

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 20, 29 AND 30, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN INCLUDING A PORTION OF SECTION 20, A PORTION OF SECTION 29 AND A PORTION OF SECTION 30, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY, SAID POINT BEING LOCATED 588.51'09" E 273.51 FEET ALONG THE SECTION LINE AND N01'08'52"E 74.52 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE S23°31'41"E 543.97 FEET TO A POINT OF A 3194.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S23°31'41"E; THENCE ALONG THE ARC OF SAID CURVE 71.44 FEET THROUGH A CENTRAL ANGLE OF 01°18'54"; THENCE S22°14'47"E 29.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S22°14'47"E; THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 0°40'27"; THENCE S22°55'14"E 85.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.17 FEET THROUGH A CENTRAL ANGLE OF 0°18'28"; TO THE POINT OF A 3040.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 433.03 FEET THROUGH A CENTRAL ANGLE OF 08°09'41"; THENCE S14°03'58"E 80.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S14°03'58"E; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 0°55'33"; THENCE N76°51'34"E 55.00 FEET, THENCE S13°08'28"E 600.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 9.83 FEET THROUGH A CENTRAL ANGLE OF 28°09'37"; TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 84.85 FEET THROUGH A CENTRAL ANGLE OF 0°17'46"; THENCE S24°39'39"E 100.00 FEET; THENCE S45°28'04"E 125.77 FEET; THENCE S44°31'56"W 376.85 FEET; THENCE S43°25'39"W 395.08 FEET; THENCE S45°15'43"W 401.92 FEET; THENCE S45°19'41"W 117.74 FEET; TO A POINT OF A 472.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N66°05'33"E; THENCE ALONG THE ARC OF SAID CURVE 74.37 FEET THROUGH A CENTRAL ANGLE OF 09°01'04"; THENCE N14°53'23"W 220.26 FEET TO THE POINT OF A 527.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 77.03 FEET THROUGH A CENTRAL ANGLE OF 08°22'02"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 28.68 FEET THROUGH A CENTRAL ANGLE OF 85°01'22"; THENCE N28°14'02"W 55.00 FEET; THENCE N61°45'58"E 4.67 FEET TO THE POINT OF A 122.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 44.30 FEET THROUGH A CENTRAL ANGLE OF 20°43'04"; THENCE N41°02'54"E 394.81 FEET TO THE POINT OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 2.46 FEET THROUGH A CENTRAL ANGLE OF 00°47'41"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 28.88 FEET THROUGH A CENTRAL ANGLE OF 83°00'35"; THENCE N41°10'00"W 161.47 FEET TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 160.00 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N41°10'00"W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 344.93 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.51 FEET THROUGH A CENTRAL ANGLE OF 90°16'12"; THENCE N41°26'12"W 80.00 FEET TO A POINT OF A 604.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S41°26'12"E; THENCE ALONG THE ARC OF SAID CURVE 296.63 FEET THROUGH A CENTRAL ANGLE OF 02°49'58"; THENCE N45°36'23"W 117.51 FEET; THENCE N52°34'28"W 34.00 FEET TO A POINT OF A 267.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S52°34'28"E; THENCE ALONG THE ARC OF SAID CURVE 8.39 FEET THROUGH A CENTRAL ANGLE OF 01°47'58"; THENCE N50°48'30"W 104.63 FEET; THENCE N09°57'59"W 47.34 FEET; THENCE N22°42'39"W 117.41 FEET; THENCE N41°21'12"E 476.30 FEET; THENCE N36°26'25"W 196.75 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY; THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) N53°11'39"E 298.86 FEET; (2) THENCE N53°09'38"E 418.61 FEET; (3) THENCE N53°10'48"E 54.31 FEET; (4) THENCE N66°07'16"E 254.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,626,115 SQ FT OR 60.29 ACRES MORE LESS

