GENERAL NOTES & RESTRICTIONS

1. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE AND A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES. THE PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE SHALL ALSO INCLUDE A PUBLIC ACCESS EASEMENT FOR SIDEWALKS.

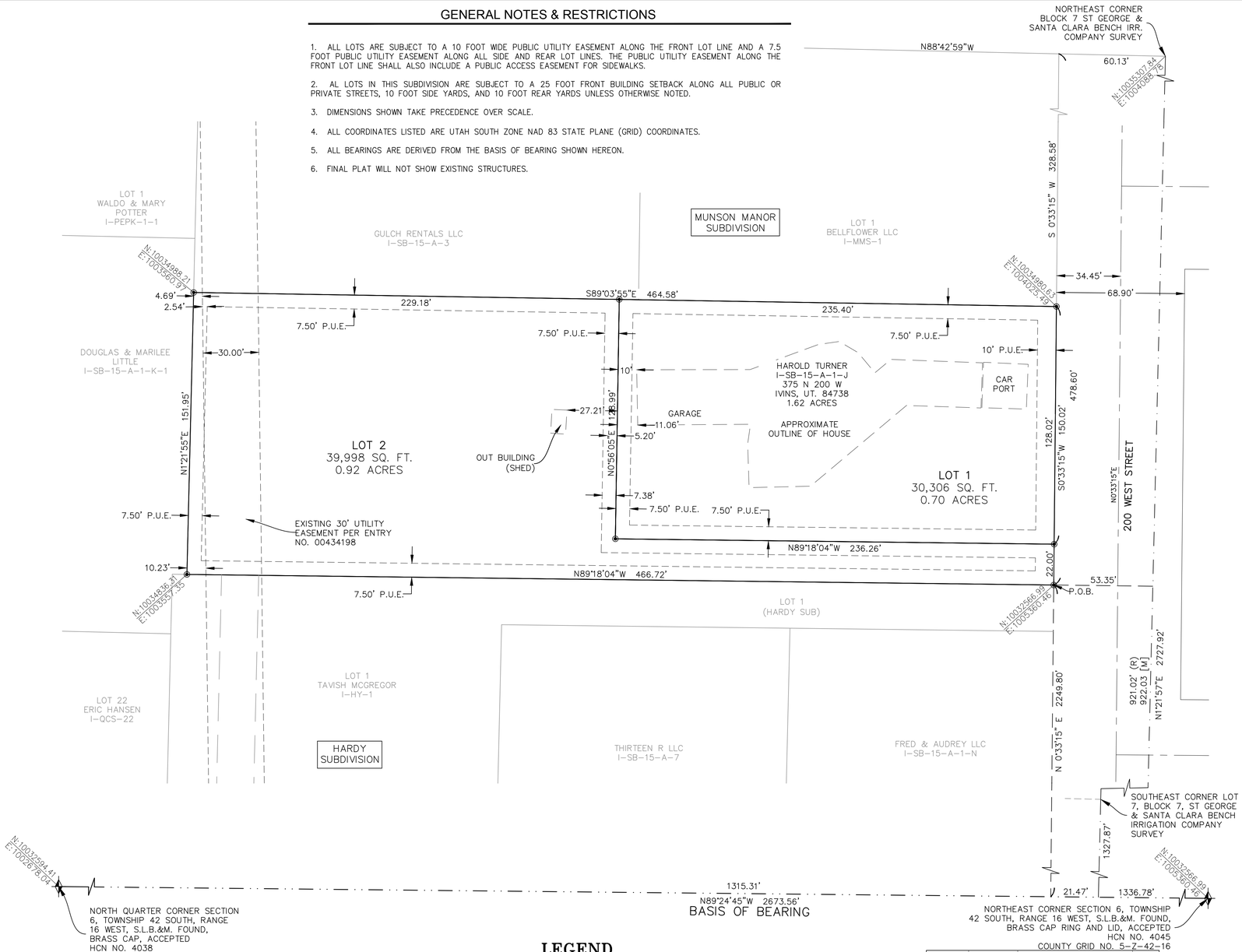
2. AL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT FRONT BUILDING SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS, 10 FOOT SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.

3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

4. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.

5. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.

6. FINAL PLAT WILL NOT SHOW EXISTING STRUCTURES.



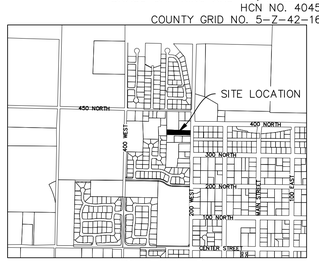
LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- LOT EASEMENT LINE
- SECTION LINE
- ST GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY LINE

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
IVINS, UTAH
NOT TO SCALE

TURNER MINOR CONCEPT PLAN

LOCATED IN

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
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No.	Date	By	Revision

Drawn : PAS Date : 01/23/2019
Email : gmyers@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 30'
Job No : 181191

TURNER MINOR CONCEPT PLAN
LOCATED IN
SE 1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1 SHEETS
FILE: 181191FP