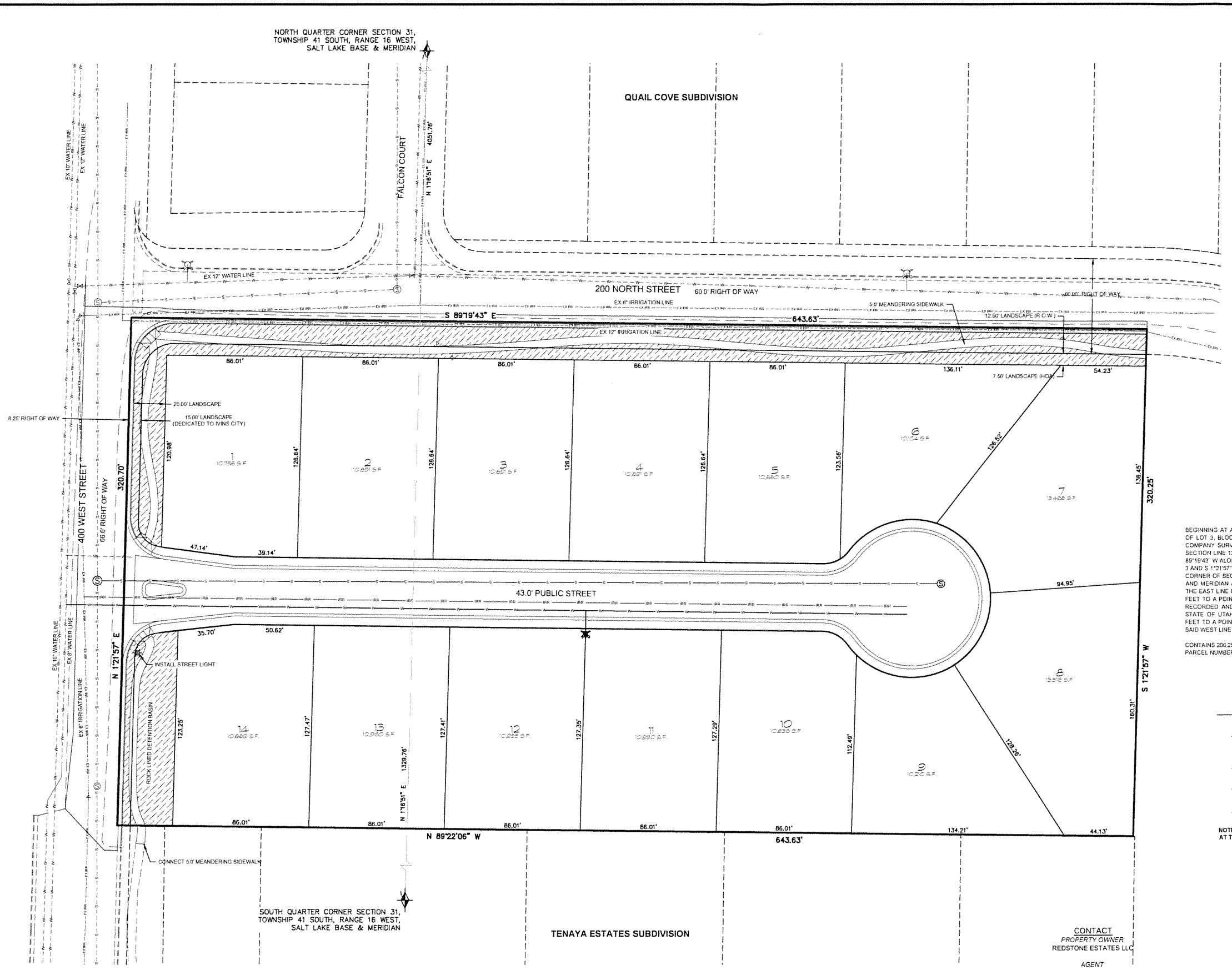
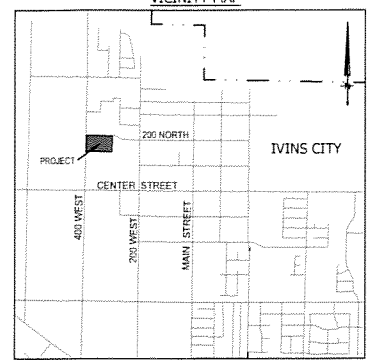



VICINITY MAP




GRAPHIC SCALE

( 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°16'51" E ALONG THE QUARTER SECTION LINE 1329.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3 AND N 89°19'43" W ALONG SAID NORTH LINE 207.70 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 I-5B-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.

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

AUG 27 2014

PRELIMINARY PLAN
REDSTONE ESTATES
SUBDIVISION

| No | Date | By | Revision |
|---|---|---|---|

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

DATE: 8/21/14 | DRAWN: BLW | APPROVED: | SCALE: 1" = 30' | JOB NO. 141108

PRELIMINARY PLAN
REDSTONE ESTATES
LOCATED IN IVINS, UT

SHEET 1 OF 3 SHEETS
FILE: 141108BASE