300 NORTH STREET

FND. RING & LID MONUMENT

44.95'

669.32
S89°31'17"E
(BASIS OF BEARING)

FND. REBAR & CAP
PLS. 4938716

45.05'

25.00'

S89°31'17"E
579.32

100 WEST STREET

616.67
N00°32'33"E

MAIN STREET

N00°32'52"E
521.60

N00°32'52"E
616.59

I-68-J

I-68-K

I-68-A-1

I-68-D-1-A

I-68-D-2

I-68-D-3

I-68-B-2

I-68-B-1

BLOCK 19

5 6
4 3
7 8
2 1

EX-SEWER CLEAN-OUT

S89°31'25"E
145.07

7.50'

20.00'

7.5' DRAINAGE & UTILITY EASEMENT

EX-SEWER LATERAL

20' WIDE SEWER EASEMENT

HOUSE

GAS METER

EX-SEWER LATERAL

EX-SEWER CLEAN-OUT

CONCRETE

CARPORT

SHED

LOT #1
26,193 S.F.
0.60 ACRES

N00°32'38"E
263.83

EX-GAS LINE

S00°32'42"W
263.82

ELECTRICAL BOX

SCOTT & KAMI LARSEN
I-68-D-2

EX-SEWER LINE

EX-POWER LINE

20' WIDE SEWER EASEMENT

7.5' DRAINAGE & UTILITY EASEMENT

CONCRETE PAD

7.5' DRAINAGE & UTILITY EASEMENT

7.5' DRAINAGE & UTILITY EASEMENT

EXISTING DRIVEWAY

EX-SEWER CLEAN-OUT

EXISTING WATERLINE

LOT #2
14,181 S.F.
0.33 ACRES

EX-SEWER LINE

EX-SEWER LINE

7.5' DRAINAGE & UTILITY EASEMENT

EX-W/L

FND. POPE
REBAR & CAP

ELECTRICAL BOX

EX-WATER METER

EX-WATER METER

14.50' WIDE PUBLIC UTILITY & DRAINAGE EASEMENT

S89°31'39"E
579.27

25.00'

25.00'

WALK

45.07'

FND. MAG NAIL

EX-SEWER MH

200 NORTH STREET

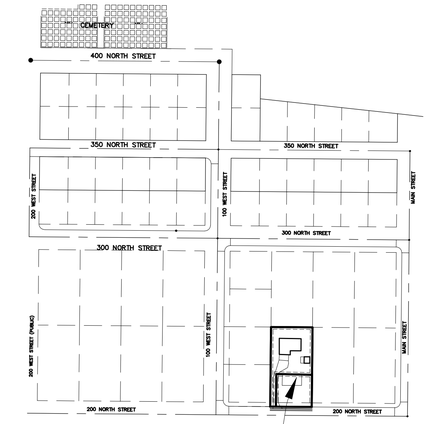
S89°31'39"E
669.27

30.00'

44.91'

FND. RING & LID MONUMENT

14.50' WIDE PORTION OF 200 NORTH ABANDONED WITH CITY ORDINANCE #2012-01



PROJECT LOCATION

VICINITY MAP

NOT TO SCALE

BOUNDARY DESCRIPTION

Commencing at the Intersection of 100 West Street and 200 North Street; Thence South 89°31'39" East, along the centerline of 200 North Street, a distance of 45.07 feet; Thence North 00°28'27" East, a distance of 30.00 feet; Thence South 89°31'39" East, a distance of 144.54 feet to the Point of Beginning; Thence North 00°32'38" East, a distance of 14.50 feet to the Northwest Corner of said Lot 3; Thence South 89°31'25" East, along the north line of said Lot 3, a distance of 145.07 feet; Thence South 00°32'42" West, a distance of 278.31 feet, to the Northerly right of way line of 200 North Street; Thence North 89°31'39" West, along said line, a distance of 145.07 feet, to the Point of Beginning.

Containing: 40,375 S.F. or 0.93 Acres.

N

SCALE: 1" = 30'

NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: PRELIMINARY PLAT

PROJECT: LARSEN SUBDIVISION
SCOTT LARSEN

PROJECT #	1549-01
NAME	SPW
DATE	JANUARY 25, 2021
SCALE	AS NOTED
SHEET	1
	1 OF 1
FILE	1549-01 PRELIMINARY PLAT

P:\1549-01 Scott Larsen-Ivins Lot Split\Drawings\Survey Drawings\1549-01 PRELIMINARY PLAT.dwg