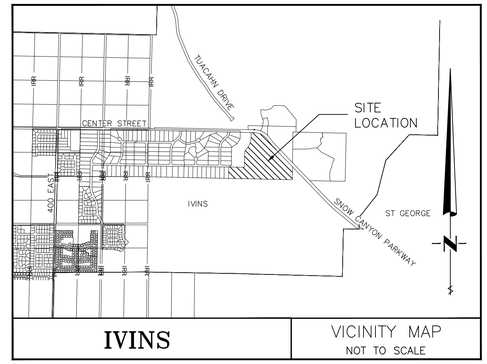




IVINS | VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTIONS

LDR – LOW DENSITY RESIDENTIAL PARCEL DESCRIPTION:

BEGINNING AT A POINT THAT LIES SOUTH 00°23'25" WEST 756.84 FEET AND EAST 273.28 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 31°48'48" EAST 438.38 FEET; THENCE NORTH 04°09'24" EAST 265.77 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SNOW CANYON PARKWAY; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1); THENCE SOUTHEASTERLY ALONG A 460.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°46'33" EAST A DISTANCE OF 196.93 FEET), CENTER POINT LIES SOUTH 32°51'51" WEST THROUGH A CENTRAL ANGLE OF 24°43'12", A DISTANCE OF 198.47 FEET, 2) SOUTHEASTERLY ALONG A 790.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 38°09'05" EAST A DISTANCE OF 157.90 FEET), CENTER POINT LIES NORTH 57°35'03" EAST THROUGH A CENTRAL ANGLE OF 11°28'16", A DISTANCE OF 158.16 FEET, 3) SOUTH 43°53'13" EAST 753.59 FEET; THENCE SOUTH 41°09'09" WEST 195.70 FEET; THENCE SOUTHWESTERLY ALONG A 800.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 66°10'58" WEST A DISTANCE OF 676.95 FEET), CENTER POINT LIES NORTH 48°50'51" WEST THROUGH A CENTRAL ANGLE OF 50°03'38", A DISTANCE OF 698.98 FEET; THENCE NORTH 88°47'13" WEST 264.97 FEET; THENCE NORTH 00°23'25" EAST 584.62 FEET; TO THE POINT OF BEGINNING.

CONTAINING 729,202 SQUARE FEET OR 16.74 ACRES.

GENERAL PLAN AMENDMENT EXHIBIT

LOCATED IN

NORTH 1/2 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

No.	Date	By	Revision

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

Drawn : BBS Date : 11-03-2020
Email : gmyers@bushandgudgell.com
Checked : ASA
Approved : ASA
Scale : 1" = 100'
Job No : 201170

GENERAL PLAN AMENDMENT EXHIBIT
LOCATED IN
NORTH 1/2 OF SECTION 4, T-42-S, R-16-W, SLB&M
IVINS, UT

SHEET 1
1 SHEETS
FILE: 201170

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