

VICINITY MAP

Subdivision Description

A portion of Parcel No. I-SB-9, being more particularly described as follows:
Beginning at a point being North 89°51'29" East 440.73 feet along the section line and North 681.18 feet from the Southwest Corner of Section 31, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running
thence North 01°13'14" West 61.35 feet;
thence South 89°17'08" West 75.59 feet;
thence North 01°13'14" West 313.62 feet;
thence South 78°08'42" West 8.02 feet;
thence North 11°52'51" West 43.00 feet;
thence North 11°10'06" West 122.51 feet;
thence North 79°15'57" East 108.29 feet;
thence North 86°54'28" East 107.99 feet;
thence North 89°29'38" East 273.39 feet;
thence South 72°15'48" East 21.95 feet;
thence North 59°38'13" East 38.00 feet;
thence South 30°21'47" East 28.60 feet;
thence North 60°21'27" East 220.02 feet to the Westerly Right-of-Way Line of Kwavasa Drive;
thence along said Westerly Right-of-Way Line the following two (2) courses:
(1) South 30°21'47" East 138.83 feet;
(2) Southeasterly 163.29 feet along the arc of a 1,116.00 foot radius curve to the right (center bears South 59°38'13" West and the chord bears South 26°10'16" East 163.15 feet with a central angle of 08°23'01");
thence South 69°21'18" West 115.15 feet;
thence South 15°05'56" East 119.75 feet;
thence South 01°35'55" East 127.14 feet;
thence South 89°14'56" West 710.36 feet to the point of beginning.
Contains 447,310 Square Feet or 10.269 Acres

RT MARTEN UTAH, LLC I-SB-9

N 79°15'57" E 108.29'
N 86°54'28" E 107.99'
N 89°29'38" E 273.39'
S 72°15'48" E 21.95'
N 59°38'13" E 38.00'
S 30°21'47" E 28.60'
N 60°21'27" E 220.02'
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N 11°10'06" W 122.51'
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S 78°08'42" W 8.02'
N 1°13'14" W 313.62'
S 89°17'08" W 75.59'
N 1°13'14" W 61.35'
S 89°14'56" W 710.36'
S 69°21'18" W 115.15'
S 15°05'56" E 119.75'
S 1°35'55" E 127.14'
S 9°17'22" E 50.61'

LOT 1 12,913 sq.ft. 0.296 acres
LOT 2 12,643 sq.ft. 0.290 acres
LOT 3 14,227 sq.ft. 0.327 acres
LOT 4 12,548 sq.ft. 0.288 acres
LOT 5 12,542 sq.ft. 0.288 acres
LOT 6 12,555 sq.ft. 0.288 acres
LOT 7 12,566 sq.ft. 0.288 acres
LOT 8 12,531 sq.ft. 0.288 acres
LOT 9 12,517 sq.ft. 0.287 acres
LOT 10 12,516 sq.ft. 0.287 acres
LOT 11 12,526 sq.ft. 0.288 acres
LOT 12 12,542 sq.ft. 0.288 acres
LOT 13 12,542 sq.ft. 0.288 acres
LOT 14 12,528 sq.ft. 0.288 acres
LOT 15 12,543 sq.ft. 0.288 acres
LOT 16 17,460 sq.ft. 0.401 acres
LOT 17 13,822 sq.ft. 0.317 acres
LOT 18 12,763 sq.ft. 0.293 acres
LOT 19 12,796 sq.ft. 0.294 acres
LOT 20 14,105 sq.ft. 0.324 acres
LOT 21 13,798 sq.ft. 0.317 acres
LOT 22 12,656 sq.ft. 0.291 acres
LOT 23 12,561 sq.ft. 0.288 acres
LOT 24 14,278 sq.ft. 0.328 acres
LOT 25 12,801 sq.ft. 0.294 acres
LOT 26 12,511 sq.ft. 0.287 acres
LOT 27 12,509 sq.ft. 0.287 acres
LOT 28 12,889 sq.ft. 0.296 acres

DESERT DOVE LANE (PUBLIC STREET)
(PUBLIC STREET)
(PUBLIC STREET)
(PUBLIC STREET)
(PUBLIC STREET)
(PUBLIC STREET)
200 NORTH
KWAVASA DRIVE

D=8°23'01"
R=1116.00
L=163.29'
CB=S 26°18'16" E
C=163.15'

EXISTING SD
INSTALL SDCB
CONNECT TO STORM DRAIN COB PROVIDED BY IVINS CITY
EXIST. SDCB SQR TOG=3087.15 FL(0")=3087.15 EXIST. SSMH RIM=3088.27 FL(8" S)=3081.66 FL(8" N)=3081.93
EXIST. SDCB SQR TOG=3087.19 FL(0")=3087.19
EXIST. WATER VALVE
EXIST. SSMH RIM=3086.28 FL(0")=3086.28
EXIST. FIRE HYDRANT
NEW STORM DRAIN BY IVINS CITY
EXIST. SSMH RIM=3082.82 FL(0")=3082.82
FUTURE BASIN IVINS CITY
EXISTING SEWER
20' WIDE SANITARY SEWER AND STORM DRAINAGE EASEMENT
NEW STORM DRAIN BY IVINS CITY
BY IVINS CITY
CONNECT TO SEWER INSTALL 5' SSMH
CONNECT TO STORM DRAIN COB PROVIDED BY IVINS CITY
INSTALL SDCB

RT MARTEN UTAH, LLC I-SB-9
RT MARTEN UTAH, LLC WILLIAM PAPANIKOLAS, GARY & CHERYL COLLINS TRS I-SB-8
KERRY & BARRIE ENCE I-SB-7C
RED MOUNTAIN SIX, LLC I-SB-7A

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
SOUTHERN LAND VENTURES, LLC

CONTACT:
RYAN BUTTON
PHONE: 801.910.6206

DESERT COVE SUBDIVISION

200 NORTH 600 WEST
IVINS CITY, UTAH

CONCEPT PLAN

PROJECT NUMBER 10532
PRINT DATE 3/2/22
DRAWN BY
CHECKED BY
PROJECT MANAGER RQE