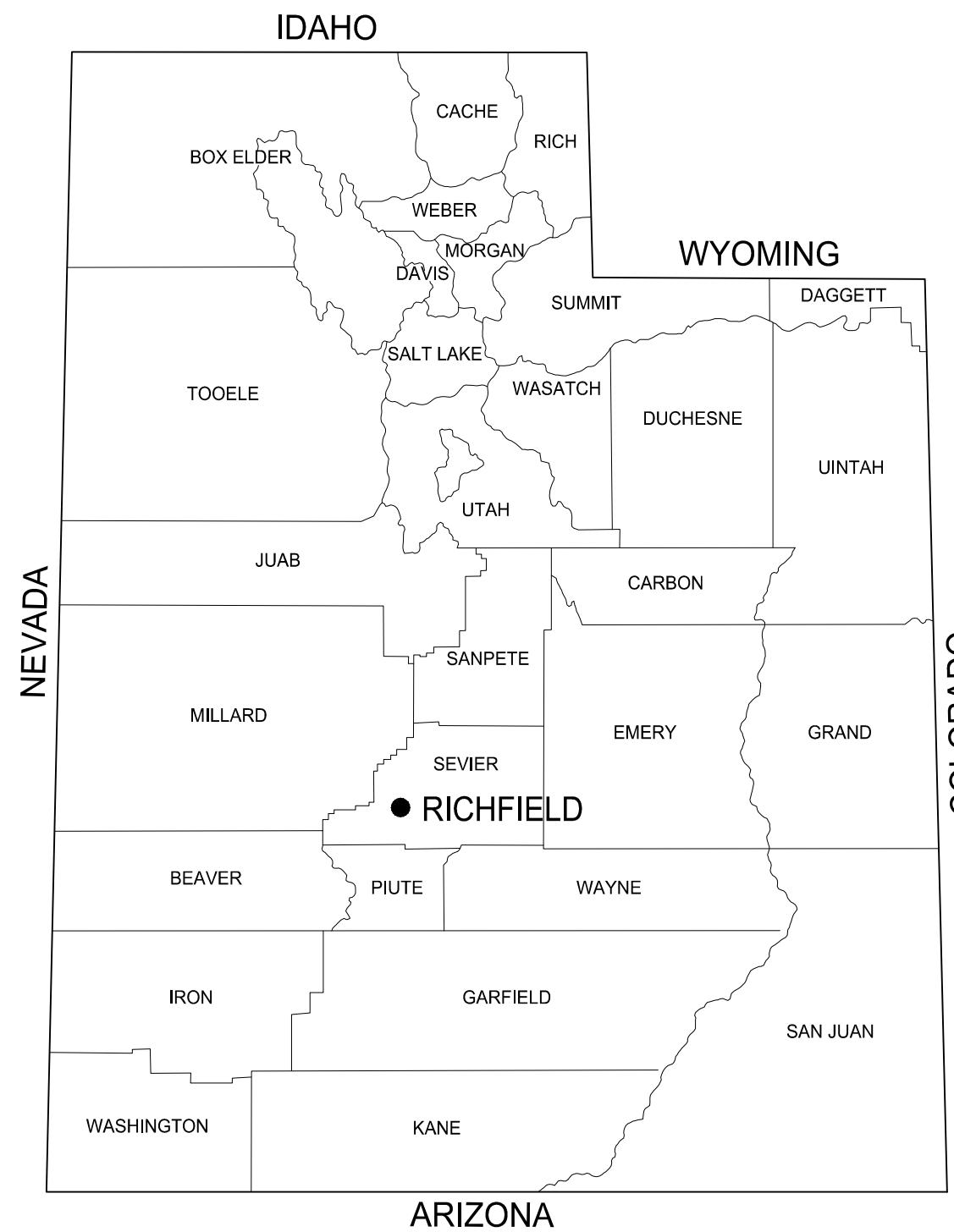


PRELIMINARY PLAN  
**COVE JUNCTION APARTMENTS - PHASE 1**

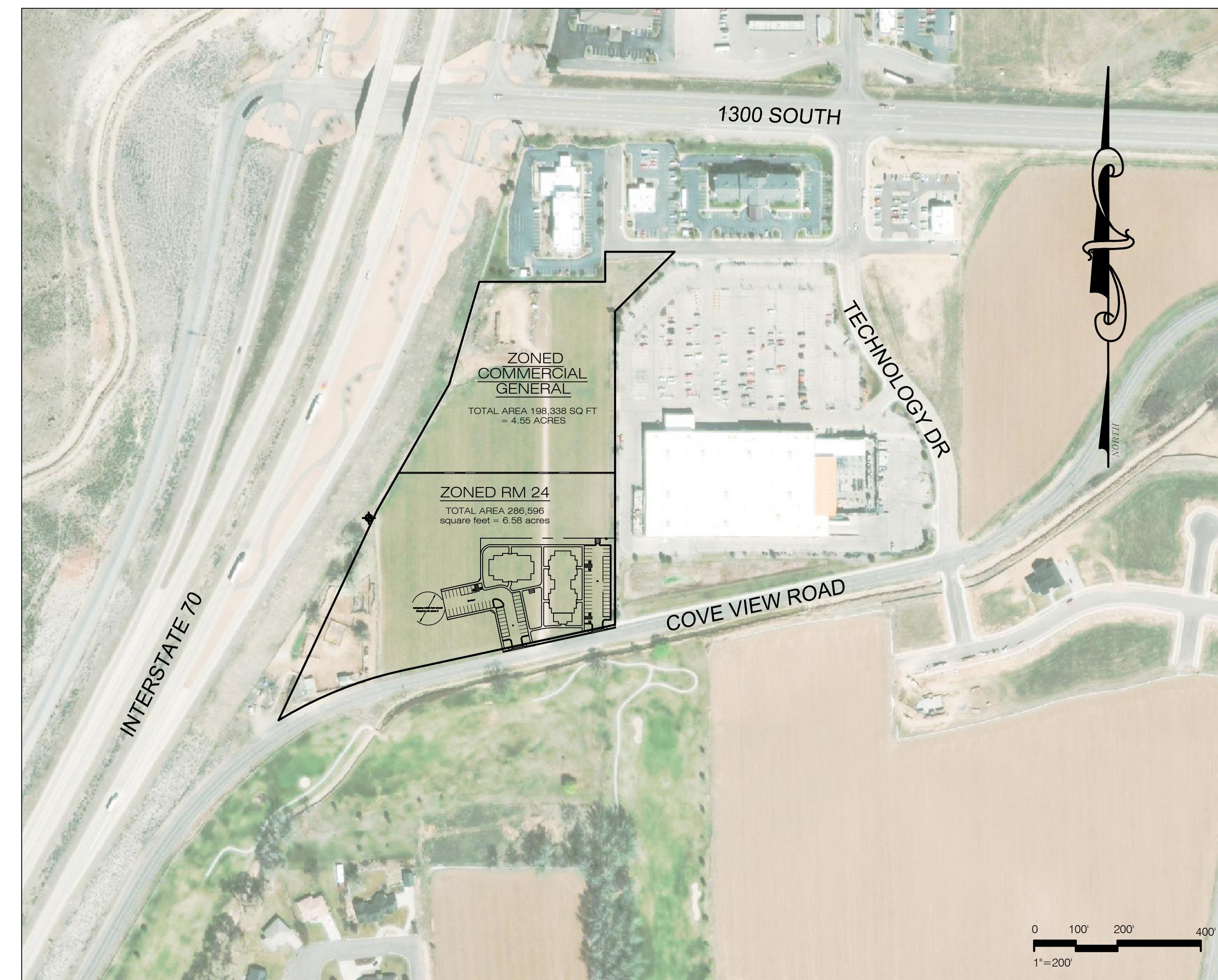


**EXISTING FEATURES**

- SMW SANITARY SEWER LINE
- SMH SANITARY SEWER MANHOLE
- WTR CULINARY WATER LINE
- WV CULINARY WATER VALVE
- OPV OVERHEAD POWER LINE
- NGL NATURAL GAS LINE
- DCV DRAINAGE CULVERT
- CS SURFACING (SIDEWALK, CURB, GUTTER, ETC.)
- FLD FLOW LINE OF DITCH
- EDG EDGE OF ASPHALT SURFACING
- FHD FIRE HYDRANT
- WM WATER METER
- PPG POWER POLE & GUY WIRE

