

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N1°01'40"E 1350.73 FEET ALONG THE SECTION LINE AND EAST 1278.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N°20'37"E 108.63 FEET; THENCE N12°37'43"E 185.09 FEET TO THE POINT OF A 393.57 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 41.36 FEET THROUGH A CENTRAL ANGLE OF 6°01'18"; THENCE N°36'25"E 105.82 FEET TO THE POINT OF A 250.57 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 47.21 FEET THROUGH A CENTRAL ANGLE OF 10°47'43"; THENCE N41°19'19"W 326.39 FEET TO THE POINT OF A 1108.43 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 243.03 FEET THROUGH A CENTRAL ANGLE OF 12°35'06"; TO THE POINT OF A 256.43 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 690.16 FEET THROUGH A CENTRAL ANGLE OF 15°41'22"; THENCE S17°23'50"E 211.86 FEET TO THE POINT OF A 406.43 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 38.02 FEET THROUGH A CENTRAL ANGLE OF 5°21'35"; THENCE S12°02'15"E 124.04 FEET TO THE POINT OF A 256.43 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 44.84 FEET THROUGH A CENTRAL ANGLE OF 10°01'06"; THENCE S2°01'09"E 395.19 FEET; THENCE S57°02'42"E 86.90 FEET; THENCE S 6°03'35" W 43.33 FEET TO THE POINT OF A 230.51 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 4°06'11" W; THENCE ALONG THE ARC OF SAID CURVE 22.87 FEET THROUGH A CENTRAL ANGLE OF 5°41'04"; THENCE S 88°25'07" E 51.52 FEET; THENCE S 11°41'22" E 38.86 FEET; THENCE S 87°57'05" W 88.36 FEET TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 87°58'51" W; THENCE ALONG THE ARC OF SAID CURVE 37.47 FEET THROUGH A CENTRAL ANGLE OF 85°53'09"; THENCE S 6°08'00" E 34.00 FEET TO THE POINT OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 6°08'00" E; THENCE ALONG THE ARC OF SAID CURVE 11.92 FEET THROUGH A CENTRAL ANGLE OF 4°33'07"; THENCE N 88°25'07" E 50.86 FEET; THENCE S 1°34'53" E 90.00 FEET; THENCE N 88°25'07" E 72.50 FEET; THENCE S 73°35'07" E 55.08 FEET; THENCE S 40°00'59" E 68.90 FEET; THENCE S 26°40'40" E 44.51 FEET; THENCE S 22°32'40" W 37.23 FEET; THENCE S 67°41'50" W 338.08 FEET TO THE POINT OF A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 40°12'39" E; THENCE ALONG THE ARC OF SAID CURVE 31.50 FEET THROUGH A CENTRAL ANGLE OF 13°52'56"; TO THE POINT OF A 580.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 183.40 FEET THROUGH A CENTRAL ANGLE OF 18°07'02"; TO THE POINT OF A 440.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 189.69 FEET THROUGH A CENTRAL ANGLE OF 24°42'03"; TO THE POINT OF A 25.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 39.86 FEET THROUGH A CENTRAL ANGLE OF 91°21'12"; THENCE N 12°37'43" E 10.13 FEET; THENCE N 77°22'17" W 39.00 FEET; THENCE S 12°37'43" W 20.83 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 34.22 FEET THROUGH A CENTRAL ANGLE OF 78°25'21"; THENCE N 88°56'56" W 44.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 789,629 SQ FT OR 18.13 ACRES MORE LESS

NORTH 1/4 CORNER SECTION 7,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
1975 WASHINGTON COUNTY BRASS CAP

WEST 1/16 CORNER SECTION 7,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
NOT FOUND

NORTHEAST CORNER SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1978 BLM BRASS CAP

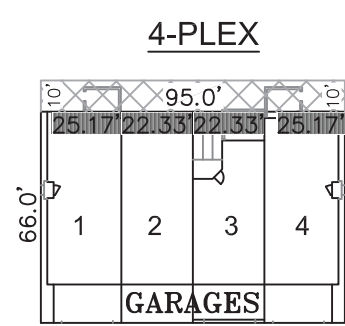
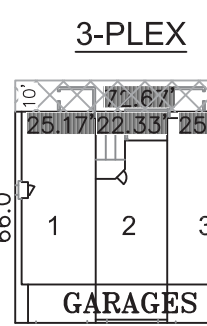
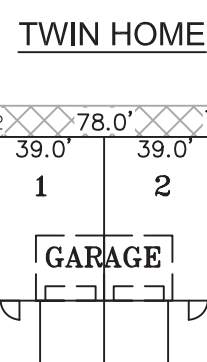
OWNER / DEVELOPER
SCHOOL INSTITUTIONAL TRUST LANDS
ADMINISTRATION (SITLA)
2303 NORTH CORAL CANYON BLVD
WASHINGTON, UT 84780
ARON LANGSTON
435-652-2950

