LEGEND

- PROJECT BOUNDARY & PHASE
- PROPOSED LOT LINE
- UTILITY AND DRAINAGE EASEMENT
- EXISTING CURB & GUTTER
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING POWER (JUT TRENCH)
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR

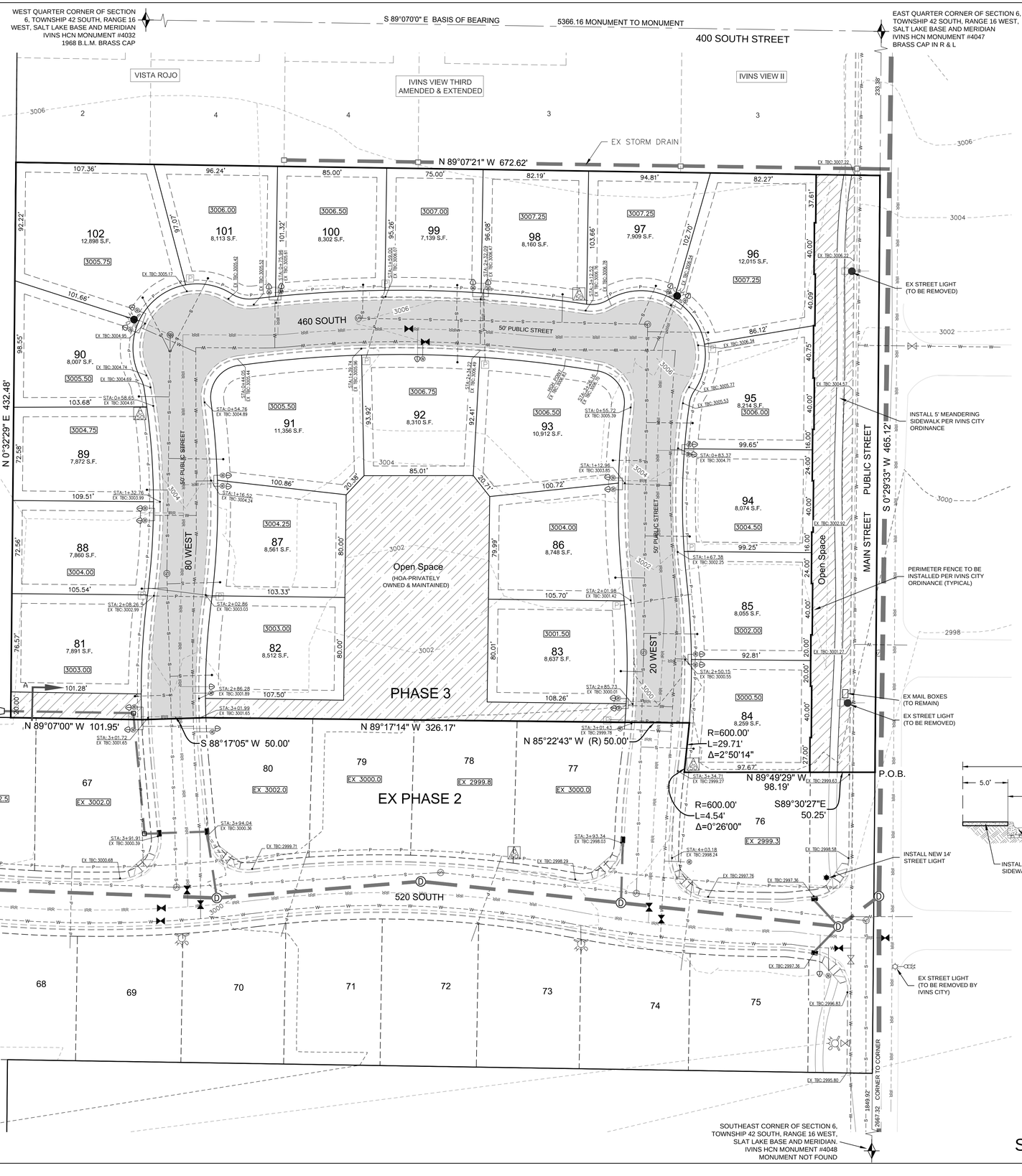
EXISTING IMPROVEMENTS NOTE

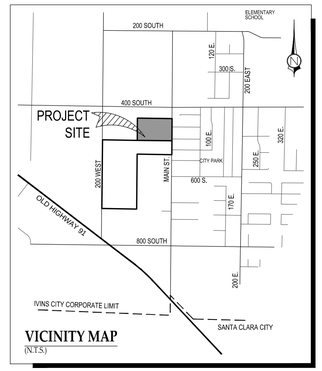
GRADING:
PHASE 3 IS CURRENTLY GRADED WITH ROAD BASE AND CURB & GUTTER INSTALLED. ALL PAD GRADING HAS BEEN COMPLETED. A.G.E.C. HAS PROVIDED ADDITIONAL RECOMMENDATIONS ON TESTING AND ROAD BASE PREPARATION.

UTILITY:
SEWER, WATER, IRRIGATION AND STORM DRAIN IMPROVEMENTS HAVE BEEN PREVIOUSLY INSTALLED. POWER AND JOINT UTILITY TRENCH ARE INSTALLED AND VISIBLE.

STREET LIGHTING:
THERE ARE TWO EXISTING COBRA STREET LIGHTS ON MAIN STREET THAT ARE TO BE REMOVED AS PER CITY REQUEST. THE EXISTING STREET LIGHT LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF 520 SOUTH & MINT STREET IS TO REMAIN. NO OTHER LIGHTING IMPROVEMENTS ARE BEING PROPOSED.

HAFEN





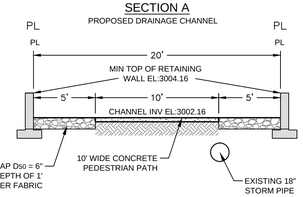
LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE CENTERLINE OF MAIN STREET, SAID POINT BEING LOCATED N0°29'33"E 1968.82 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°30'27"W 50.25 FEET; THENCE N89°49'29"W 98.19 FEET TO A POINT ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS S82°58'29"E; THENCE NORTHEASTERLY 4.