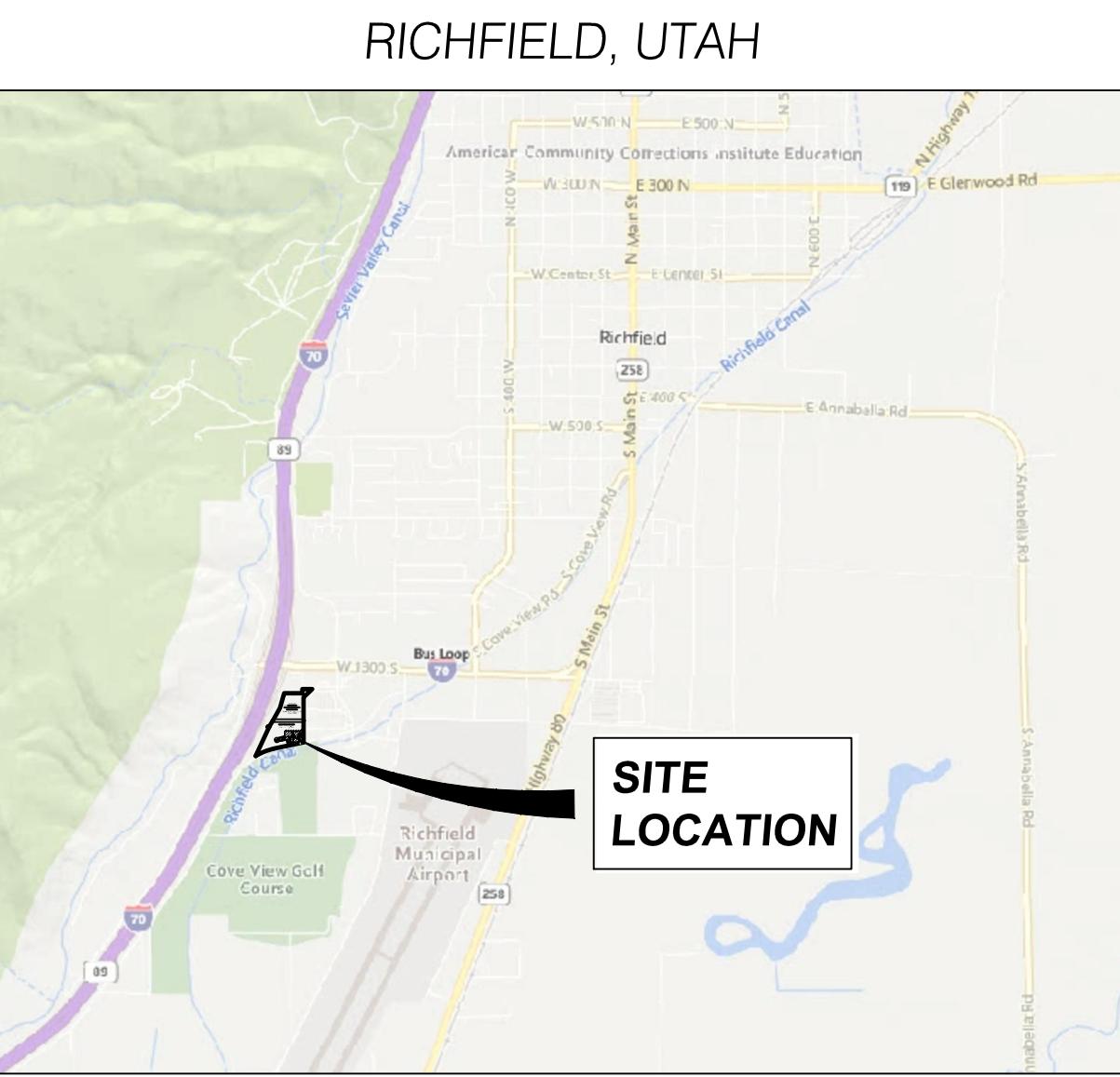
**PROPOSED FEATURES**

- SMW SANITARY SEWER LINE
- SMH SANITARY SEWER MANHOLE
- WTR CULINARY WATER LINE
- WV CULINARY WATER VALVE
- BPV BURIED POWER LINE
- NGL NATURAL GAS LINE
- SD STORM DRAIN
- FLD FENCE LINE
- EDG EDGE OF ASPHALT / CONCRETE
- FHD FIRE HYDRANT
- WM CULINARY WATER METER



LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 2, T24S, R3W, SLB&M  
RICHFIELD CITY, SEVIER COUNTY, UTAH

DECEMBER, 2022



**VICINITY MAP**  
NOT TO SCALE

**NOTES:**

1. COMPLETE ALL IMPROVEMENTS IN ACCORDANCE WITH RICHFIELD CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF CONFLICTS ARE DISCOVERED.
3. OBTAIN ANY NECESSARY PERMITS PRIOR TO CONSTRUCTION AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