BRENNAN HOLDINGS NO 100, LLC
(DEVELOPMENT LEASE)
205 E. TABERNACLE #4
ST. GEORGE, UT 84770

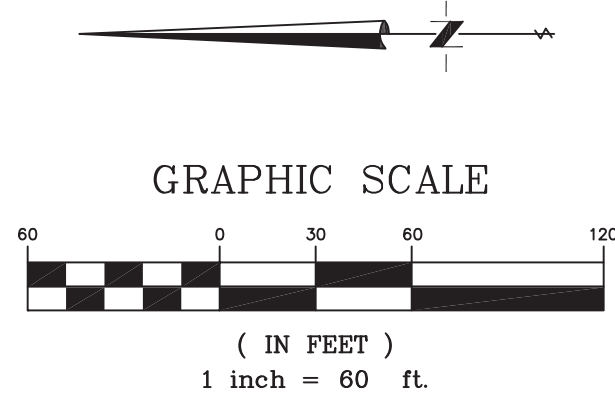
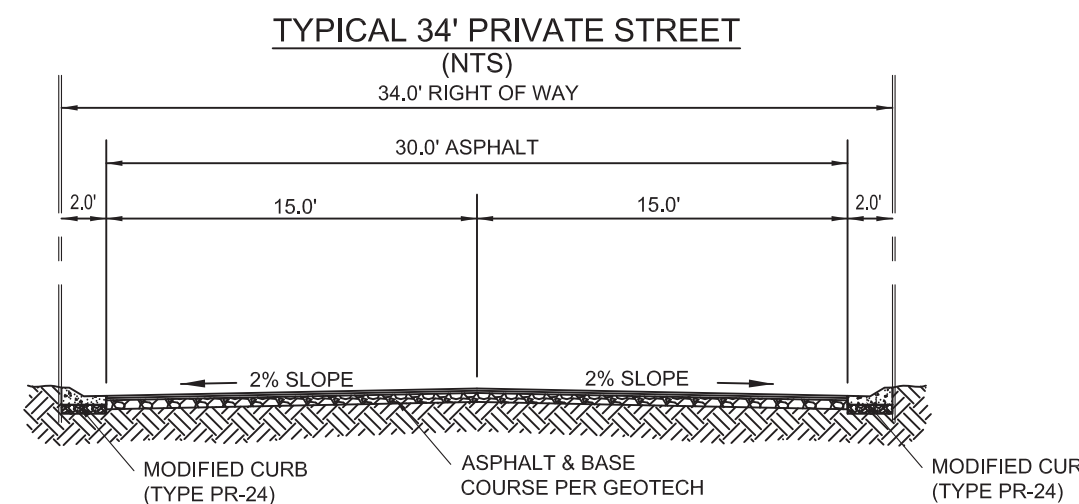
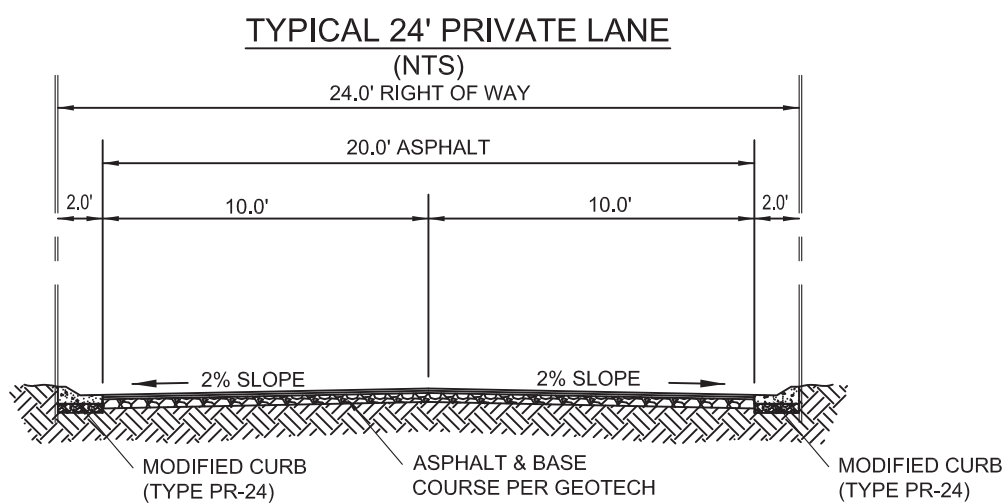
JIM RAINES
435-668-3641

