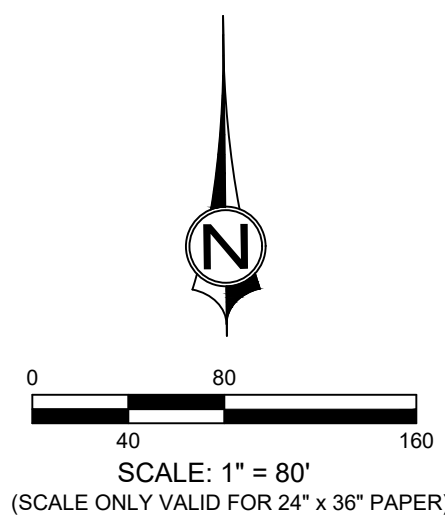
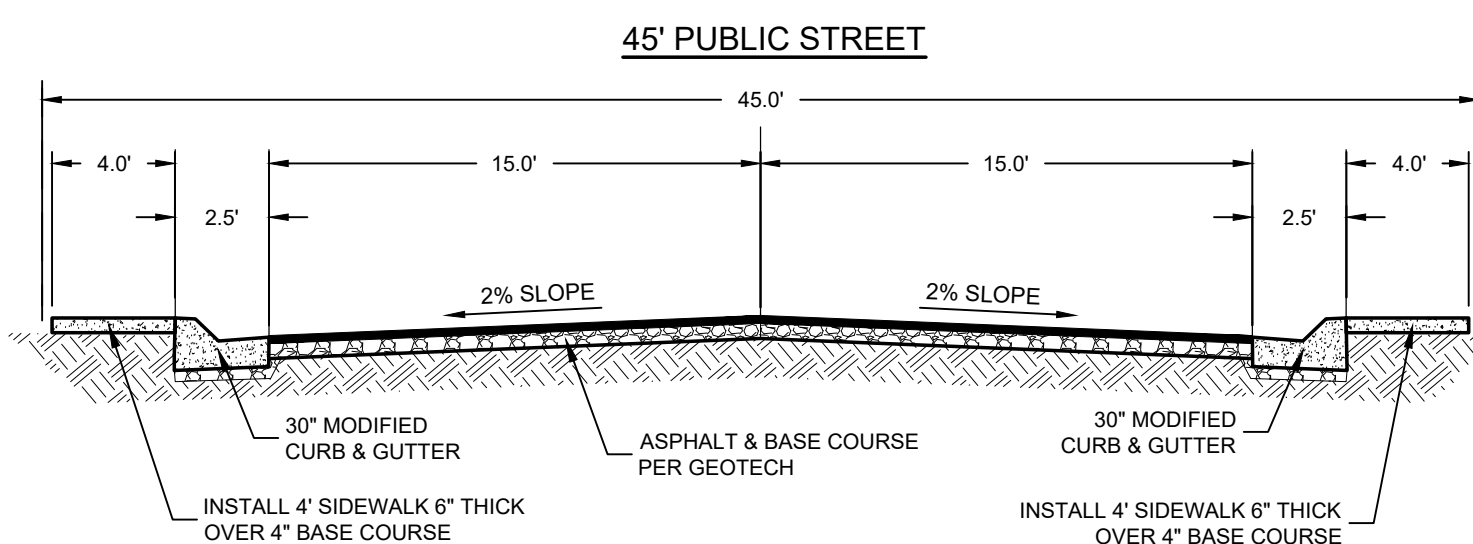


PATH: L:\UTAH\PROJECTS\ACTIVE 2021\TX21070.00 - BRANDEE W SMALL PROJECTS\TX21070.19 - JEFF LEE\TX21070.19 CP 20 LOTS.DWG



LEGEND

- | | |
|--|-------------------------------|
| | EXISTING WATER VALVE |
| | EXISTING CATCH BASIN |
| | EXISTING SEWER MANHOLE |
| | EXISTING TRANSFORMER |
| | EXISTING ELECTRICAL VAULT |
| | EXISTING POWER METER |
| | EXISTING WATER METER |
| | EXISTING WATER LINE |
| | EXISTING SEWER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED SEWER LINE |
| | BOUNDARY LINE |
| | EASEMENT LINE |
| | ROADWAY CENTERLINE |
| | APPROXIMATE BUILDING ENVELOPE |



LEGAL DESCRIPTION

BEGINNING AT THE SE CORNER OF THE NW 1/4 NW 1/4 OF S26, T41S, R12W, SLB&M AND RUNNING THENCE S 89°56'05" W, ALONG THE 1/16 SECTION LINE 1334.25 FEET TO THE SW CORNER OF THE NW 1/4 NW 1/4; THENCE S 89°57'37" W, ALONG THE 1/16 SECTION LINE, 776.80 FEET; THENCE N 8°00' WEST 156.61 FEET; THENCE N 47°00' E, 383.79 FEET; THENCE 19°00' E 113.49 FEET; THENCE N 55°41'30" E 436.27 FEET; THENCE N 83°13'39" E 479.90 FEET; N 73°37'42" E 196.58 FEET; THENCE N 87°38'34" E 807.36 FEET TO THE 1/16 SECTION LINE; THENCE S 0°43'51" W 888.19 FEET, TOGETHER WITH A NON EXCLUSIVE EASEMENT (ACCESS DRIVEWAY) AS SET FORTH IN THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED AUGUST 11, 2006 AS DOC 20060036351.

TOGETHER WITH:
BEGINNING AT THE SE CORNER OF THE NW 1/4 NW 1/4 OF S26, T41S, R12W, SLB&M THENCE S 89°56'05" W, ALONG THE 1/16 SECTION LINE 1334.25 FEET TO THE SW CORNER OF THE NW 1/4 NW 1/4; THENCE S 89°57'37" W, ALONG THE 1/16 SECTION LINE, 776.80 FEET AND RUNNING THENCE S 87°38'34" W 79.58 FEET; THENCE N 29°11'46" W 60.08 FEET TO A POINT ON ENTRADA DRIVE; THENCE S 74°00'05" E 113.44 FEET ALONG SIDE RIGHT OF WAY; THENCE S 0°43'54" W 17.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.28 ACRES MORE OR LESS

SITE INFORMATION

PARCEL # V-2-1-26-4421 & V-2-1-26-4431
AREA = 35.28 ACRES
ZONE = RR (RURAL RES)
UNITS = 20
DENSITY = 0.57 UNITS/ ACRE

OWNER

HIDDEN CANYON MESA LLC
1026 N 1540 E
LEHI, UT 84043

JEFF.LEE@TREESRANCHZION.COM

PRELIMINARY PLAT
QUAIL MESA

LOCATED IN
SECTION 26, TOWNSHIP 41 SOUTH, RANGE 12 WEST,
SALT LAKE BASE AND MERIDIAN

PRELIMINARY PLAT
QUAIL MESA
LOCATED IN VIRGIN, UTAH

PROJ. #: 21070.19
DRAWN BY: BLW
DATE: 2/23/2023
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 80'

SHEET

1

OF

1



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100