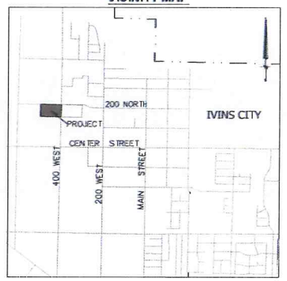
VICINITY MAP



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

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

LIGHTING NOTES:
1. ONE ADDITIONAL STREET LIGHT WILL BE INSTALLED AT THE SOUTHWEST CORNER OF 400 WEST AND 200 NORTH INTERSECTION.
2. BOLLARD LIGHTING IS REQUIRED ALONG 10' TRAIL ALONG 400 WEST STREET. BOLLARDS ARE TO BE SPACED AT 80 FEET INTERVALS.

PROJECT BENCHMARK

THE PROJECT BENCHMARK IS BASED ON NAD 83 DATUM. THE EXISTING CENTERLINE MONUMENT ELEVATION LOCATED IN 400 WEST AND REDSTONE COURT HAS THE ELEVATION OF 3104.01.

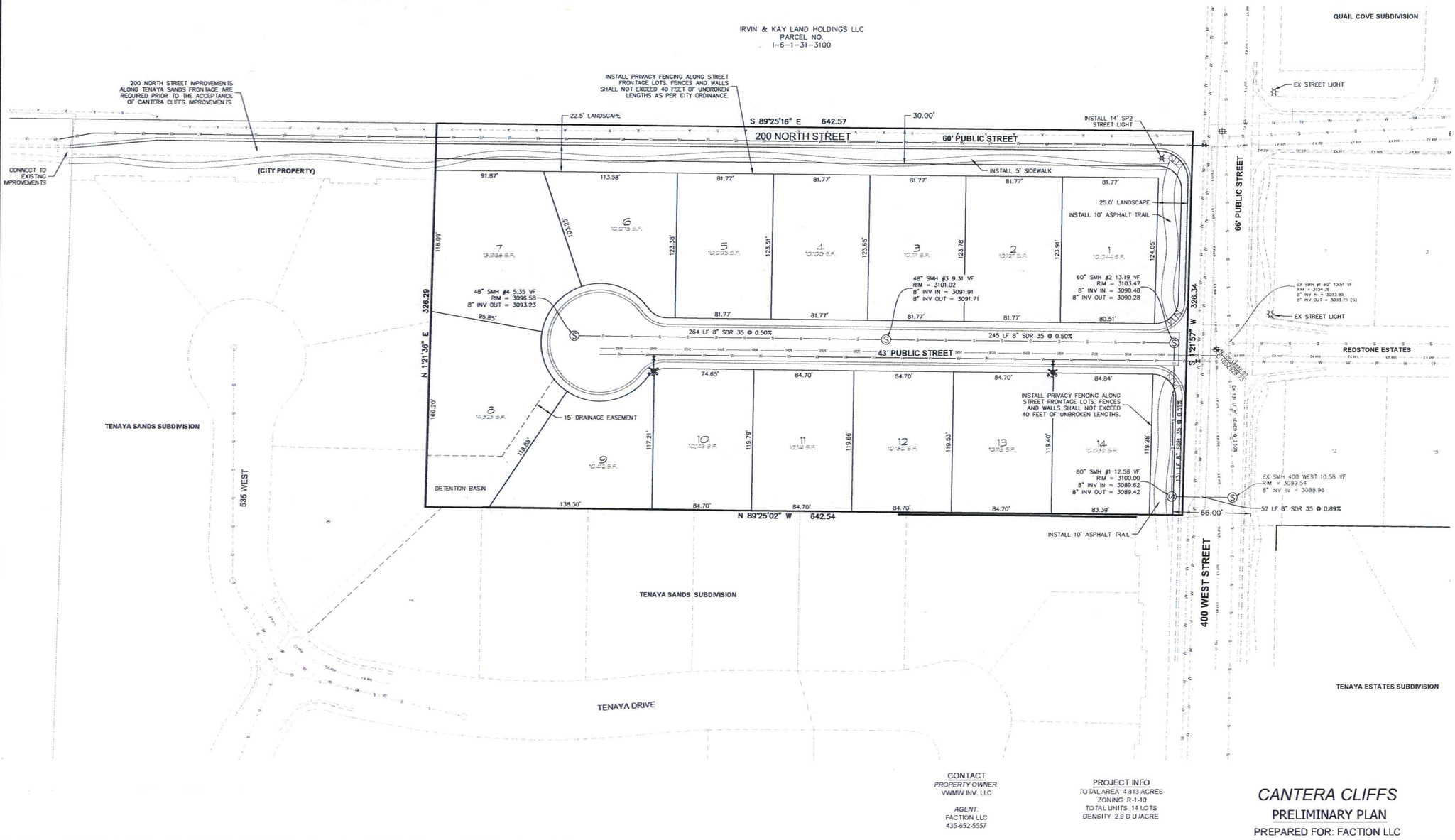
THE BASIS OF BEARING IS N 01°16'51" E 5395.52' ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SLB&M AND ACCORDING TO THE WASHINGTON COUNTY HORIZONTAL CONTROL NETWORK.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

IRVIN & KAY LAND HOLDINGS LLC
PARCEL NO.
I-6-1-31-3100



CONTACT
PROPERTY OWNER:
VWMN INV. LLC

AGENT:
FACTION LLC
435-652-5557

PROJECT INFO
TOTAL AREA: 4.813 ACRES
ZONING: R-1-10
TOTAL UNITS: 14 LOTS
DENSITY: 2.9 D.U./ACRE

CANTERA CLIFFS
PRELIMINARY PLAN
PREPARED FOR: FACTION LLC

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: 7/22/15
DRAWN: BLW
APPROVED:
SCALE: 1" = 40'
JOB NO. 151025

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

SHEET 1 OF 3 SHEETS
FILE: 151025BASE