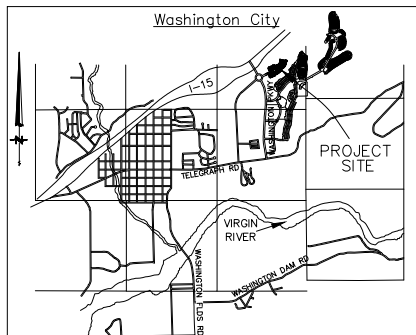


BEGINNING AT A POINT N10°22'42"E 1975.93 FEET ALONG THE SECTION LINE AND N88°51'18"W 1400.30 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED "ROAD PARCEL" AND RUNNING THENCE S18°55'23"E 69.19 FEET; THENCE S55°04'08"W 289.44 FEET TO THE POINT OF A 10.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 28.78 FEET TO THE POINT OF A 347°54'58" S55°14'10"W 113.20 FEET TO THE POINT OF A 10.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 15.84 FEET THROUGH A CENTRAL ANGLE OF 90°46'18"; THENCE S25°51'58"E 25.89 FEET; THENCE S64°28'02"W 129.92 FEET TO THE POINT OF A 357.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 51.57 FEET THROUGH A CENTRAL ANGLE OF 81°37'37"; THENCE S72°44'28"W 100.00 FEET TO THE POINT OF A 10.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 16.87 FEET THROUGH A CENTRAL ANGLE OF 78°57 FEET THROUGH A CENTRAL ANGLE OF 90°01'47"; THENCE N25°30'13"W 186.97 FEET; THENCE N25°30'13"W 5.49 FEET TO A POINT ON THE WASHINGTON PARKWAY RIGHT-OF-WAY; ENTRY NO. 880228, BOOK 1639, PAGE 710, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID RIGHT-OF-WAY 102.00 FEET; THENCE N25°30'13"W 5.51 FEET; THENCE N64°28'02"E 150.21 FEET TO THE POINT OF A 10.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 15.84 FEET THROUGH A CENTRAL ANGLE OF 90°46'18"; THENCE N47°46'02"E 22.52 FEET; THENCE N64°28'02"E 180.43 FEET TO THE POINT OF A 38.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 8.66 FEET THROUGH A CENTRAL ANGLE OF 130°34'39"; THENCE N73°51'15"E 53.73 FEET; THENCE N122°80'9"W 5.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N122°80'9"W; THENCE ALONG THE ARC OF SAID CURVE 15.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N122°80'9"W 5.00 FEET TO A POINT OF A 10.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N77°51'15"E; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S12°28'09" 5.00 FEET; THENCE N73°51'15"E 162.43 FEET TO THE POINT OF A 137.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 85.88 FEET THROUGH A CENTRAL ANGLE OF 35°55'04"; THENCE N41°36'48"E 55.68 FEET TO THE POINT OF A 10.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 15.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N29°50'44"E 76.14 FEET; THENCE N78°13'56"W 5.00 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N78°13'56"W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N11°46'04"E 60.00 FEET; THENCE S78°13'56"E 31.50 FEET TO THE POINT OF A 5.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 7.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S11°46'04"E 15.00 FEET TO A POINT OF A 5.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 7.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S11°46'04"E 60.00 FEET TO THE POINT OF A 5.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N11°46'04"E; THENCE ALONG THE ARC OF SAID CURVE 7.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S11°46'04"E 15.00 FEET TO THE POINT OF A 5.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 7.85 FEET THROUGH A CENTRAL ANGLE OF 60°03'45" TO THE POINT OF BEGINNING.