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°26'00" TO THE POINT OF A 600.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 29.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'14"; THENCE N85°22'43"W 50.00 FEET; THENCE N89°17'14"W 326.17 FEET; THENCE S88°17'05"W 50.00 FEET; THENCE N89°07'00"W 101.95 FEET; THENCE N0°32'29"E 432.48 FEET; THENCE S89°07'21"E 672.62 FEET TO A POINT ON THE CENTERLINE OF SAID MAIN STREET AND SAID SECTION LINE; THENCE S0°29'33"W 465.12 FEET ALONG SAID CENTERLINE AND SAID SECTION LINE TO THE POINT OF BEGINNING.

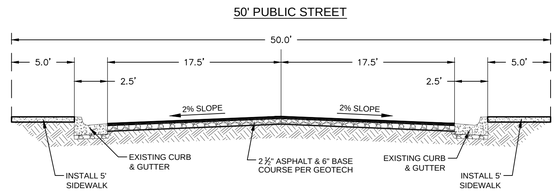
CONTAINS 6.768 ACRES

SECTION A

PROPOSED DRAINAGE CHANNEL



50' PUBLIC STREET



PROJECT INFO

TOTAL UNITS: 22 LOTS
ZONE: R-1-10
50' PUBLIC STREETS

OWNER CONTACT

SADDLEBACK LAND DEVELOPMENT LLC
GARY NELSON
PO BOX 6004
TWIN FALLS, ID 83303
(208) 731-5030

PRELIMINARY PLAN

SHADOW CANYONS PHASE #3 OF IVINS

CIVIL SCIENCE INFRASTRUCTURE, INC.
1060 SOUTH MAIN STREET, B-301A
ST. GEORGE, UT 84770
435.986.0100

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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

PRELIMINARY PLAN

SHADOW CANYONS PHASE #3 OF IVINS
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 16149
DATE:	5/03/2016
DRAWN BY:	BLW
CHECKED BY:	
SCALE OF SHEET	
HOR SCALE:	1" = 40'
VER SCALE:	N/A
SHEET	SP

1 OF 1

PLOT: 2016-05-11 11:42 AM
PATH: L:\UTAH\PROJECTS\ACTIVE 2016\FX16149.00 - SHADOW CANYON PH 3\700 - CAD\DESIGN\16149_MP.DWG