PROJECT INFO
TOTAL AREA: 60.29 ACRES
UNITS: 210 UNITS
DENSITY: 3.48 D.U./ACRE

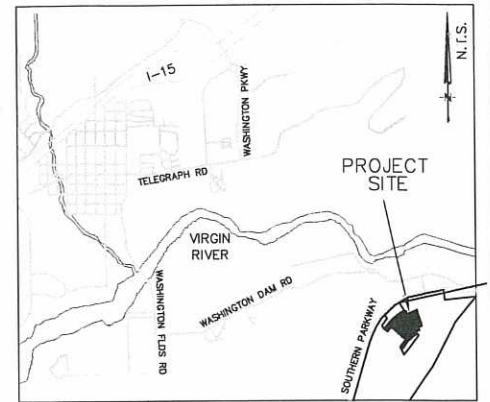
PUBLIC STREETS
W/ COMMON OPEN SPACE

NORTHWEST CORNER SECTION 29,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY MONUMENT
3" BRASS CAP - HCN NO. 2110
COUNTY REFERENCE # WILL BE FILED
PRIOR TO FINAL PLAT

FIND UDOT ROW MARKER #369
3" BRASS CAP (BUSH & GUDGELL, INC 2015)
S-LCS(345)

NORTH QUARTER CORNER SECTION 29,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
3" BRASS CAP (BUSH & GUDGELL, INC 2015)
S-LCS(345)

VICINITY MAP



HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE (435) 606-0393 • SURVEY SCHEDULE (435) 256-2109

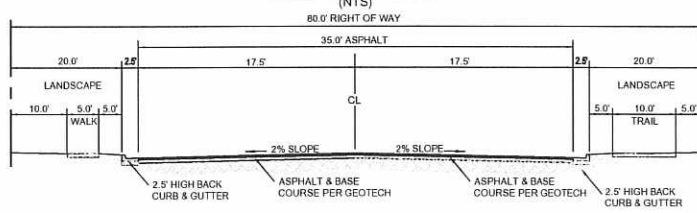


Drawn: MJB Date: FEB. 2021
Email: JAR
Checked: JAR
Approved: JAR
Scale: 1" = 80'
Job No: 211003PP

STARR SPRINGS AT LONG VALLEY
LOCATED IN
SECTIONS 20, 29 & 30, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
2
SHEETS
FILE: 211003PP

MINOR ARTERIAL
80' STREET SECTION
(NTS)



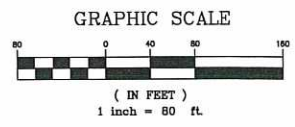
FUTURE DEVELOPMENT

WEST QUARTER CORNER SECTION 29,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
BLM BRASS CAP
HCN NO. 2110
COUNTY REFERENCE # WILL BE FILED
PRIOR TO FINAL PLAT

LEGEND
PROPOSED FIRE HYDRANT
EXISTING CONTOUR (2' INTERVAL)
PROJECT BOUNDARY
COMMUNITY MAILBOX LOCATION
COMMON AREA
PAD ELEVATION
NOTE: PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE
CONSTRUCTED AND FINAL PLATTED IN MULTIPLE PHASES.