- LEGEND
- PROPOSED FIRE HYDRANT
 - EXISTING CONTOUR (2' INTERVAL)
 - PROJECT BOUNDARY
 - COMMUNITY MAILBOX LOCATION
 - COMMON AREA
 - LIMITED COMMON
 - PRIVATE ELEMENT

NOTE:
PROJECT PHASING IS NOT SHOWN BUT THE PROJECT
WILL BE CONSTRUCTED AND FINAL PLATTED IN
MULTIPLES PHASES.



*ALL UNITS HAVE GARAGE WITH 16' WIDE DRIVEWAY



PARKING
3 & 4-PLEX
TOTAL 3 & 4-PLEX UNITS (INTERIOR): 83
PARKING REQUIRED: 166
PROVIDED: 190 (83 GARAGE & 107 OPEN STALLS)

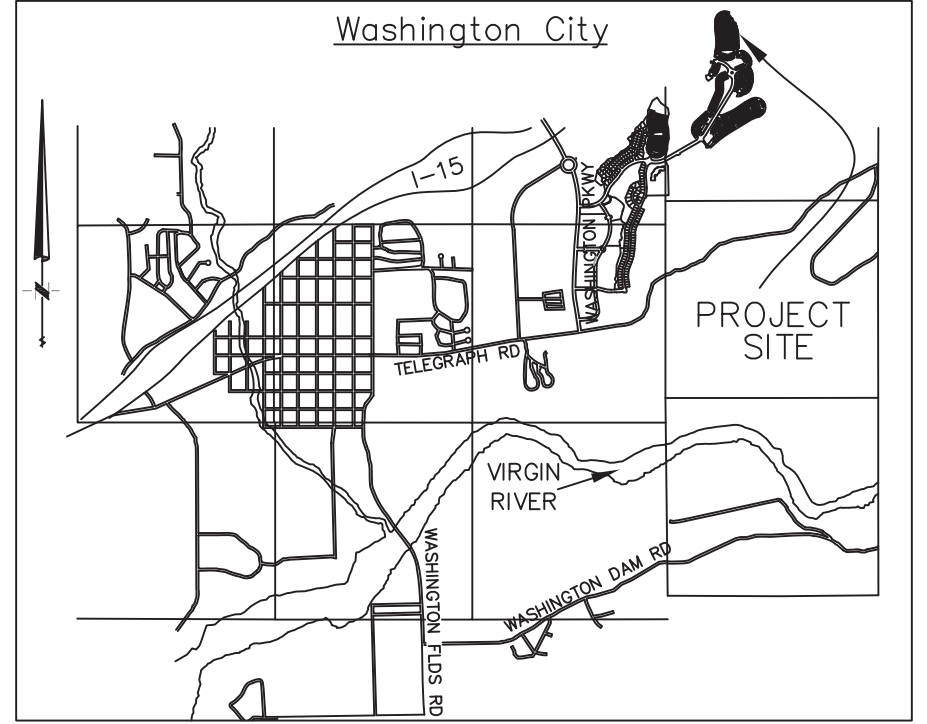
TWIN HOME
TOTAL TWIN HOME UNITS (EXTERIOR): 48
PARKING REQUIRED: 96
PROVIDED: 96 (48 GARAGE & 48 DRIVEWAY)

PROJECT INFO
TOTAL AREA: 18.13 ACRES
UNITS: 131 UNITS
DENSITY: 7.23 D.U./ACRE

PRIVATE STREETS
W/ COMMON OPEN SPACE

PRELIMINARY PLAT
SENDERA AT SIENNA HILLS

LOCATED IN
NW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN



HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE: (435) 688-5293 - SURVEY SCHEDULE: (435) 256-2109

Drawn: MDR Date: JUNE 2020
Email: MOR
Checked: JAR
Approved: JAR
Scale: 1" = 60'
Job No.: 201001

SENDERA AT SIENNA HILLS
LOCATED IN
NW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
SHEETS
FILE: 201001PP