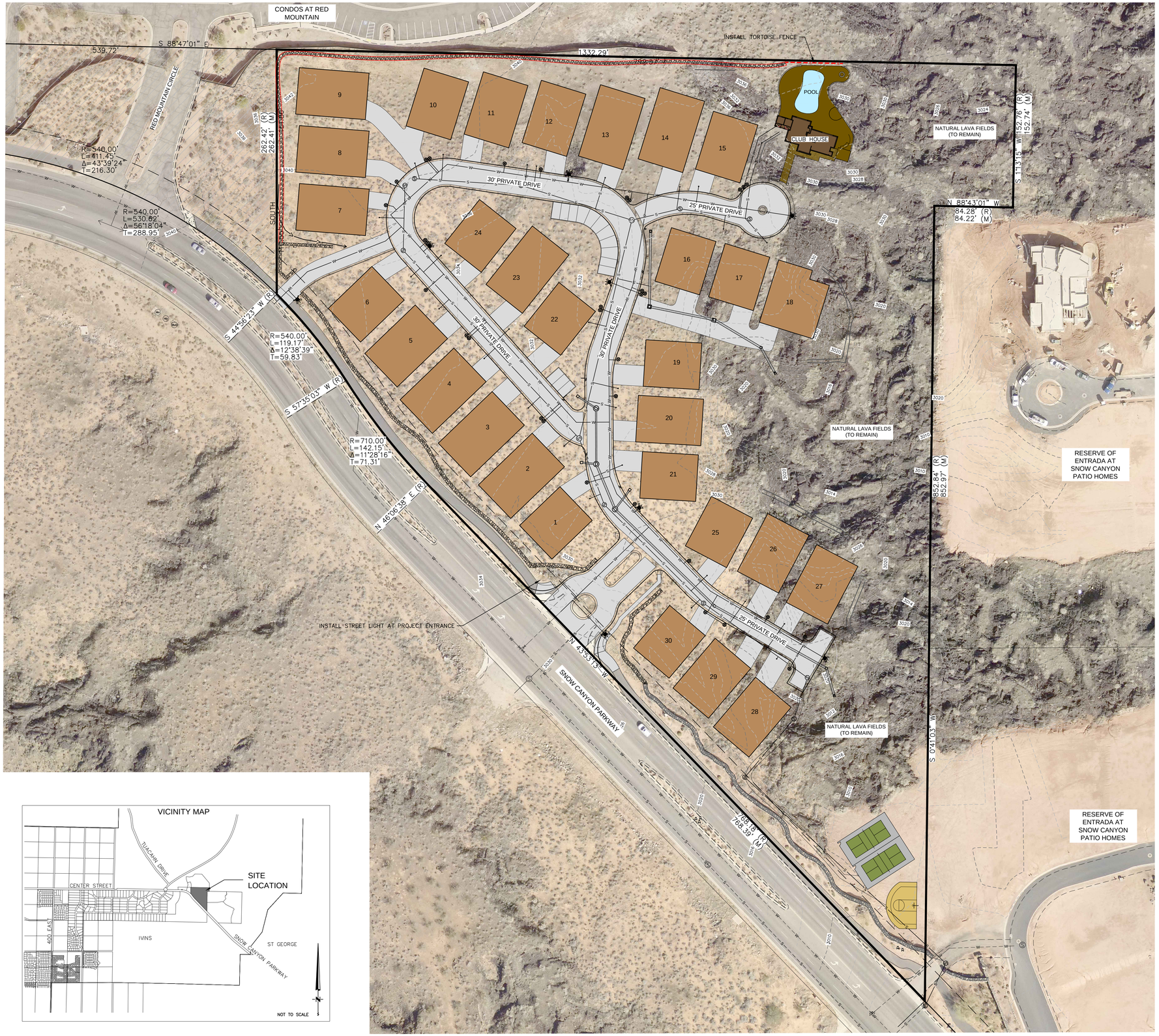


GRAPHIC SCALE

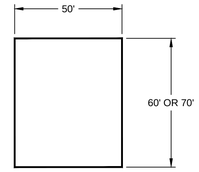
50 0 25 50 100

(IN FEET)
1 inch = 50ft.

LEGEND

- PROJECT BOUNDARY
- PROPOSED DRIVE ACCESS
- EXISTING 30' WIDE EASEMENT
- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING STREET LIGHT
- EXISTING POWER / UTILITY LOCATION

TYPICAL UNIT



UNITS HAVE 20'x20' DRIVEWAYS TYPICAL

LEGAL DESCRIPTION

I-6-2-4-1402

BEGINNING AT A POINT WHICH LIES SOUTH 88°43'01" EAST 122.81 FEET ALONG THE SECTION LINE AND NORTH 38.76 FEET FROM THE NORTH QUARTER (N1/4) CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 4°02'31" WEST 112.93 FEET; THENCE SOUTH 88°47'01" EAST 1332.29 FEET; THENCE SOUTH 1°13'15" WEST 152.76 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 88°43'01" WEST 84.28 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTIONAL LOT 1 OF SAID SECTION 4; THENCE SOUTH 0°41'23" WEST 852.84 FEET ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SNOW CANYON PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR COURSES; NORTH 43°53'13" WEST 768.18 FEET TO THE POINT OF A 710.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'16", A DISTANCE OF 142.15 FEET TO THE POINT OF A REVERSE CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 57°35'03" WEST 540.00 FEET DISTANT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°18'04", A DISTANCE OF 530.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°43'01" WEST 162.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF SNOW CANYON PARKWAY A SHOWN ON THE OFFICIAL PLAT THEREOF, SAID POINT BEING LOCATED SOUTH 88°43'01" EAST ALONG THE SECTION LINE 122.80 FEET AND NORTH 38.76 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 04°02'16" WEST 112.93 FEET; THENCE SOUTH 88°46'46" EAST 539.72 FEET; THENCE SOUTH 262.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID SNOW CANYON PARKWAY, SAID POINT BEING ON A 540.00 FEET RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 44°56'23" WEST AND WITH A CENTRAL ANGLE OF 43°39'24", THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY 411.45 FEET; THENCE NORTH 88°43'01" WEST ALONG SAID RIGHT OF WAY 162.34 FEET TO THE POINT OF BEGINNING.

PROJECT INFO

PROJECT THEME: SINGLE HOME RENTAL PROJECT
ZONING: RESORT COMMERCIAL
TOTAL AREA: 10.8 ACRES
TOTAL UNITS: 30
DENSITY: 2.8 DU/AC
PRIVATE DRIVES
PARKING:
PROVIDED: 30 GARAGES + DRIVEWAYS
14 STALLS

OWNER

GP IVINS HOMES & LAND LC
WALTER PLUMB
90 SOUTH 400 WEST, SUITE 360
SALT LAKE CITY, UT 84101
801-456-4140

ENCANTO RESORT

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

No	Date	By	Revision

DATE: 12/2015
DRAWN: BLW
APPROVED:
SCALE: 1" = 50'
JOB NO. 131190

ENCANTO RESORT
PRELIMINARY PLAN
LOCATED IN IVINS, UT

SHEET 1 OF SHEETS

FILE: 131190Z