PRELIMINARY PLAT STARR SPRINGS AT LONG VALLEY

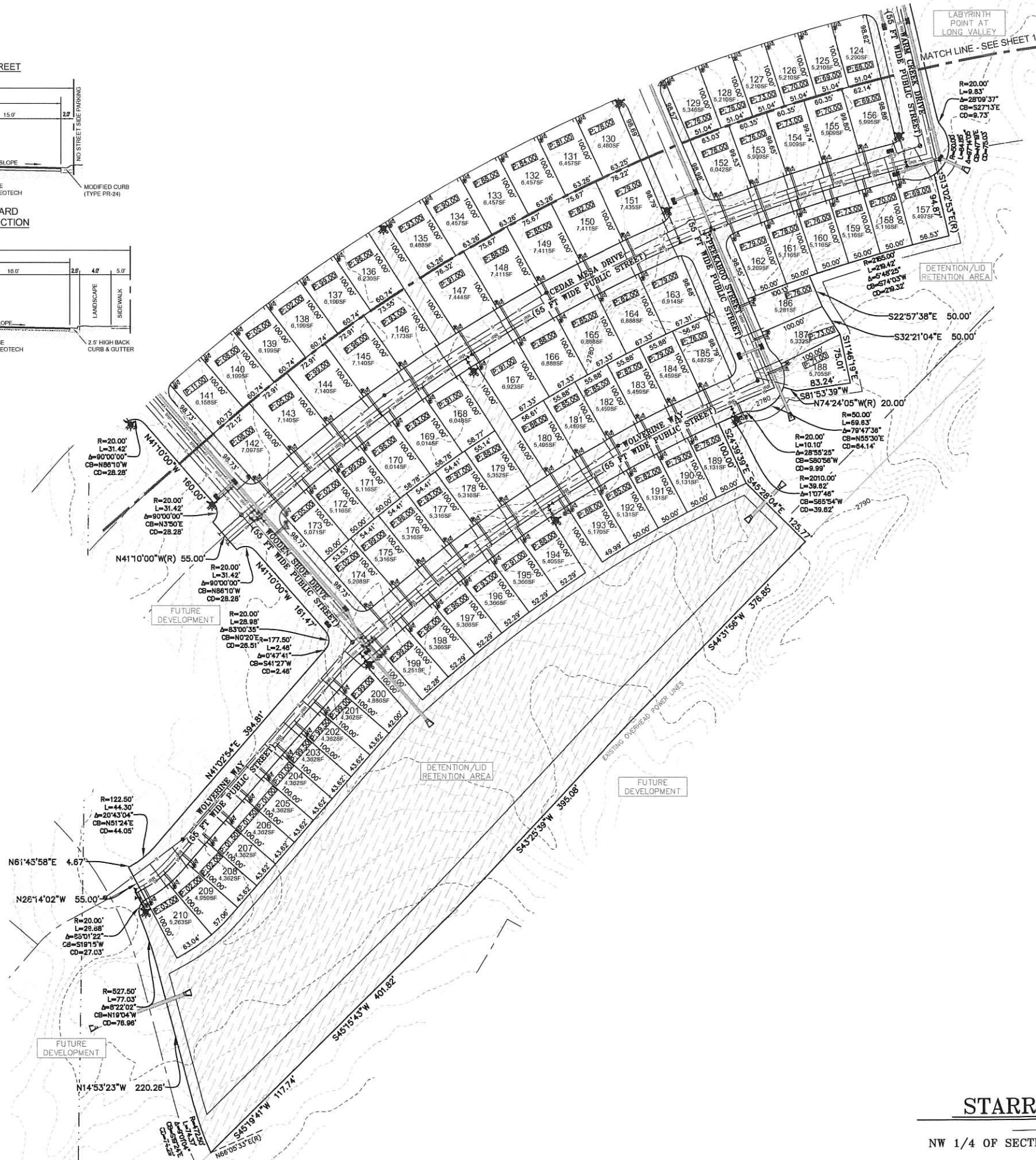
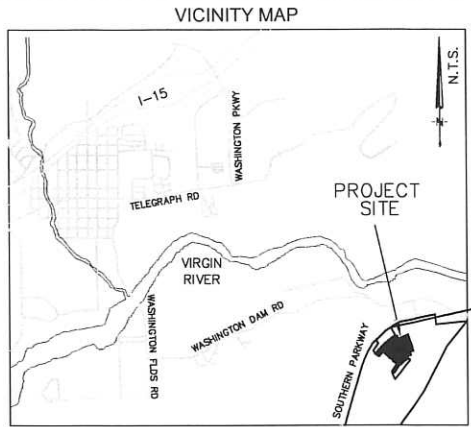
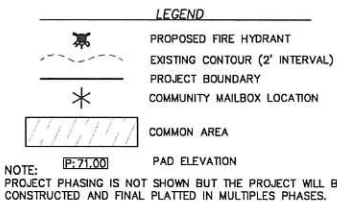
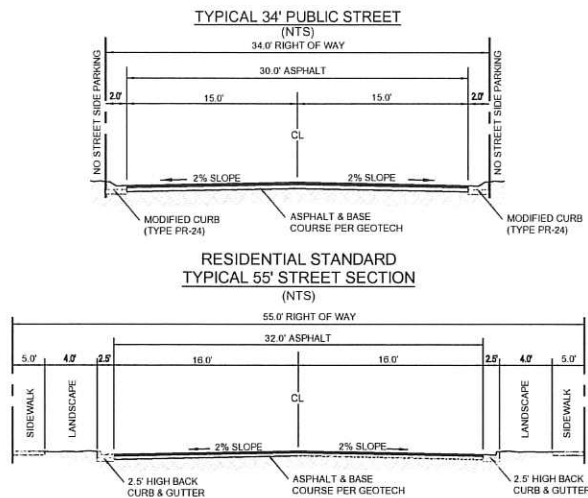
LOCATED IN
NW 1/4 OF SECTION 29, NE 1/4 OF SECTION 30 & SW 1/4 OF SECTION 20,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN



