NORTH QUARTER CORNER SECTION 31,
TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE & MERIDIAN

QUAIL COVE SUBDIVISION

FALCON COURT

N 1°19'57" E 1651.76'

EX 10" WATER LINE
EX 12" WATER LINE

EX 12" WATER LINE

200 NORTH STREET 90.0' RIGHT OF WAY

EX 6" IRRIGATION LINE

S 89°19'43" E 643.63'

5.0' MEANDERING SIDEWALK

12.50' LANDSCAPE (R.O.W.)

EX 12" IRRIGATION LINE

86.01' 86.01' 86.01' 86.01' 86.01' 136.11' 54.23'

7.50' LANDSCAPE (HOA)

8.25' RIGHT OF WAY

20.00' LANDSCAPE

15.00' LANDSCAPE
(DEDICATED TO IVINS CITY)

400 WEST STREET

66.0' RIGHT OF WAY

320.70'

120.66'

1 10,758 S.F.
2 10,869 S.F.
3 10,869 S.F.
4 10,869 S.F.
5 10,850 S.F.
6 10,104 S.F.
7 13,466 S.F.

126.64' 126.64' 126.64' 123.56' 126.52' 136.45' 320.25'

47.14' 39.14'

43.0' PUBLIC STREET

94.95'

35.70' 50.62'

INSTALL STREET LIGHT

EX 8" WATER LINE
EX 8" WATER LINE
EX 6" IRRIGATION LINE

ROCK LINED DETENTION BASIN

N 12°157" E

S 12°157" W

8 9,515 S.F.
9 10,250 S.F.
10 10,838 S.F.
11 10,950 S.F.
12 10,952 S.F.
13 10,950 S.F.
14 10,956 S.F.

123.25' 127.47' 127.47' 127.35' 127.28' 112.69' 128.26' 185.31'

1328.76'

N 1°19'57" E

86.01' 86.01' 86.01' 86.01' 86.01' 134.21' 44.13'

N 89°22'06" W 643.63'

CONNECT 5.0' MEANDERING SIDEWALK

SOUTH QUARTER CORNER SECTION 31,
TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE & MERIDIAN

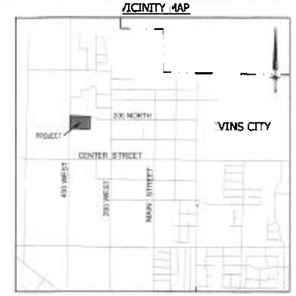
TENAYA ESTATES SUBDIVISION

CONTACT
PROPERTY OWNER:
REDSTONE ESTATES LLC

AGENT:
MIKE & JON CROCKETT
435-229-3130

PROJECT INFO
TOTAL AREA: 4.73 ACRES
TOTAL UNITS: 14
DENSITY: 2.96 DU/ACRE
ZONING: R-1-10
PUBLIC STREET

VICINITY MAP



GRAPHIC SCALE

30 0 15 30 60
IN FEET
1 inch = 30ft.

LEGAL DESCRIPTION

BEGINNING AT A POINT S 1°21'57" E 14.00 FEET FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 7 OF THE ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, SAID POINT ALSO BEING N 1°19'57" E ALONG THE QUARTER SECTION LINE 1328.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3 AND N 89°19'43" W ALONG SAID NORTH LINE 207.76 FEET TO THE WEST LINE OF SAID LOT 3 AND S 1°21'57" E ALONG SAID WEST LINE 14.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 89°19'43" E 643.63 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S 1°21'57" W ALONG SAID EAST LINE 320.25 FEET TO A POINT ON THE NORTH BOUNDARY OF TENAYA ESTATES SUBDIVISION, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 89°22'06" W ALONG SAID NORTH BOUNDARY 643.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE N 1°21'57" E ALONG SAID WEST LINE 320.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 206,251 SQ. FT. OR 4.735 ACRES
PARCEL NUMBER IVIS-14-E

LEGEND

- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER LINE
- IRRIGATION VALVE
- EXISTING IRRIGATION LINE
- EXISTING STREET LIGHT
- EXISTING POWER LINE

NOTE: ONE ADDITIONAL STREET LIGHTS WILL BE INSTALLED AT THE ENTRANCE TO THIS PROJECT AS SHOWN.

AUG 27 2014

PRELIMINARY PLAN
REDSTONE ESTATES
SUBDIVISION

BUSH & GUDGELL, INC.
Engineers Planners Surveyors
240 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

DATE: 8/21/14
DRAWN: BLW
APPROVED:
SCALE: 1" = 30'
JOB NO.: 1411DB

PRELIMINARY PLAN
REDSTONE ESTATES
LOCATED IN IVINS, UT

SHEET 1 OF 3 SHEETS
FILE: 1411DBBASE