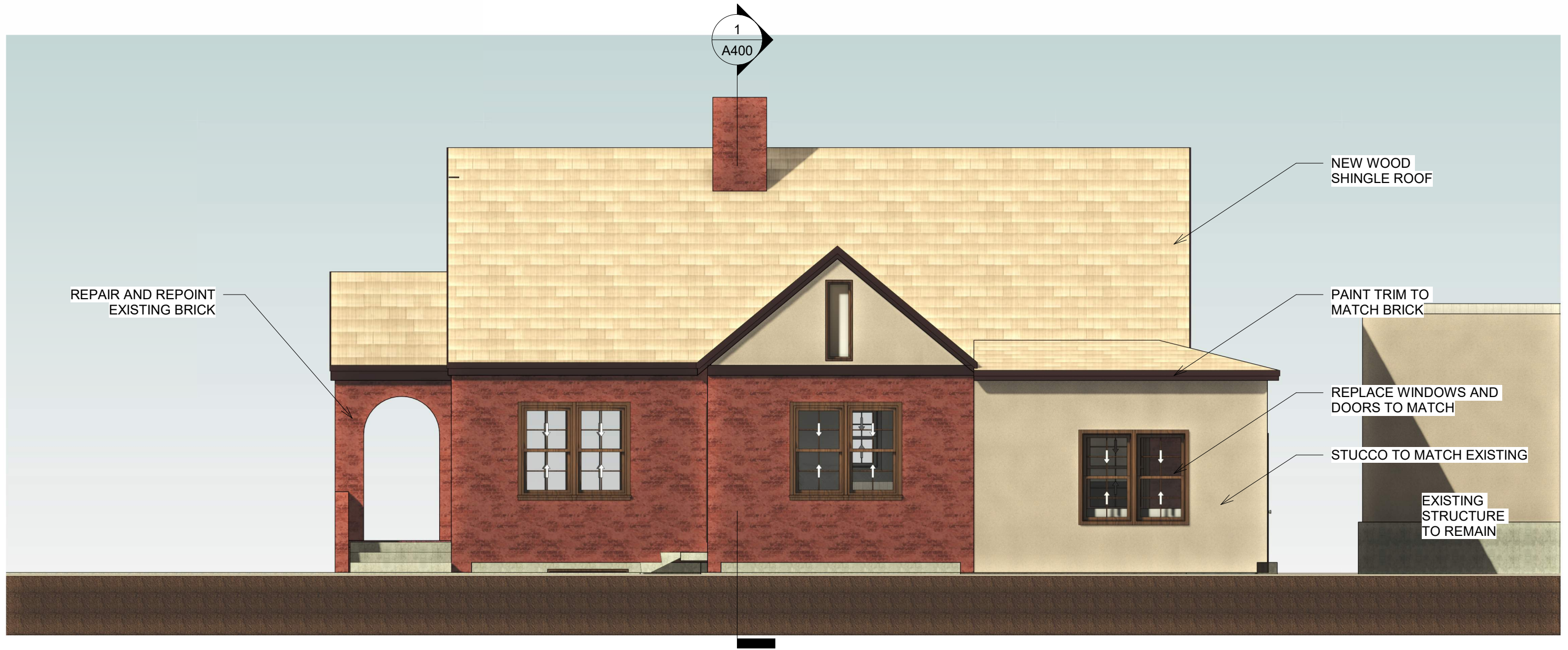


SOUTH ELEVATION 1

SCALE: 1 : 60

1

| | | | | | |
|---|----------------------------|------------------------|-----------------|------------------------|-------------------|
| <p>Designer 917 974 0587 cory@taylorarchitect.com</p> | <p>2998 Santa Clara Dr</p> | <p>NO. DESCRIPTION</p> | <p>DATE</p> | <p>SOUTH ELEVATION</p> | <p>300</p> |
| | | | <p>05/31/26</p> | <p>1 : 60</p> | |