**AREA TABULATION**

TOTAL ACRES	1.85 ACRES
NUMBER OF UNITS	36 UNITS
DENSITY	19.4 UNITS / ACRES

**INDEX OF PLAN SHEETS**

C001	COVER SHEET SUBDIVISION PLAT
A2.4	BUILDING ELEVATIONS
C101	PRELIMINARY UTILITY PLAN

**DEVELOPER**

COVE JUNCTION I, LLC  
223 W 700 S, SUITE 200  
SALT LAKE CITY, UT 84101  
CONTACT: KRISTEN ZANDI  
TEL: 801-225-3456

**CIVIL DESIGN**

DESERT LANDS ENGINEERING, LLC  
1249 WEST 1650 SOUTH  
RICHFIELD, UT 84701  
CONTACT: JEFF ALBRECHT  
TEL: 435-689-0299

VERIFY SCALE  
BAR IS ONE INCH IN  
ORIGINAL DRAWING.  
0 ■ 1"  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

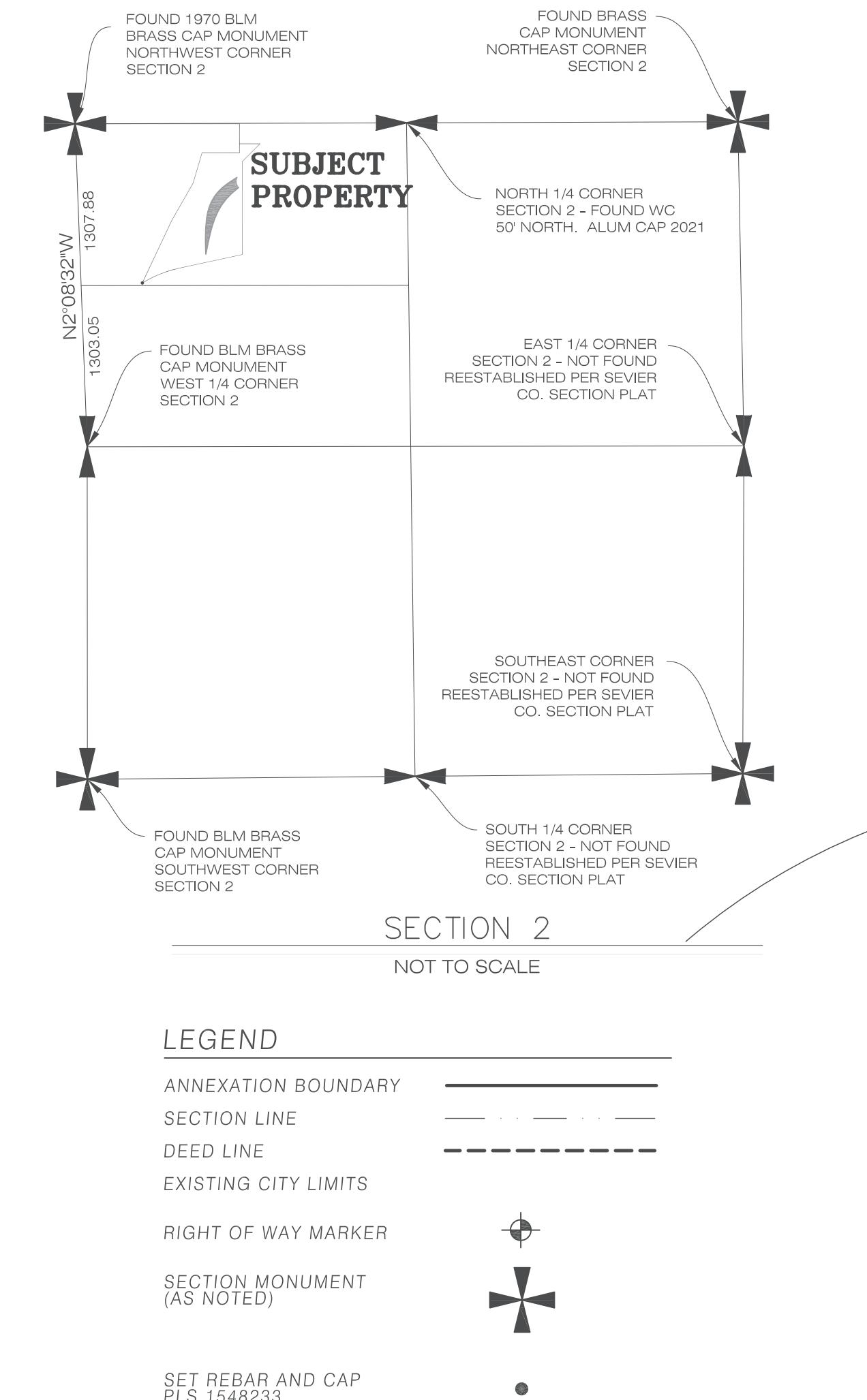
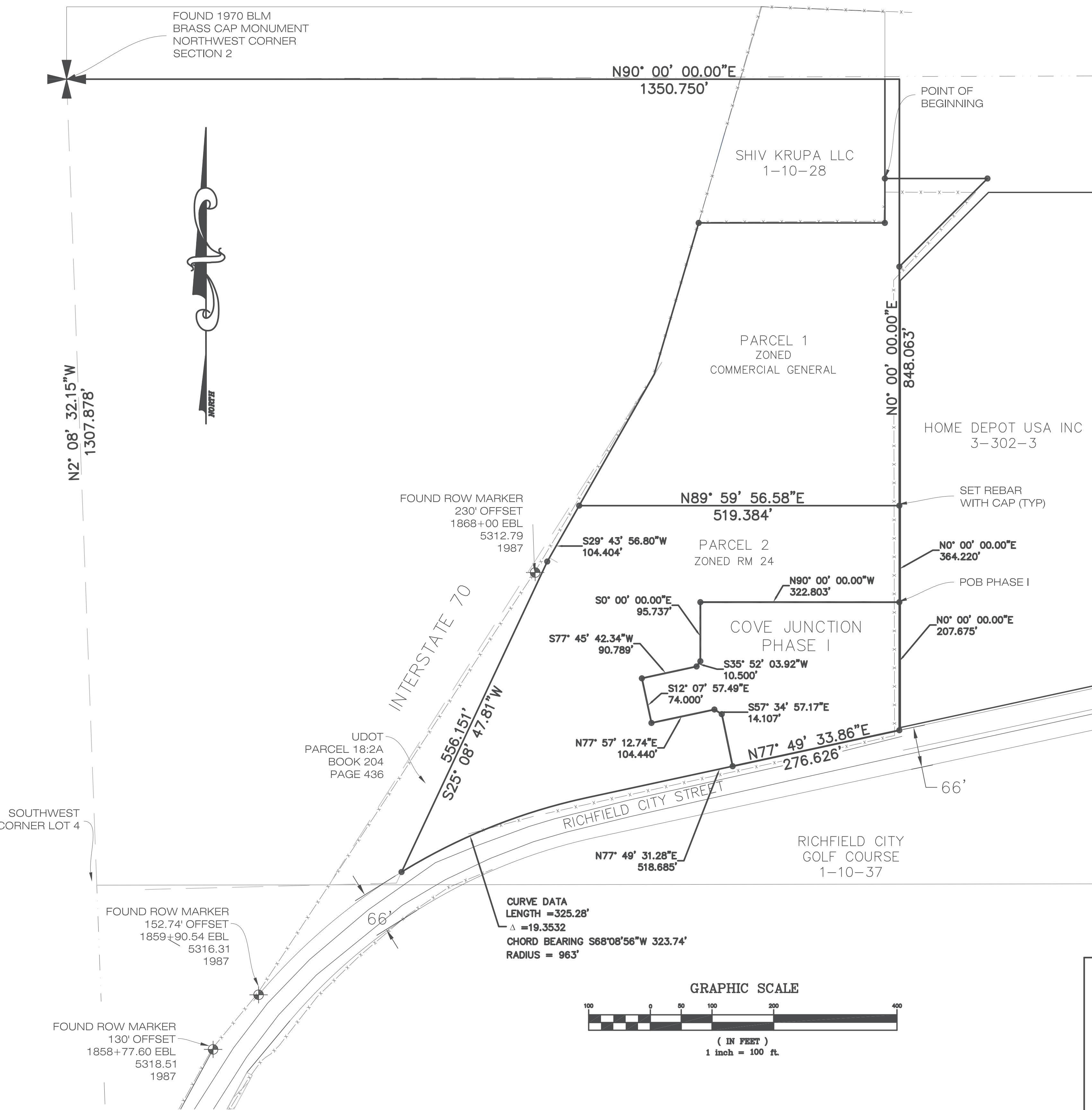
DESIGN T HANSEN  
DRAWN T HANSEN  
CHECK J ALBRECHT  
APRVD J ALBRECHT

