LEGEND

PROPOSED RE-12.5

PROPOSED SUBDIVISION LOT AVERAGING OVERLAY DISTRICT

100 0 100

SCALE IN FEET

PARCEL 1

BEGINNING AT A POINT BEING SOUTH 89° 24' 17" EAST 157.21 FEET ALONG THE SECTION LINE AND NORTH 00° 00' 00" EAST 2,750.36 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°43'04" EAST 1242.05 FEET; THENCE SOUTH 01°21'14" WEST 376.85 FEET; THENCE NORTH 89°03'40" WEST 916.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°06'50", HAVING A RADIUS OF 4996.22 FEET (RADIUS POINT BEARS SOUTH 47°32'23" WEST), AND WHOSE CHORD BEARS NORTH 43°01'02" WEST 97.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.13 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°44'08", HAVING A RADIUS OF 2166.32 FEET (RADIUS POINT BEARS NORTH 46°25'55" EAST), AND WHOSE CHORD BEARS NORTH 38°12'01" WEST 405.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 405.90 FEET TO THE POINT OF BEGINNING

CONTAINING 9.510 ACRES, MORE OR LESS

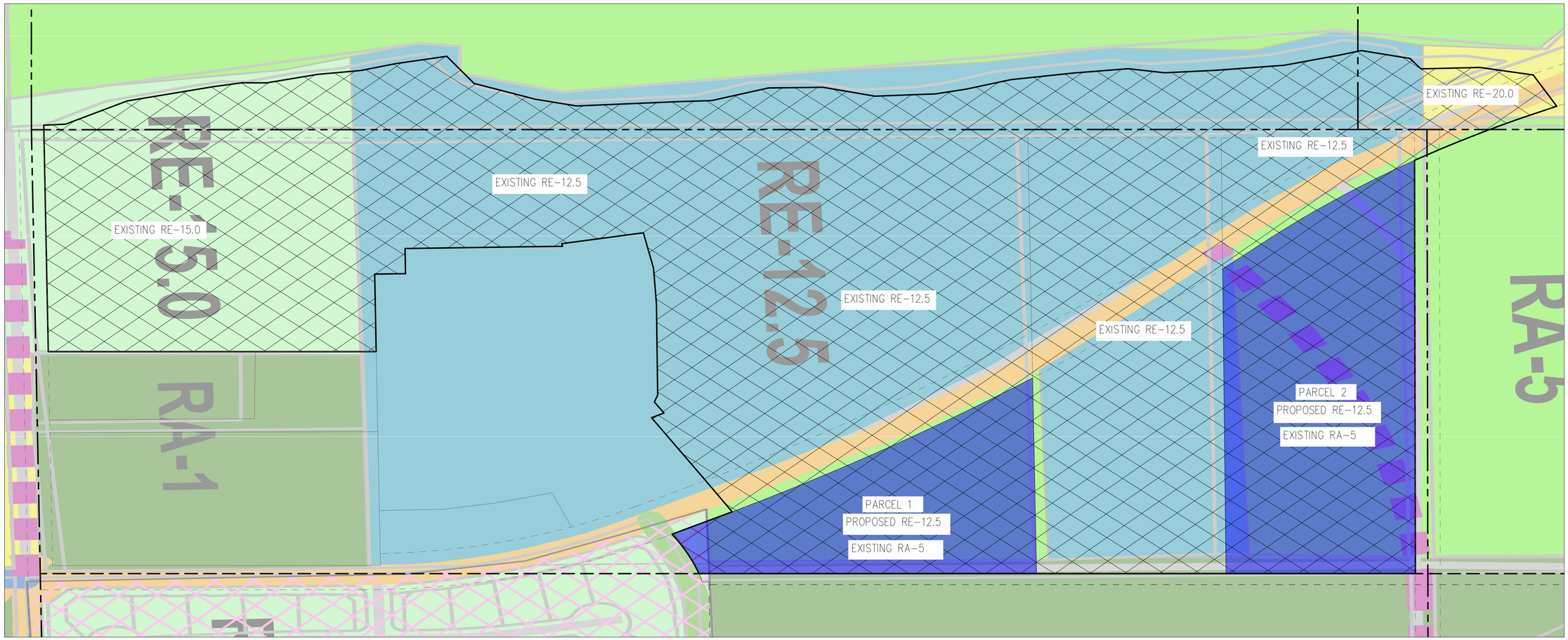
PARCEL 2

BEGINNING AT A POINT BEING SOUTH 89° 24' 17" EAST 793.07 FEET ALONG THE SECTION LINE AND NORTH 00° 00' 00" EAST 1,981.80 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°24'17" EAST 588.14 FEET; THENCE SOUTH 01°21'14" WEST 671.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°31'48", HAVING A RADIUS OF 500.00 FEET (RADIUS POINT BEARS SOUTH 15°29'17" EAST), AND WHOSE CHORD BEARS SOUTH 67°44'49" WEST 117.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 118.07 FEET; THENCE SOUTH 50°09'37" WEST 0.18 FEET; THENCE SOUTH 60°58'55" WEST 12.22 FEET; THENCE NORTH 27°59'45" WEST 99.25 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°26'08", HAVING A RADIUS OF 4988.08 FEET (RADIUS POINT BEARS SOUTH 62°00'15" WEST), AND WHOSE CHORD BEARS NORTH 28°12'49" WEST 37.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.92 FEET; THENCE NORTH 62°00'15" EAST 0.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°16'10", HAVING A RADIUS OF 4996.22 FEET (RADIUS POINT BEARS SOUTH 61°33'01" WEST), AND WHOSE CHORD BEARS NORTH 32°35'04" WEST 720.46 FEET; THENCE ALONG THE ARC OF SAID CURVE 721.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.556 ACRES, MORE OR LESS



VICINITY MAP
NO SCALE



No.	Description of Revisions	Date	By

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

ZONE CHANGE EXHIBIT
DESERT CLIFFS

PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 31, T41S, R16W SLB&M
IVINS, UTAH

GEOTECH PROFESSIONAL ENGINEER No. 4873624 08-15-2022 BRETT L. HENKE STATE OF UTAH

Project :	DC
File :	ZC
Date :	AUG 2022
Drafted by :	BH
Review by :	BH

Scale : 1 = 200

Sheet No. ZC

D:\Kuma\Projects\Kayenta\VD - DESERT CLIFFS\ZC.dwg, Aug 15, 2022 - 4:41pm, brett