Revised
received
3-8-2021

OWNER / DEVELOPER

DR HORTON
12351 S GATEWAY PARK PLACE, SUITE D-100
DRAPER UT 84020
DON BEAN
385-226-8859



HIGH POINT ENGINEERING & SURVEYING

ENGINEERING - PLANNING - SURVEYING

1360 WEST 2130 SOUTH

ST. GEORGE UT 84770

OFFICE (435) 668-9293 - SURVEY SCHEDULE (435) 256-2109

STARR SPRINGS AT LONG VALLEY

LOCATED IN SECTIONS 20, 29 & 30, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

SHEET 2

2 SHEETS

FILE: 211003PP

- ★ CLUBHOUSE
- SWIMMING POOL
- PICKLEBALL COMPLEX
- ◆ INTERACTIVE PLAY W/ BENCHES (2)
- PAVILIONS (3)
- HAMMOCK GROTTOS (3)
- PLAYGROUNDS (2)
- TERRA PARKS (2)
- ◆ APPARATUS ALONG TRAIL
- ◆ SWING SET
- DOG PARK
- DARK SKIES AMPHITHEATRE
- LOOKOUT POINT / TELESCOPE PAD
- ◆ PUTTING GREEN
- ◆ FIRE PIT
- SWINGING BENCHES
- - COMMUNITY TRAIL (8' ASPHALT)
- - HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- PUMP TRACK
- TRAILHEAD PARK

Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.