NO. DATE REVISION BY

PROJ	COVE JUNCTION APARTMENTS
DATE	12-05-2022
SHEET	C001
PRELIMINARY PLAN COVER SHEET	
1249 WEST 1650 SOUTH RICHFIELD, UT 84701 DESERT LANDS ENGINEERING, LLC 223 W 700 S, SUITE 200 SALT LAKE CITY, UT 84101 CONTACT: KRISTEN ZANDI TEL: 801-225-3456	

# COVE JUNCTION PHASE I

RICHFIELD CITY, SEVIER COUNTY, UTAH  
LOCATED IN THE NORTHWEST 1/4 OF SECTION 2,  
TOWNSHIP 24 SOUTH, RANGE 3 WEST,  
SALT LAKE BASE & MERIDIAN



## PARCEL 2 DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED NORTH 90°00'00" EAST 1350.75 FEET AND SOUTH 691.51 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T.24 S., R.3 W., S.L.B. & M., AND RUNNING THENCE SOUTH 00°00'00" EAST 364.22 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE SOUTH 77°49'31" WEST 518.60 FEET; TO A 963 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARING SOUTH 68°08'56" WEST A DISTANCE OF 323.74 FEET TO THE EAST BOUNDARY LINE OF UDOT PARCEL 18:2A; THENCE NORTH 25°08'48" EAST A DISTANCE OF 556.15 FEET; THENCE NORTH 29°43'57" EAST A DISTANCE OF 104.41 FEET; THENCE NORTH 90°00'00" EAST A LONG EAST A DISTANCE OF 519.39 FEET TO THE POINT OF BEGINNING, CONTAINING 6.58 ACRES MORE OR LESS.

