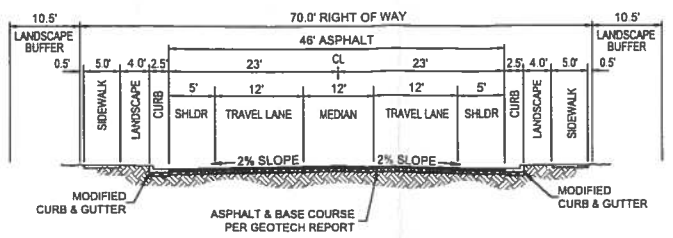
## 70' PUBLIC STREET SECTION
(600 WEST)




GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

## BOUNDARY DESCRIPTION

LOTS 4 AND 7, BLOCK 18, ST. GEORGE SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, ACCORDING TO THE OFFICE PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

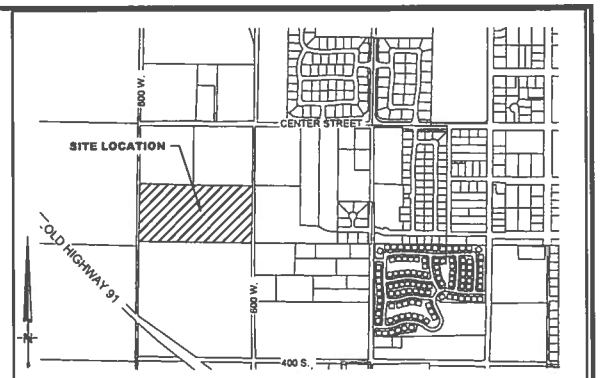
## NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

4. THE FIELD WORK WAS PERFORMED ON AUGUST 27, 2019




IVINS CITY — VICINITY MAP
SCALE: 1"=1000'

NORTHWEST CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN
ALPHA ALUMINUM CAP
(HCN #4038, WASH. CO. REF. #Z14216)

669.73'

TAVI L Q
I-SB-50

SUNWEST TRUST, INC. CUSTODIAN FOR
WILLIAM M. PAPANIKOLAS IRA
I-SB-51

FOUND R/C LS 4938751
N81°25'09"W 0.54' FROM
CALCULATED LOCATION

S89°19'57"E 1285.83'

LOT 5 | LOT 6
LOT 4 | LOT 7

24.75'

ROAD A
43' ROW

ROAD B
43' ROW

ROAD C
50' ROW

ROAD D
43' ROW

ROAD E
50' ROW

ROAD F
43' ROW

ROAD G
43' ROW

ROAD H
43' ROW

800 WEST (PUBLIC STREET)
BASIS OF BEARING S0°51'15"W 2676.61'
669.84'
N0°51'15"E 669.84'

RANGE 17 WEST
RANGE 16 WEST

600 WEST (PUBLIC STREET)
S0°46'17"W 671.46'

DETENTION AREA
5,425 S.F.

DETENTION AREA
10,078 S.F.
147.78'

DETENTION AREA
5,999 S.F.

FOUND 5/8" NAKED REBAR
N4°44'27"W 1.21' FROM
CALCULATED LOCATION

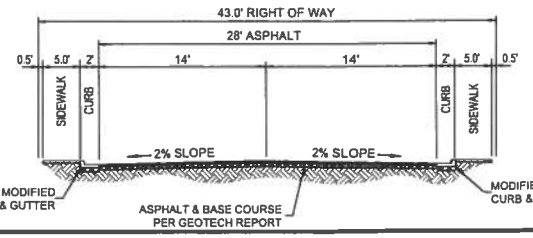
N89°15'38"W 1286.80'

LOT 3 | LOT 8
LOT 4 | LOT 7

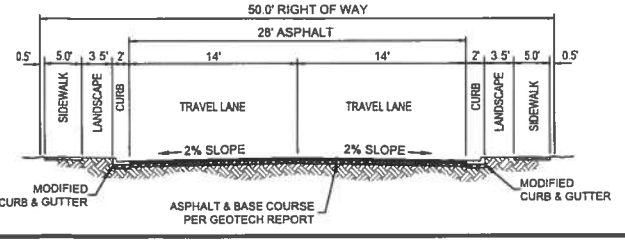
RT MARTEN UTAH LLC
I-SB-46

WEST 1/4 CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN
1968 BLM BRASS CAP
(HCN #4037, WASH. CO. REF. #X14216)

## 43' PUBLIC STREET SECTION




## 50' PUBLIC STREET SECTION




## LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 0°51'15" W, BETWEEN NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

ST GEORGE SANTA CLARA BENCH IRRIGATION COMPANY SURVEY

WARRANTY DEED DOCUMENT NUMBER 20190019839

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

**PROJECT INFO**
ZONING: R-1-10
AREA: 19.80 ACRES
TOTAL HOMES: 57 UNITS
TOTAL RA-1 LOTS: 57
DENSITY: 2.88 D.U. / AC

**OWNER**
FREI 6 LLC
2189 WEST1465 N
ST GEORGE, UT 84770

**DEVELOPER/APPLICANT**
JAMES SULLIVAN
(435) 628-1904

**BUSH & GUDGELL, INC.**
**PROJECT MANAGER**
ADAM ALLEN
(435)673-2337

**ENGINEER**
RICK MEYER
(435)673-2337

**SURVEYOR**
GREG MEYERS
(435)673-2337

# CONCEPT PLAN
## ANASAZI VISTA


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: OCT 2019
DRAWN: MH
APPROVED:
SCALE: 1"=60'
JOB NO. 191179

CONCEPT PLAN
ANASAZI VISTA
LOCATDED IN IVINS UTAH

SHEET 1 OF 1 SHEETS

FILE 191179 - Concept Plan

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