EAST ELEVATION 2 1
SCALE: 1 : 60

| | | | | | |
|---|---------------------|----------------------|----------------------------|--------|---|
| Designer 917 974 0587 cory@taylorarchitect.com | 2998 Santa Clara Dr | NO. DESCRIPTION DATE | EAST ELEVATION 05/31/26 | 1 : 60 | 301 |
|---|---------------------|----------------------|----------------------------|--------|---|



NORTH ELEVATION 3

SCALE: 1 : 60

1

Designer

917 974 0587

cory@taylorarchitect.com

2998 Santa Clara Dr

NO. DESCRIPTION

DATE

NORTH ELEVATION

05/31/26

1 : 60

302

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MARK ON THE GROUND THE CORNERS OF PARCEL SG-159-A-1-A.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SANTA CLARA BLVD, MARKED AT THE INTERSECTION WITH VICTORS STREET AND CHAPEL STREET BY CLASS 1, 2 INCH BRASS CAP MONUMENTS, AS SHOWN HEREON, SAID LINE BEARS NORTH 89°17'25" WEST A DISTANCE OF 462.00 FEET.

IN ADDITION, A CLASS 1, 2 INCH BRASS CAP MONUMENT WAS FOUND THE INTERSECTION OF SANTA CLARA BLVD AND QUAIL STREET. FOUR MAG NAILS IN CONCRETE, WERE FOUND AND MEASURED AND THREE REBAR WITH CAPS WERE FOUND AND MEASURED, ALL AS SHOWN HEREON. ALL OF THE ABOVE MONUMENTS FIT WELL WITH THE DEEDS AND WERE HELD FOR POSITION. THE NORTH 28.00 FEET OF THE DEED FOR PARCEL SG-159-A-1-A OVERLAPS THE DEED FOR PARCEL SG-159-B-1. UPON FURTHER INVESTIGATION A QUIT CLAIM DEED FROM ROMA G. SAVAGE (ROMA) TO ROMA G. SAVAGE WAS EXECUTED ON APRIL 20, 1988. IN THIS QUIT CLAIM DEED ROMA QUIT CLAIMED A PARCEL 89.0 FEET NORTH-SOUTH AND 99.0 FEET EAST-WEST. THE SOUTH LINE OF THE QUIT CLAIM PARCEL WAS COINCIDENT WITH THE NORTH LINE OF PARCEL SG-159-A-1-B. ROMA FAILED TO QUIT CLAIM THE NORTH 28.00 FEET OF PARCEL SG-159-A-1-A AT THE SAME TIME SHE QUIT CLAIM THE PARCEL TO THE NORTH, HENCE THE OVERLAP. THE BOUNDARY OF PARCEL SG-159-A-1-A AS STAKED IN THE FIELD EXCLUDES THE NORTH 28.00 FEET DESCRIBED IN THE DEED.

NOTES:

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR 222. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
- REFERENCE DOCUMENTS USED TO PREPARE THIS SURVEY:
 - SANTA CLARA TOWNSITE AND FIELD SURVEY ON AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH RS008629 - RECORD OF SURVEY BY ROSENBERG ASSOCIATES FOR LOT 2, BLOCK 21, SANTA CLARA TOWNSITE AND FIELD SURVEY
 - RS006527 - RECORD OF SURVEY BY ROSENBERG ASSOCIATES FOR A PORTION OF LOT 5, BLOCK 22, SANTA CLARA TOWNSITE AND FIELD SURVEY
 - RS007631 - RECORD OF SURVEY BY BCE FOR A PORTION OF BLOCK 22, SANTA CLARA TOWNSITE AND FIELD SURVEY
 - ENTRY NO. 20250027239 - WARRANTY DEED FOR SG-159-A-1-A
 - ENTRY NO. 00847807 - WARRANTY DEED FOR SG-159-B-1
 - ENTRY NO. 00831437 - WARRANTY DEED FOR SG-159-A-1-B
 - ENTRY NO. 00490034 - WARRANTY DEED FOR SG-161-D