## COVE JUNCTION PHASE I DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED EAST 1350.75 FEET AND SOUTH 848.06 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T.24 S., R.3 W., S.L.B. & M.; THENCE WEST 322.80 FEET; THENCE SOUTH 95.74 FEET; THENCE SOUTH 35°52'04" WEST A DISTANCE OF 10.50 FEET; THENCE SOUTH 77°45'42" WEST A DISTANCE OF 90.79; THENCE SOUTH 12°07'58" EAST A DISTANCE OF 74.00 FEET; THENCE NORTH 77°57'13" EAST A DISTANCE OF 104.44 FEET; THENCE SOUTH 57°34'57" EAST A DISTANCE OF 14.11 FEET; THENCE SOUTH 11°49'38" EAST A DISTANCE OF 86.44 FEET TO THE NORTH LINE OF CITY STREET; THENCE NORTH 77°49'28" EAST ALONG SAID CITY STREET A DISTANCE OF 276.63 FEET; THENCE NORTH A DISTANCE OF 207.68 FEET TO THE POINT OF BEGINNING, CONTAINING 1.85 ACRES MORE OR LESS.

## OWNERS DEDICATION

COVE JUNCTION LLC., DOES HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND STREETS AS SHOWN BY THE PLAT AND CERTIFICATE HERETO ANNEXED, THE HEREON DESCRIBED COVE JUNCTION PHASE I SUBDIVISION LOCATED IN RICHFIELD CITY, SEVIER COUNTY, STATE OF UTAH.

THEY ALSO DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, A TRACT OF LAND TO BE USED FOR RICHFIELD CITY STREETS AND QUIT CLAIM ANY INTEREST IN SAID TRACT OF LAND, MORE PARTICULARLY DESCRIBED BY THE HEREON ROADWAY DESCRIPTIONS AND SHOWN ON THIS PLAT.

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SEVIER } S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

## ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE PLAT OF THE COVE JUNCTION PHASE I SUBDIVISION, WAS APPROVED BY RESOLUTION OF THE RICHFIELD CITY COUNCIL OF SEVIER COUNTY, UTAH AT A REGULAR MEETING ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_\_\_.

MAYOR

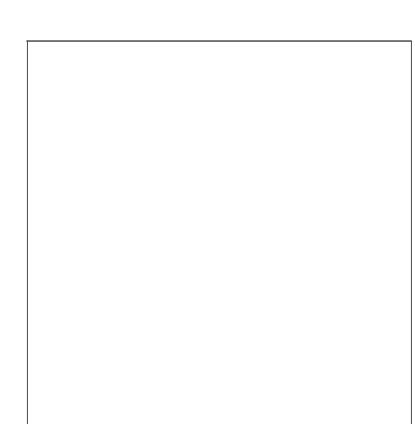
COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

