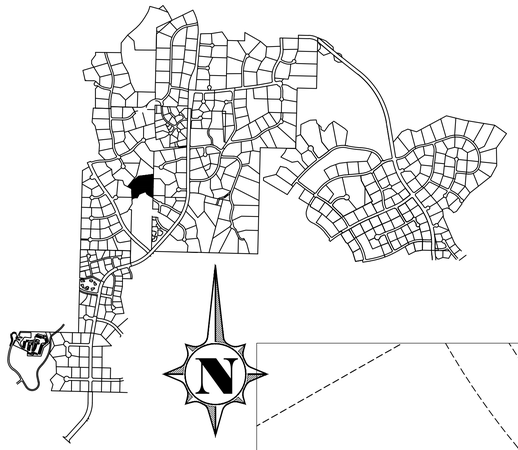


VICINITY MAP
NO SCALE

LEGEND

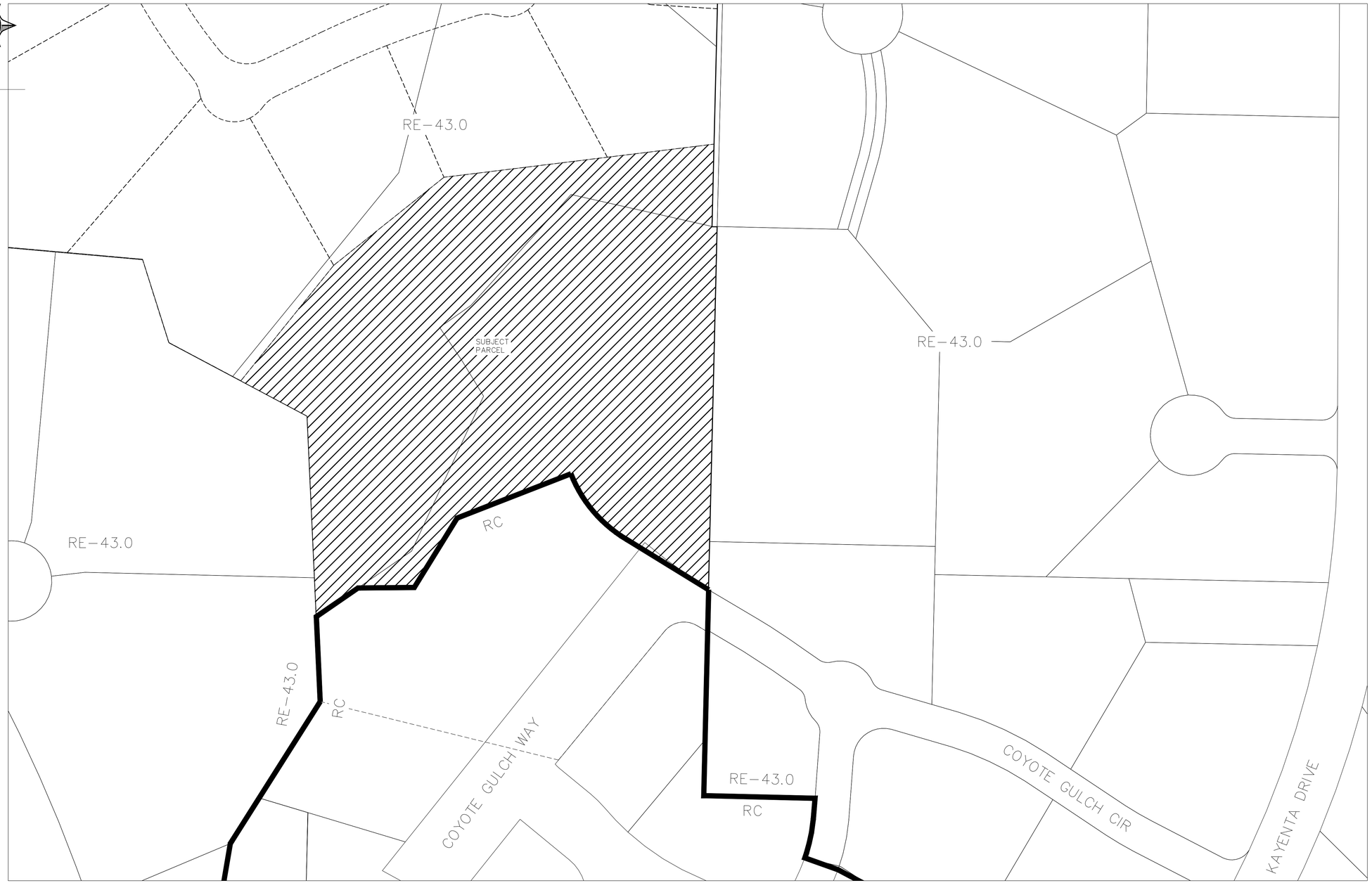
PROPOSED RC

50 0 50
SCALE IN FEET

PARCEL A (RC)

BEGINNING AT A POINT BEING NORTH 00° 21' 32" EAST 951.46 FEET ALONG THE CENTER OF SECTION LINE AND EAST 5.00 FEET FROM THE SOUTH ¼ CORNER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SHONTO POINT 6B SUBDIVISION AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE LOCATED IN ST GEORGE UTAH AND RUNNING THENCE NORTH 59°18'02" WEST 12.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 81°14'45", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 30°41'58" WEST), AND WHOSE CHORD BEARS SOUTH 80°04'35" WEST 32.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.45 FEET; THENCE SOUTH 39°27'13" WEST 165.88 FEET; THENCE NORTH 76°12'39" WEST 243.78 FEET TO THE EASTERLY LINE OF KWAVASA PHASE 1 SUBDIVISION AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE LOCATED IN ST GEORGE UTAH; THENCE NORTH 02°36'01" WEST 84.60 FEET ALONG SAID EASTERLY LINE OF KWAVASA PHASE 1 SUBDIVISION; THENCE LEAVING SAID EASTERLY LINE OF KWAVASA PHASE 1 SUBDIVISION NORTH 55°29'53" EAST 50.20 FEET; THENCE NORTH 89°33'25" EAST 55.89 FEET; THENCE NORTH 31°41'26" EAST 81.18 FEET; THENCE NORTH 68°44'22" EAST 121.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°02'25", HAVING A RADIUS OF 131.00 FEET (RADIUS POINT BEARS NORTH 68°44'22" EAST), AND WHOSE CHORD BEARS SOUTH 40°16'50" EAST 85.39 FEET; THENCE ALONG THE ARC OF SAID CURVE 86.97 FEET; THENCE SOUTH 59°18'02" EAST 94.95 FEET TO THE WESTERLY LINE OF SAID SHONTO POINT 6B SUBDIVISION; THENCE SOUTH 01°21'33" WEST 43.60 FEET ALONG SAID WESTERLY LINE OF SHONTO POINT SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 1.471 ACRES, MORE OR LESS



No.	Description of Revisions	Date	By

KUMA
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IVINS, UT 84738
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ZONE CHANGE
COYOTE GULCH

PREPARED FOR RT MARTEN
PROJECT LOCATED IN SECTION 25, T41S, R17W SLB&M
IVINS, UTAH

Project :	GULCH
File :	LU.ZC 10.20.22
Date :	NOV 2022
Drafted by :	BH
Reviewv by :	BH

Scale :
1 = 50

Sheet No.
1 OF 1

D:\Kuma\Projects\Kayenta\VDS - GULCH XLI\ASV\LU.ZC 10.20.22.dwg Nov 14, 2022 - 10:03am Brett