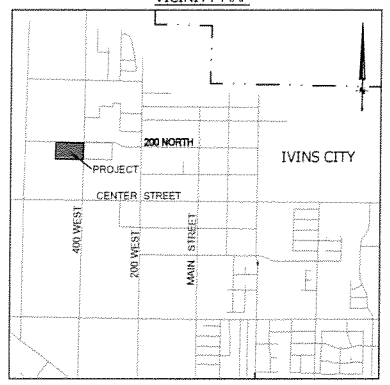
VICINITY MAP



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 LIGHT WILL BE INSTALLED AT THE ENTRANCE TO THIS PROJECT AS SHOWN.

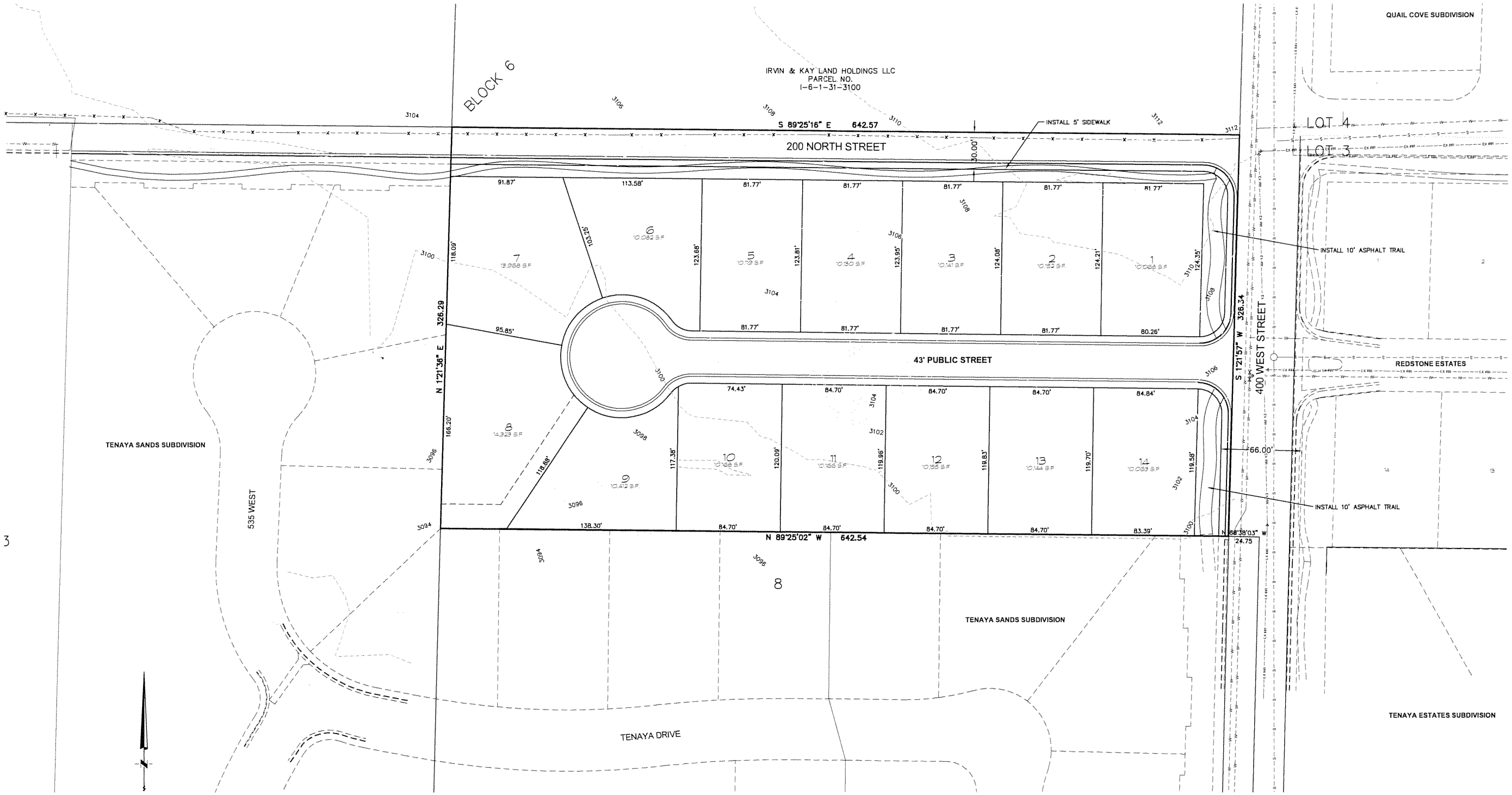
LEGAL DESCRIPTION

THE NORTH ONE-HALF OF LOT 8, BLOCK 6, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, CONTAINED IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED BELOW

BEGINNING AT A POINT N 1°21'57" E 1003.45 FEET ALONG THE CENTER LINE OF A 49.50 FOOT WIDE ROADWAY AND N 88°38'03" W 24.75 FEET FROM THE NORTH 1/4 CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, POINT ALSO BEING THE MID POINT OF LOT 8, BLOCK 6, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, AND RUNNING THENCE N 89°25'02" W 642.54 FEET ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID LOT 8, LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF TANAYA SANDS PHASE 1 AND PHASE 2 SUBDIVISIONS, BOTH RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, TO A POINT ON THE WEST LINE OF SAID LOT 8; THENCE N 1°21'36" E 326.29 FEET ALONG THE WEST LINE OF SAID LOT 8, LINE ALSO BEING THE EAST BOUNDARY OF SAID TENAYA SANDS PHASE 2, TO THE COMMON CORNER OF LOTS 3, 4, 7 AND 8 OF SAID BLOCK 6; THENCE S 89°25'16" E 642.57 FEET ALONG THE NORTH LINE OF SAID LOT 8, TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 1°21'57" W 326.34 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

CONTAINS 209,656 SQ FT OR 4.813 ACRES MORE OR LESS

PARCEL NUMBER I-SB-11-B



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

CONTACT
PROPERTY OWNER:
VWMW INV. LLC

AGENT:
FACTION LLC
435-652-5557

PROJECT INFO
TOTAL AREA: 4.813 ACRES

CANTERA CLIFFS
CONCEPT PLAN
PREPARED FOR: FACTION LLC

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: 1/2015 | DRAWN: BLW | APPROVED: | SCALE: 1" = 40' | JOB NO. 151025

CONCEPT PLAN
PREPARED FOR: FACTION LLC
LOCATED IN IVINS, UT

SHEET 1 OF 1 SHEETS
FILE: 151025BASE