## APPROVALS

PLANNING COMMISSION CHAIRMAN



RICHFIELD CITY ATTORNEY

RICHFIELD CITY ENGINEER

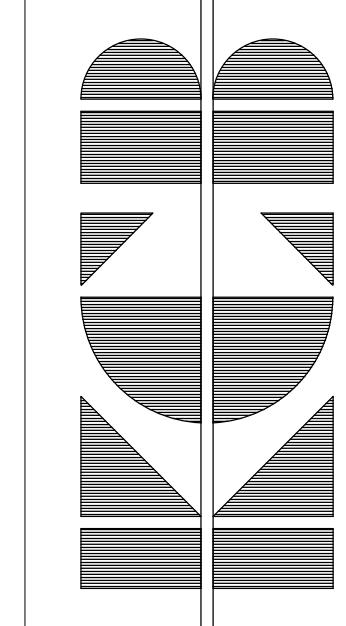
ATTEST: RICHFIELD CITY RECORDER

RICHFIELD CITY RECORDER'S SEAL

# COVE JUNCTION PHASE I

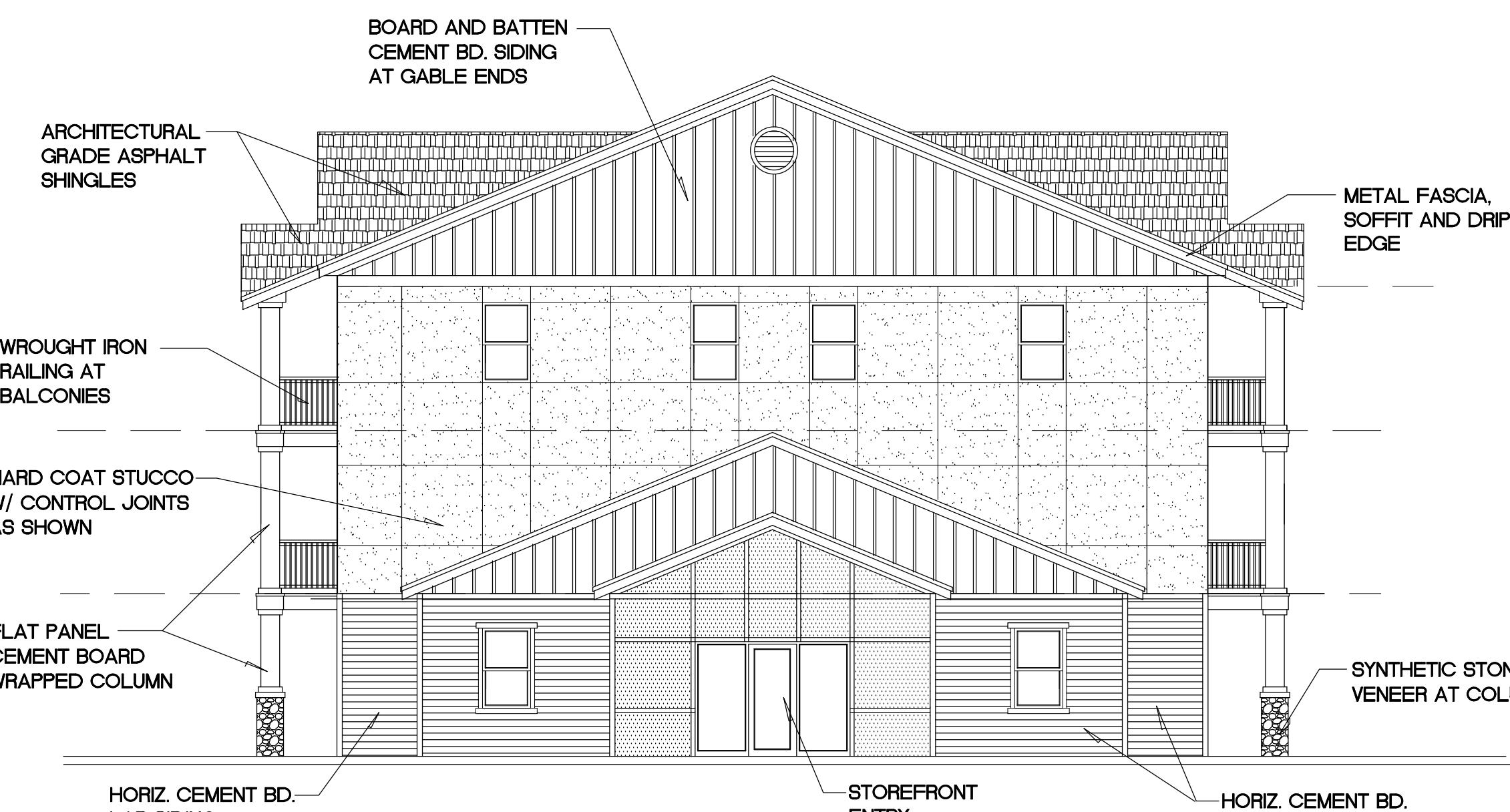
DESERT LANDS  
ENGINEERING

1249 WEST 1650 SOUTH  
