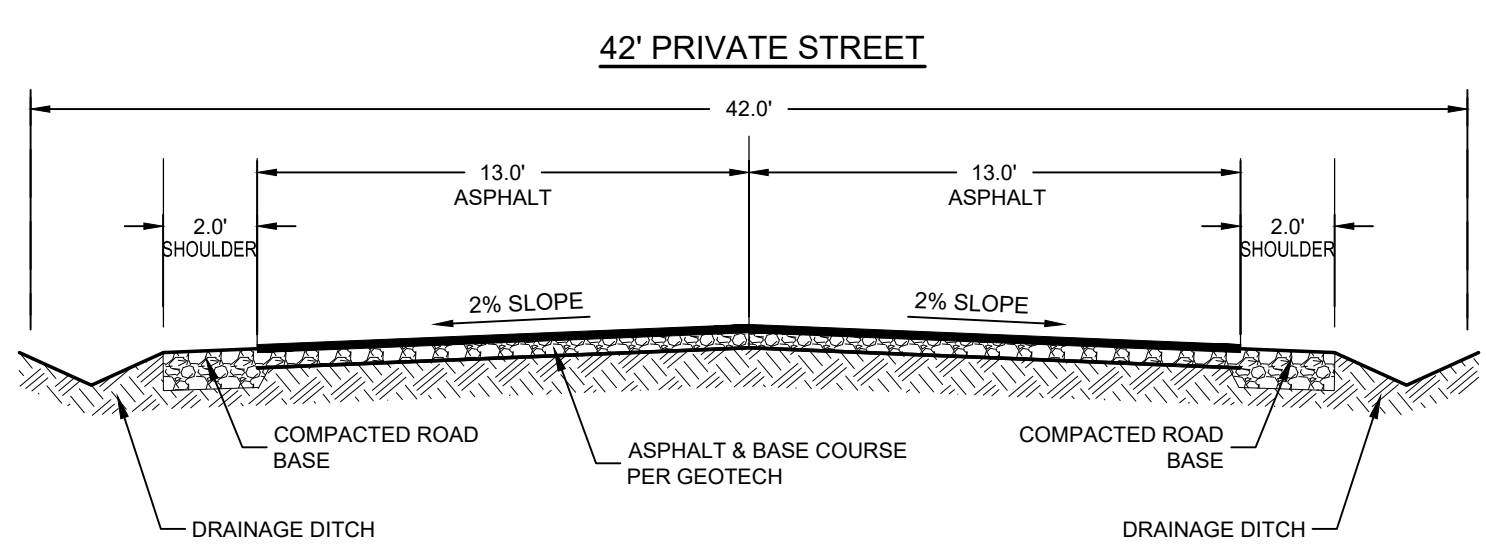


PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX2\1070.00 - BRANDEE W SMALL PROJECTS\FX2\1070.19 - JEFF LEE\1070 - CAD\DESIGN\1070.19 CP - 22 LOTS.DWG



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
	50' SLOPE SETBACK
	APPROXIMATE BUILDING ENVELOPE SIZE (FINAL LOCATIONS MAY VARY FROM SHOWN, ALL WILL MEET SETBACK REQUIREMENTS)



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, 778.80 FEET; THENCE N 8° 00' WEST 135.81 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, 778.80 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 43°54' W 17.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.28 ACRES MORE OR LESS

GENERAL NOTES

- SIGNIFICANT NATURAL RESOURCES: NONE PRESENT
- BURIAL SITES: NONE PRESENT
- EXISTING SOILS CLASSIFICATIONS: EA Eroded land-Shalet complex, BB Badland, very steep (NRCS)
- AREA ACCOMMODATING SEWER AND DRAINAGE IMPROVEMENTS (NOT IN PRIVATE LOTS) WILL BE COMMON TO THE SUBDIVISION AND RE BLANKETED WITH A COMMON USE AND UTILITY EASEMENT.

SITE INFORMATION

PARCEL # V-2-1-26-4421 & V-2-1-26-4431
 AREA = 35.28 ACRES
 ZONE = RR (RURAL RES)
 UNITS = 22
 DENSITY = 0.62 UNITS/ ACRE

OWNER

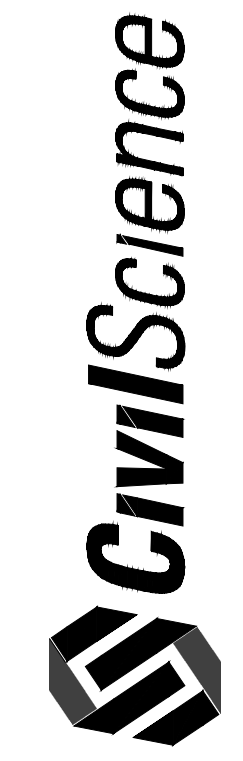
HIDDEN CANYON MESA LLC
 1026 N 1540 E
 LEHI, UT 84043

JEFF.LEE@TREESRANCHION.COM
 801-717-5211

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



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

PROJ. # 21070.19
 DRAWN BY: BLW
 DATE: 4/26/2023
 CHECKED BY: KCS
 SCALE OF SHEET
 HOR SCALE: 1" = 80'

SHEET
 1
 OF
 1