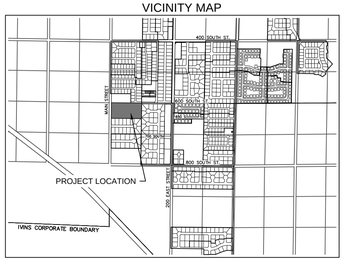
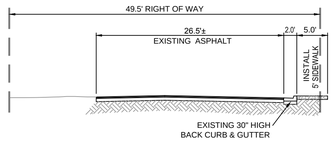
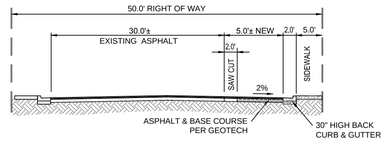
VICINITY MAP



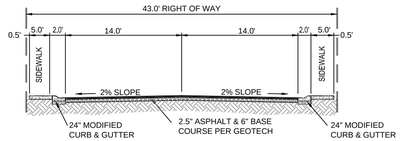
MAIN STREET SECTION



600 SOUTH STREET SECTION



43' STREET CROSS SECTION

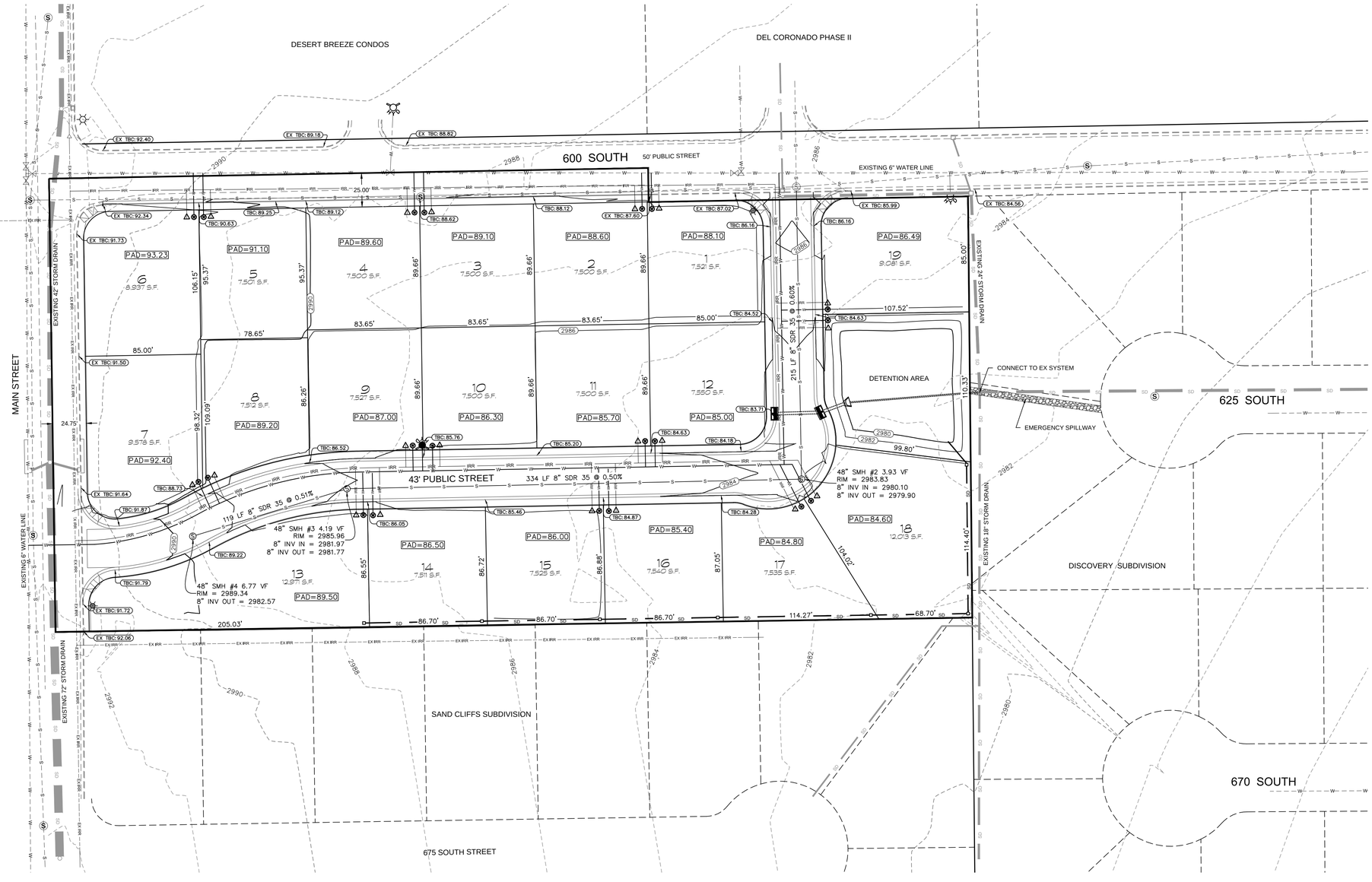


LEGAL DESCRIPTION

BEGINNING AT A POINT N 0°49'00" W 1000.28 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 3, BLOCK 23, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, AND RUNNING THENCE ALONG SAID LOT THE FOLLOWING TWO (2) COURSES; (1) N 0°49'00" W 333.42 FEET; (2) N 88°59'21" E 440.39 FEET; THENCE S 0°50'13" E 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF 600 SOUTH STREET; THENCE N 88°59'21" E ALONG SAID RIGHT-OF-WAY 234.82 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3, SAID POINT ALSO BEING ON THE WEST BOUNDARY OF DISCOVERY, A RESIDENTIAL AND COMMERCIAL SUBDIVISION RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH; THENCE S 0°34'26" E ALONG SAID SUBDIVISION 309.68 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SAND CLIFFS SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH; THENCE S 89°05'47" W ALONG SAID SUBDIVISION 673.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 219,480 SQ. FT. OR 5.039 ACRES

CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORP



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
- INSTALL STREET LIGHT
- EXISTING POWER LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40ft.

PROJECT INFO
PROJECT AREA: 5.03 ACRES
TOTAL LOTS: 19
DENSITY: 3.78 DU/AC
PROPOSED ZONING: R-1-7.5
TAX ID I-SB-68

OWNER CONTACT
MIKE STEWART
982 E. PAIUTE DRIVE
WASHINGTON, UT 84780
435-668-6646

PRELIMINARY PLAN
RED CLIFF ESTATES

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

No	Date	By	Revision

DATE: 9/18/14
DRAWN: BLW
APPROVED:
SCALE: 1" = 40'
JOB NO. 141172

PRELIMINARY PLAN
RED CLIFF ESTATES
LOCATED IN IVINS, UT

SHEET 1 OF 1 SHEETS

FILE:141172BASE