50 0 50
SCALE IN FEET

LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 88°36'24" WEST 13.60 FEET ALONG THE CENTER OF SECTION LINE FROM THE CENTER OF SECTION 25, POINT ALSO BEING SOUTH 88°36'24" EAST 2,628.47 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 09°12'23" WEST 233.20 FEET; THENCE SOUTH 89°36'01" EAST 22.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 53°52'32", HAVING A RADIUS OF 227.50 FEET (RADIUS POINT BEARS NORTH 01°24'11" EAST), AND WHOSE CHORD BEARS NORTH 64°27'54" EAST 206.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 213.92 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°00'54", HAVING A RADIUS OF 107.50 FEET (RADIUS POINT BEARS SOUTH 52°28'22" EAST), AND WHOSE CHORD BEARS NORTH 50°32'05" EAST 48.39 FEET; THENCE ALONG THE ARC OF SAID CURVE 48.81 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°10'08", HAVING A RADIUS OF 107.50 FEET (RADIUS POINT BEARS SOUTH 26°27'27" EAST), AND WHOSE CHORD BEARS NORTH 75°07'37" EAST 43.17 FEET; THENCE ALONG THE ARC OF SAID CURVE 43.47 FEET; THENCE NORTH 86°42'41" EAST 82.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 58°23'33", HAVING A RADIUS OF 117.50 FEET (RADIUS POINT BEARS NORTH 03°17'22" WEST), AND WHOSE CHORD BEARS NORTH 57°30'51" EAST 114.63 FEET; THENCE ALONG THE ARC OF SAID CURVE 119.75 FEET; THENCE SOUTH 88°36'24" EAST 123.78 FEET; THENCE SOUTH 01°20'51" WEST 159.57 FEET; THENCE SOUTH 15°45'06" EAST 46.26 FEET; THENCE SOUTH 88°53'48" EAST 5.00 FEET; THENCE SOUTH 01°20'51" WEST 32.25 FEET; THENCE SOUTH 04°58'51" EAST 12.33 FEET; THENCE SOUTH 72°48'13" WEST 593.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.415 ACRES, MORE OR LESS

1. EXISTING SEWER LATERAL
2. EXISTING SEWER
3. EXISTING WATER
4. EXISTING IRRIGATION
5. EXISTING FIRE HYDRANT
6. EXISTING WATER METER
7. EXISTING STORM DRAIN
8. EXISTING POWER CONDUIT
9. PROPOSED SEWER LATERAL
10. PROPOSED WATER METER
11. REMOVE EXISTING MANHOLE AND CONNECT ENDS OF PIPE (PART OF SMALL DIAMETER SEWER SYSTEM)





KAYENTA – VICINITY MAP

NO SCALE

LEGEND

- PROPOSED/EXISTING SEWER MANHOLE
- PROPOSED/EXISTING FIRE HYDRANT
- 1" SCH 40 WATER LATERAL WTH 3/4" SCH 40 SERVICE METER
- PROPOSED/EXISTING WATER VALVE
- W 8" PROPOSED WATER LINE
- W W EXISTING WATER LINE
- IRR IRR PROPOSED IRRIGATION LINE
- IRR IRR EXISTING IRRIGATION LINE
- SS SS PROPOSED SEWER LINE
- SS SS EXISTING SEWER LINE

PROJECT NOTES

- NO ADDITIONAL ROADWAYS OR CHANGES TO EXISTING ROADWAYS ARE PROPOSED WITH THIS DEVELOPMENT
- LOTS WILL NOT BE GRADED, GRADING WILL TAKE PLACE AFTER THE OWNER HAS GONE THROUGH THE DESIGN APPROVAL PROCESS WITH THE ACC
- LOTS WILL BE REQUIRED TO CONSTRUCT RETENTION BASINS TYPICAL WITH CURRENT HOA DRAINAGE GUIDELINES

TOTAL ACREAGE - 3.43 AC
TOTAL LOTS - 3
DENSITY - 0.87 LOTS/AC

SUBJECT SITE ADDRESS:
KELEVA AND KWAVASA

OWNER/DEVELOPER:
KAYENTA DEVELOPMENT INC
877 COYOTE GULCH CIRCLE
Contact: LANCE ANDERSON (435) 668-7420

No.	Description of Revisions	Date	By

KUMA ENGINEERING
469 WEST TONAPAH WAY - IVINS, UT 84738 - (435) 229-0244

PRELIMINARY PLAN
KWAVASA PHASE 2
PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 25, T41S, R17W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 4877932
06-22-2022
BRETT L. HENKE
STATE OF UTAH

Project :	KWAVASA
File :	PRE PLAN 3
Date :	OCT 2021
Drafted by :	BH
Review by :	BH

Scale :
1 = 50

Sheet No.
1 OF 1

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