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	80.00	11.55	8°16'26"	S68°36'15"W	11.54
C2	120.00	17.33	8°16'26"	N68°36'15"E	17.31
C3	383.55	74.94	11°11'43"	S70°03'54"W	74.82
C4	5.00	8.02	91°52'06"	N58°24'12"W	7.19
C5	180.00	8.02	2°33'06"	S13°44'42"E	8.02
C6	15.00	12.90	49°16'06"	N9°36'48"E	12.50
C7	5.00	2.07	23°40'30"	N46°05'07"E	2.05
C8	357.00	19.08	3°03'46"	N65°59'50"E	19.08
C9	357.00	32.49	5°12'51"	N70°08'08"E	32.48
C10	15.00	26.89	102°42'29"	S63°49'26"E	23.43
C11	5.00	7.85	90°00'00"	S32°31'51"W	7.07
C12	456.50	45.42	5°42'03"	N74°40'50"E	45.40
C13	508.55	103.73	11°41'12"	S70°18'38"W	103.55
C14	5.00	7.73	88°37'22"	N31°50'33"E	6.99
C15	20.00	31.42	90°00'00"	N57°28'09"W	28.28
C16	20.00	31.42	90°00'00"	S32°31'51"W	28.28
C17	5.00	7.85	90°00'00"	S57°28'09"E	7.07
C18	343.50	53.01	8°50'34"	N73°06'34"E	52.96
C19	343.50	238.12	39°43'03"	N48°49'46"E	233.38
C20	343.50	103.13	17°12'10"	N20°22'09"E	102.75
C21	5.00	7.85	90°00'00"	N33°13'56"W	7.07
C22	20.00	31.42	90°00'00"	S56°46'04"W	28.28
C23	137.00	35.68	14°55'22"	N19°13'45"E	35.58
C24	137.00	35.68	14°55'22"	N34°09'07"E	35.58
C25	137.00	13.79	5°46'03"	N44°29'49"E	13.79
C26	137.00	72.09	30°09'00"	N62°27'21"E	71.26



LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR (2' INTERVAL)
- PROJECT BOUNDARY
- PUBLIC STREET & SIDEWALK/TRAIL

STATE OF UTAH

FUTURE DEVELOPMENT

STREET C
(GRID STREET NAMES WILL BE USED)
60 FOOT PUBLIC RIGHT OF WAY

LOT 3
34,254 S.F.
0.79 ACRES

LOT 4
38,830 S.F.
0.89 ACRES

LOT 5
48,755 S.F.
1.12 ACRES

LOT 6
51,786 S.F.
1.19 ACRES

POINT OF BEGINNING
S18°55'23"E 69.19'

ACCESS NOTE:
A CROSS ACCESS AGREEMENT WILL BE IN PLACE FOR ALL ADJACENT LOTS TO PROVIDE LEGAL ACCESS TO EACH LOT.

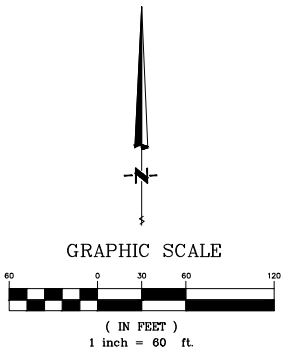
OWNER / DEVELOPER
SCHOOL INSTITUTIONAL TRUST LANDS
ADMINISTRATION (SITLA)
2383 NORTH CORAL CANYON BLVD
WASHINGTON, UT 84780
AARON LANGSTON
435-652-2960

BELLISTON CONSTRUCTION, INC.
(DEVELOPMENT LEASE)
1400 S. SEMINOLE WAY
WASHINGTON CITY, UT 84780
TROY BELLISTON
435-229-3785

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

WITNESS CORNER SET ON SECTION LINE
WITH A 3" BRASS CAP IN RING & LID
COUNTY REFERENCE NO. R25-42-15

S 89°14'37" E



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

BELLISTON CONSTRUCTION, INC.
(DEVELOPMENT LEASE)
1490 S. SEMINOLE WAY
WASHINGTON CITY, UT 84780

TROY BELLISTON
435-229-3785

WITNESS CORNER SET ON SECTION 11
WITH A 3" BRASS CAP IN RING & LID
COUNTY REFERENCE NO. R25-42-15

PRELIMINARY PLAT GRAPEVINE CROSSING AT SIENNA HILLS

LOCATED IN
NE 1/4 & SE 1/4 OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

HIGH POINT ENGINEERING & SURVEYING



Drawn by : MDR Date : JAN. 2021
Email : MARCRAINES@GMAIL.COM
Checked : JAR
Approved : JAR
Scale : 1" = 60'
Sheet No. : 181082

GRAPEVINE CROSSING AT SIENNA HILLS

SHEET
1
1
SHEETS
FILE: 18108