LONG VALLEY TRAILS

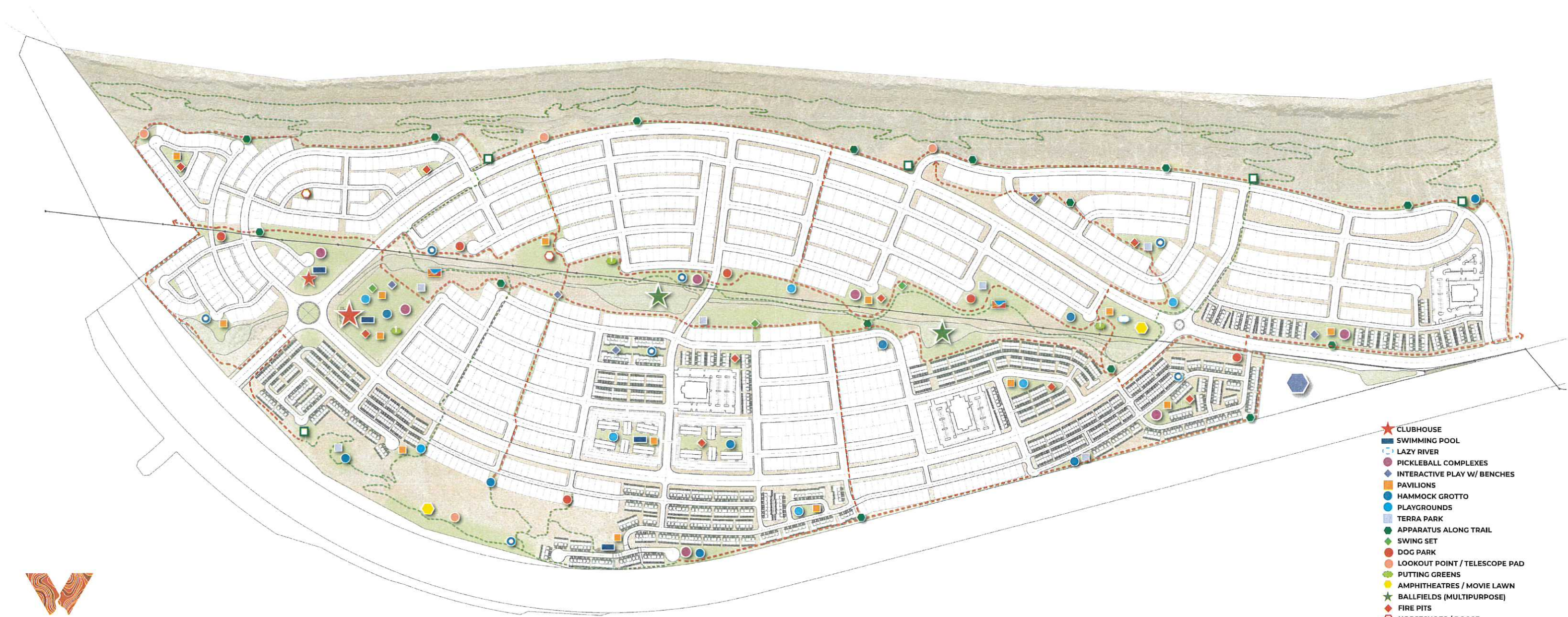
PRELIMINARY PLAT AMENITY PLAN

Long Valley Trails

February 11, 2021



received
2-16-2021



- ★ CLUBHOUSE
- SWIMMING POOL
- LAZY RIVER
- PICKLEBALL COMPLEXES
- ◆ INTERACTIVE PLAY W/ BENCHES
- PAVILIONS
- HAMMOCK GROTTO
- PLAYGROUNDS
- TERRA PARK
- APPARATUS ALONG TRAIL
- SWING SET
- DOG PARK
- LOOKOUT POINT / TELESCOPE PAD
- PUTTING GREENS
- AMPHITHEATRES / MOVIE LAWN
- ★ BALLFIELDS (MULTIPURPOSE)
- ◆ FIRE PITS
- HORSESHOES / BOCCIE
- SWINGING BENCHES
- COMMUNITY TRAIL (8' ASPHALT)
- HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- RV STORAGE (RESIDENTS ONLY)
- PUMP TRACK
- TRAILHEAD PARK

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LONG VALLEY TRAILS

AMENITIES MASTER PLAN

Long Valley Trails

February 11, 2021



D-R HORTON
America's Builder

received
2-16-2021



Images on this exhibit depict conceptual representations of potential amenities. Actual amenities constructed in Long Valley may vary in scale, form, material, and appearance.



