KANTA VILLAGE

A TOWNHOME DEVELOPMENT

LOCATED IN NORTH 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST
OF THE SALT LAKE BASE AND MERIDIAN IN IVINS CITY, WASHINGTON COUNTY, UTAH.

NORTH QUARTER CORNER
SECTION 6, TOWNSHIP 42 SOUTH
RANGE 16 WEST, SALT LAKE BASE
& MERIDIAN

HIGHWAY 91

S 52°31'42" E - 631.26'

LARRY GUY & LORELEI RIDER
PARCEL No. 1-6-2-6-328

CENTER SECTION LINE

BLOCK LINE

NEIGHBORHOOD HOUSING SERVICES OF PROVO INC
PARCEL No. 1-6-2-6-329

BASIS OF BEARING
N 0°41'25" E - 5343.17' (MON. TO MON.)

N 0°41'25" E - 631.28'

FUTURE SAGE VILLAS

SAGE VILLAS

N 89°18'35" W - 24.75'
S 88°33'17" W - 52.53'

MONARCH INVESTMENT CO.
PARCEL No. 1-5B-58-C

N 0°41'20" E - 50.24'

N 88°33'17" E
52.53'

N 89°18'35" W - 24.75'

N 0°41'25" E - 214.47'

P.O.B.
KANTA
VILLAGE

SOUTH QUARTER CORNER
SECTION 6, TOWNSHIP 42 SOUTH
RANGE 16 WEST, SALT LAKE BASE
& MERIDIAN

154.57

EXISTING SEWER LIFT STATION

FITNESS WAY

L=527.27'
R=1095.00'
D=27°35'22"

KANTA HOLDINGS LLC
PARCEL No. 1-5B-58-A-1

KANTA VILLAGE

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

LOT 4 - BLOCK 21
LOT 3 - BLOCK 21

PHASE 1 5 PLEX
PHASE 2 6 PLEX
PHASE 2 5 PLEX
PHASE 2 4 PLEX
PHASE 2 3 PLEX
PHASE 2 2 PLEX
PHASE 3 5 PLEX
PHASE 3 4 PLEX
PHASE 4 5 PLEX
PHASE 4 4 PLEX
PHASE 5 3 PLEX
PHASE 5 2 PLEX
PHASE 1 6 PLEX
PHASE 1 4 PLEX

PHASE 2 FRONT ENTRANCE WITH PORCH AND PATIO BELOW
PHASE 3 FRONT ENTRANCE WITH PORCH AND PATIO BELOW
PHASE 5 FRONT ENTRANCE WITH PORCH AND PATIO BELOW

X-STALL 4-PLEX

COMMERCIAL OFFICE UNIT

SHADED PLAYGROUND

POOL

SHADE

EXIST. CELL TOWER

FITNESS RIDGE HOLDINGS LLC
PARCEL No. 1-5B-58-B

S 0°39'07" W - 646.96'

MOVARA VILLAS

UNIT 10 - 2 STORY STUDIO
UNIT 9 - 2 STORY STUDIO
UNIT 8 - 2 STORY STUDIO
UNIT 7 - 2 STORY STUDIO
UNIT 6 - 2 STORY STUDIO
UNIT 5 - 2 STORY STUDIO
UNIT 4 - 2 STORY STUDIO
UNIT 3 - 2 STORY STUDIO
UNIT 2 - 2 STORY STUDIO
UNIT 1 - 2 STORY STUDIO
UNIT 12 - 2 STORY STUDIO
UNIT 11 - 2 STORY STUDIO

MOVARA VILLAS POOL

EXIST. SHADE

FUTURE KITCHEN

EXISTING MOVARA
MAIN BUILDING

EXIST. POOL

EXIST. HOUSING

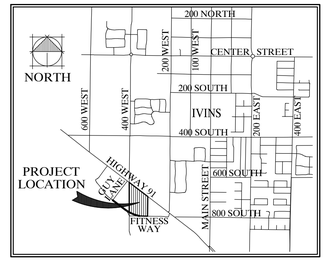
EXIST. HOUSING

EXIST. HOUSING

LEGEND

- =EXISTING ASPHALT IN A PUBLIC STREET
- =FUTURE KANTA VILLAGE CONC. SIDEWALK ALONG PUBLIC STREET
- =FUTURE KANTA VILLAGE CONSTRUCTION AREA OF FITNESS WAY PUBLIC STREET
- =KANTA VILLAGE PHASE 1 CONSTRUCTION OF ASPHALT IN PRIVATE ROADWAY AND PUBLIC STREET
- =MOVARA VILLAS CONSTRUCTION OF ASPHALT IN PRIVATE ROADWAY AND PUBLIC STREET

0 50' 100'
SCALE: 1"=50'



VICINITY MAP:
NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED WEST OF MOVARA ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 91 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY IVINS, UTAH

PROPERTY ADDRESS

KANTA VILLAGE
343 WEST HIGHWAY 91
IVINS, UT 84738

PARCEL ACREAGE

397,312 SQ. FT. - 9.12 ACRES

OWNER/DEVELOPER

OWNER: KANTA HOLDINGS LLC
OWNER REPRESENTATIVE:
KAL MALHI
10584 LADNER TRUNK RD
DELTA, BC V4G 1K2
CANADA
(604) 805-4602

CIVIL ENGINEER

ROB A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE,
SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER

AGEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

DATE: 5-6-2020
JOB NO.: 5881-018
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: Kanta Base

REVISIONS | DATE

ROSENBERG ASSOCIATES
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St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SURVEY AND PHASE PLAN
FOR
KANTA VILLAGE AMENDED PRELIMINARY PLAN

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

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