RICHFIELD, UT 84701



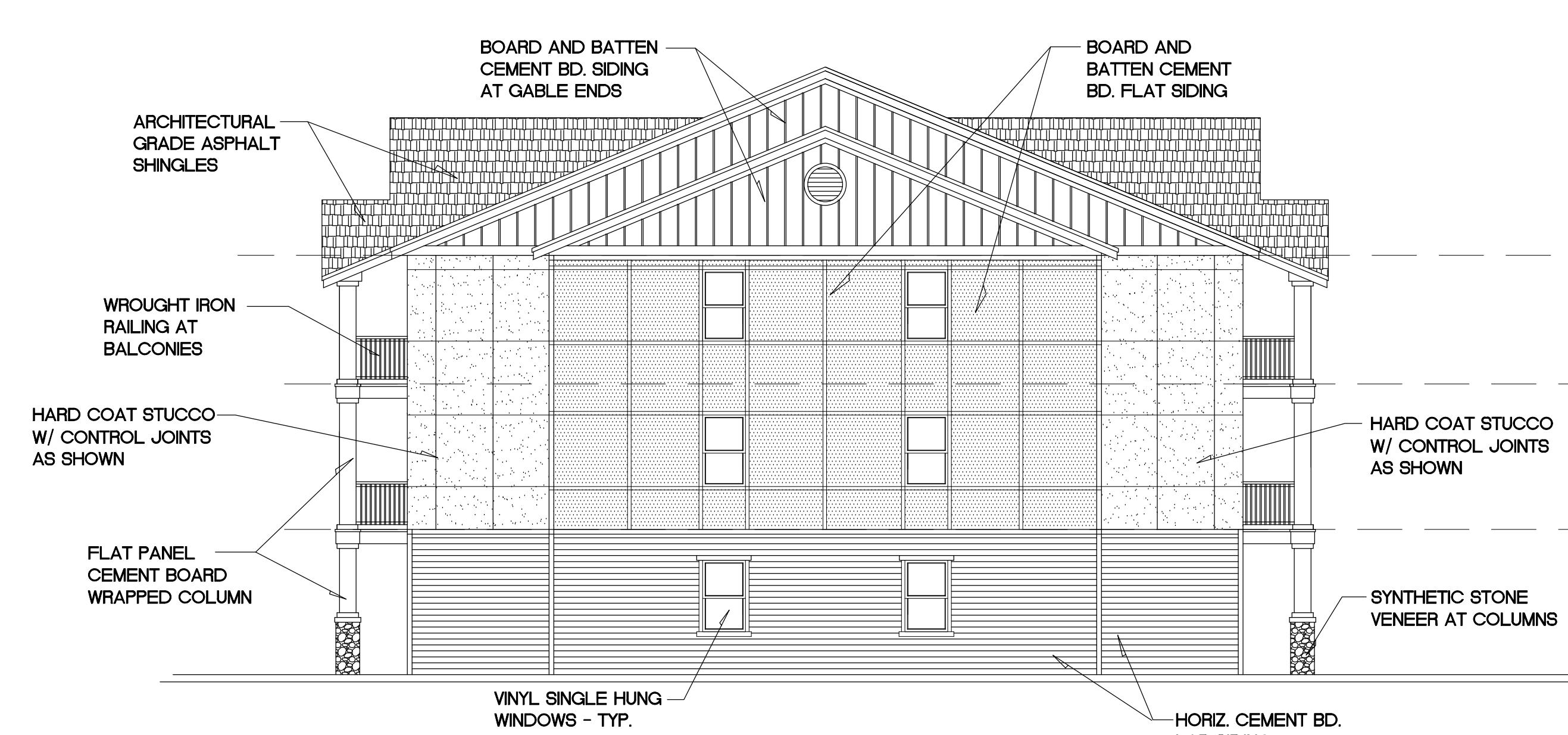
EAST ELEVATION - bldg. A

SCALE: 1/8" = 1'-0"



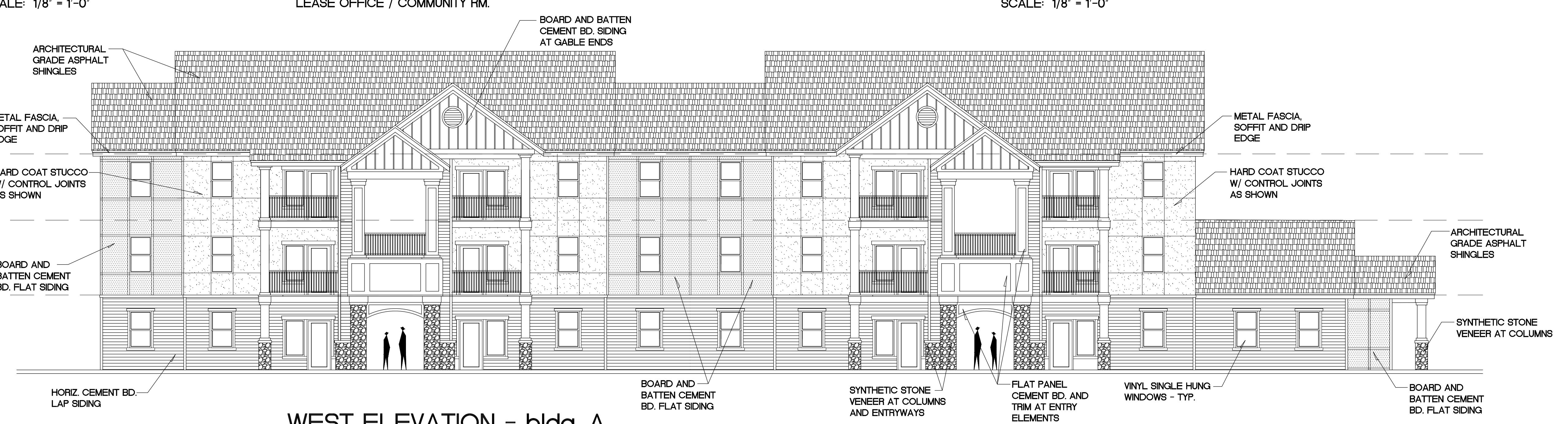
SOUTH ELEVATION - bldg. A

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - bldg. A

SCALE: 1/8" = 1'-0"



WEST ELEVATION - bldg. A

SCALE: 1/8" = 1'-0"

