

BOUNDARY DESCRIPTION

LOTS 4 AND 7, BLOCK 18, ST. GEORGE SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, ACCORDING TO THE OFFICE PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

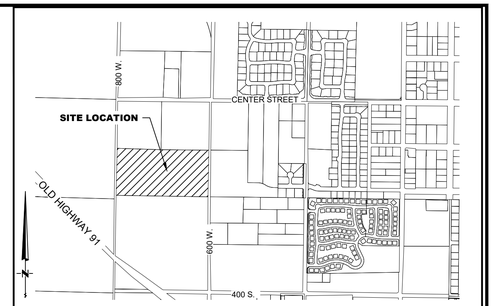
NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

4. THE FIELD WORK WAS PERFORMED ON AUGUST 27, 2019.



IVINS CITY

VICINITY MAP
SCALE: 1"=1000'

NORTHWEST CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN ALPHA ALUMINUM CAP (HCN #4038, WASH. CO. REF. #Z14216)

FOUND R/C LS 4938751 N81°25'09"W 0.54' FROM CALCULATED LOCATION

TAVI L Q I-SB-50

SUNWEST TRUST, INC. CUSTODIAN FOR WILLIAM M. PAPANIKOLAS IRA I-SB-51

S89°19'57"E 1285.83'

669.73'

24.75'

800 WEST (PUBLIC STREET)
BASIS OF BEARING S0°51'15"W 2676.61'
N0°51'15"E 669.84'

RANGE 17 WEST
RANGE 16 WEST

ROAD A 43' ROW
ROAD B 43' ROW
ROAD C 50' ROW
ROAD D 43' ROW
ROAD E 50' ROW
ROAD F 43' ROW
ROAD G 43' ROW
ROAD H 43' ROW

11 14,094 S.F.	10 10,482 S.F.	9 11,857 S.F.	8 11,250 S.F.	7 10,431 S.F.	6 10,466 S.F.	5 10,501 S.F.	4 10,536 S.F.	3 10,571 S.F.	2 10,605 S.F.	1 11,615 S.F.	
12 10,000 S.F.	58 10,469 S.F.	51 10,557 S.F.	50 10,557 S.F.	43 10,557 S.F.	42 10,475 S.F.	37 10,475 S.F.	36 10,557 S.F.	29 10,557 S.F.	28 13,007 S.F.		
13 10,000 S.F.	57 10,044 S.F.	52 10,044 S.F.	49 10,044 S.F.	44 10,044 S.F.	41 10,139 S.F.	38 10,139 S.F.	35 10,044 S.F.	30 10,044 S.F.	27 13,032 S.F.		
14 10,000 S.F.	56 10,044 S.F.	53 10,044 S.F.	48 10,044 S.F.	45 10,044 S.F.	40 10,139 S.F.	39 10,139 S.F.	34 10,044 S.F.	31 10,044 S.F.			
15 10,070 S.F.	55 10,469 S.F.	54 10,557 S.F.	47 10,557 S.F.	46 10,557 S.F.	DETENTION AREA 10,078 S.F. 147.76'		33 10,557 S.F.	32 10,469 S.F.	DETENTION AREA 5,999 S.F.		
16 12,233 S.F.	17 10,001 S.F.	18 11,467 S.F.	19 11,366 S.F.	20 10,135 S.F.	21 10,114 S.F.	22 10,094 S.F.	23 10,074 S.F.	24 10,053 S.F.	25 12,543 S.F.	26 14,041 S.F.	

DETENTION AREA 5,425 S.F. 114.57'

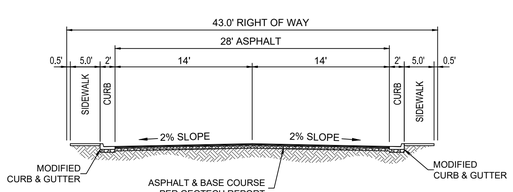
FOUND 5/8" NAKED REBAR N4°44'27"W 1.21' FROM CALCULATED LOCATION

N89°15'38"W 1286.80'

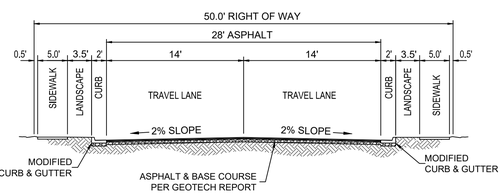
LOT 4 LOT 7
LOT 3 LOT 8
RT MARTEN UTAH LLC I-SB-46

WEST 1/4 CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN 1968 BLM BRASS CAP (HCN #4037, WASH. CO. REF. #X14216)

43' PUBLIC STREET SECTION



50' PUBLIC STREET SECTION



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 0°51'15" W, BETWEEN NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

ST. GEORGE SANTA CLARA BENCH IRRIGATION COMPANY SURVEY

WARRANTY DEED DOCUMENT NUMBER 20190019839

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

PROJECT INFO

ZONING: R-1-10
AREA: 19.80 ACRES
TOTAL HOMES: 57 UNITS
TOTAL RA-1 LOTS: 57
DENSITY: 2.88 D.U. / AC

OWNER

FREI 6 LLC
2189 WEST1465 N
ST GEORGE, UT 84770

DEVELOPER/APPLICANT

JAMES SULLIVAN
(435) 628-1904

BUSH & GUDGELL, INC. PROJECT MANAGER

ADAM ALLEN
(435)673-2337

ENGINEER

RICK MEYER
(435)673-2337

SURVEYOR

GREG MEYERS
(435)673-2337

CONCEPT PLAN

ANASAZI VISTA

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: OCT 2019
DRAWN: NH
APPROVED:
SCALE: 1"=60'
JOB NO.: 191179

CONCEPT PLAN
ANASAZI VISTA
LOCATDED IN IVINS UTAH

SHEET 1 OF 1 SHEETS

FILE: 191179 - Concept Plan

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