AMENITIES MASTER PLAN

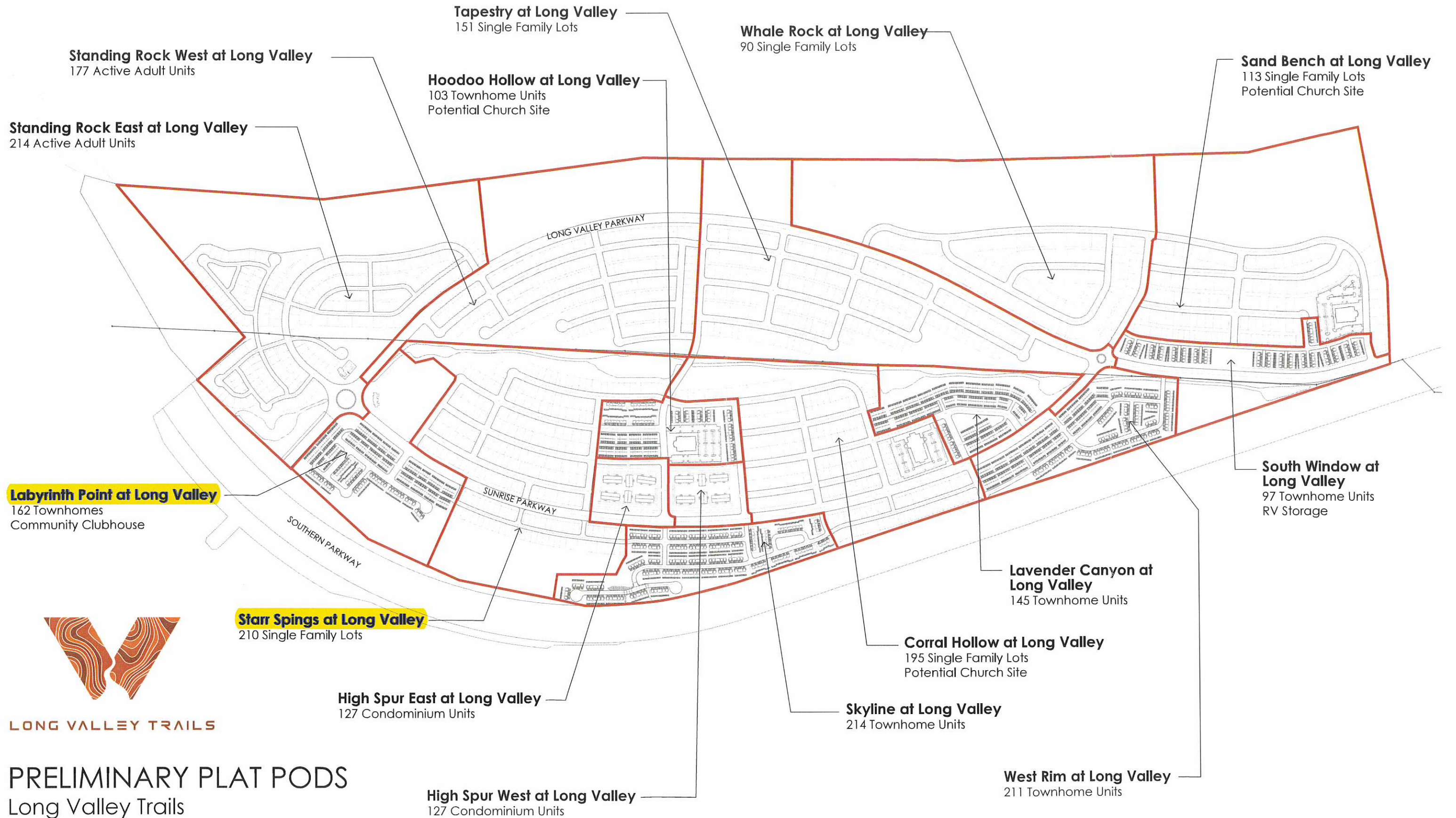
Long Valley Trails
February 11, 2021



- ★ CLUBHOUSE
- SWIMMING POOL
- LAZY RIVER
- PICKLEBALL COMPLEXES
- ◆ INTERACTIVE PLAY W/ BENCHES
- PAVILIONS
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- PUMP TRACK
- TRAILHEAD PARK

Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.

received
2-16-2021



LONG VALLEY TRAILS

PRELIMINARY PLAT PODS

Long Valley Trails

February 4, 2021



received
2-16-2021



February 4, 2021