RECORD OF SURVEY for PARCEL SG-159-A-1-A

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN ST. GEORGE, WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN, ST. GEORGE, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SANTA CLARA BLVD AND VICTORS STREET, MARKED BY A 2 INCH BRASS CAP, CLASS 1 MONUMENT, WHENCE THE CENTERLINE INTERSECTION OF SANTA CLARA BLVD. AND CHAPEL STREET, MARKED BY A 2 INCH BRASS CAP, CLASS 1 MONUMENT BEARS NORTH 89°17'25" WEST A DISTANCE OF 462.00 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89°17'25" WEST ALONG SAID CENTERLINE A DISTANCE OF 80.18 FEET; THENCE NORTH 00°42'35" EAST A DISTANCE OF 41.25 FEET TO THE SOUTHEAST CORNER OF PARCEL SG-159-A-1-A, BEING THE POINT OF BEGINNING, MARKED BY A MAG NAIL SET IN THE CURB 16.50 FEET SOUTH ON-LINE;

THENCE NORTH 89°17'25" WEST ALONG THE NORTHERLY LINE OF SANTA CLARA BLVD. A DISTANCE OF 51.99 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, MARKED BY A MAG NAIL SET IN THE CURB 16.50 FEET SOUTH ON-LINE; THENCE NORTH 00°28'58" EAST FOLLOWING A FENCE LINE AND THE COMMON LINE BETWEEN SAID PARCEL AND PARCEL SG-161-D A DISTANCE OF 87.00 FEET THE NORTHWEST CORNER OF SAID PARCEL SG-159-A-1-A, WHICH FALLS INSIDE A SHED, NOTHING FOUND OR SET; THENCE SOUTH 89°17'24" EAST ALONG THE LINE COMMON TO SG-159-A-1-A AND SG-159-B-1 A DISTANCE OF 51.96 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED "SURVEYOR222"; THENCE SOUTH 00°27'49" WEST ALONG THE LINE COMMON TO SG-159-A-1-A AND SG-159-A-1-B AND FOLLOWING A FENCE LINE A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING.

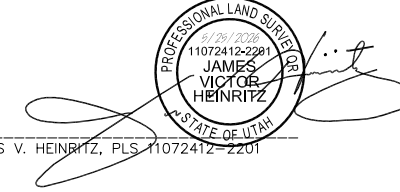
SAID PARCEL CONTAINS 4,521 SQUARE FEET OR 0.104 ACRES.

SG-159-A-1-A DEED DESCRIPTION::

BEGINNING AT THE SOUTHWEST CORNER OF LOT (ONE) 1, BLOCK TWENTY-TWO (22), SANTA CLARA TOWNSITE AND FIELD SURVEY, AS SHOWN ON THE OFFICIAL MAP OF SAID SURVEY ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH; AND RUNNING THENCE NORTH 115.0 FEET; THENCE EAST 52.0 FEET; THENCE SOUTH 115.0 FEET; THENCE WEST 52.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I, JAMES V. HEINRITZ, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 11072412-2201, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF A PARCEL OF LAND, LOCATED IN ST. GEORGE CITY, WASHINGTON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-73-504. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.



JAMES V. HEINRITZ, PLS. 11072412-2201



SPOT-ON SURVEYING

| REVISION | DATE | DATE | DATE | DESCRIPTION |
|----------|------|------|------|-------------|
| | | | | |
| | | | | |
| | | | | |

RECORD OF SURVEY for PARCEL SG-159-A-1-A
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN ST. GEORGE, WASHINGTON COUNTY, UTAH

DRAWN BY: JVH
CHECKED BY: IMH
DATE: 05/25/2026
PROJECT NO.: 2472
SCALE: 1"=15'/40'

LEGEND

- DENOTES FOUND FENCE POST NEAR PROPERTY LINE
- DENOTES SET #5 REBAR W/PLASTIC CAP STAMPED "SURVEYOR222"
- ⊕ DENOTES FOUND SURVEY MONUMENT AS NOTED
- △ DENOTES SET MAG NAIL IN CURB AT 16.5' OFFSET TO PROP. COR.

