WHEN RECORDED, MAIL TO:

KARI JIMENEZ
IVINS CITY
55 NORTH MAIN
IVINS, UT 84738

APN: I-6-2-8-4440; I-6-2-8-445

DEVELOPMENT AGREEMENT
FOR THE CROSSINGS AT RED DESERT ESTATES SUBDIVISION PROJECT
IVINS CITY, WASHINGTON COUNTY, UTAH

This Development Agreement ("Development Agreement") is entered into as of this ____ day of April, 2023, and relates to the Property, defined *infra*, located in Ivins City, Washington County, Utah, and is entered by and between VE MANAGEMENT AND INVESTMENT CO., L.C., a Utah limited liability company and 69 INVESTMENTS, LLC, a Utah limited liability company who are the owners of the respective portions of the real property that constitute the Property, including any applicable affiliate assignee(s) (herein collectively referred to as "Owners") and IVINS CITY, a municipality and political subdivision of the State of Utah, by and through its City Council ("City") in relation to the Project, as the term "Project" is defined *infra*. The City and Owners are sometimes referred to in this Development Agreement each, individually, as a "Party" and together, collectively, as the "Parties". Nothing contained in the Development Agreement shall create the relationship of any partnership, joint venture, or agency relationship between any of the respective Parties.

RECITALS

A. The undersigned Owners are the owners of certain real property, which combined constitutes approximately 10.26 acres, with an approximate location southeast of 800 South and Main Street in Ivins City, Washington County, Utah, the legal descriptions of the respective real property separately owned by the Owners is set forth on Exhibit "A" attached hereto and incorporated herein by this reference (collectively the "Property"), on which the Owners propose the development of the Property to be part of a subdivision known as the CROSSINGS AT RED DESERT ESTATES Subdivision consisting of approximately 78 multi-family residential units and lots (the "Project"), as more fully reflected in the Amended Preliminary Plan ("Preliminary Plan") which is attached hereto as Exhibit "B" and incorporated herein by this reference.

B. Although the City Zoning Map currently shows a Short-Term Rental Overlay on the Property, the Owners acknowledge that this Project has not been designed to meet the requirements of the Short-Term Rental Overlay and Owners do not now or in the future plan on using that overlay for this Project. Therefore, each of the Owners consent to the City bringing about a Zoning Map Amendment to remove the overlay on the Property so that the Zoning Map accurately reflects the plan of the respective Owners.

C. The Project will be developed in multiple phases, as shown on the approved Preliminary Plan, that will begin shortly after receipt of Final Plat approval.

D. **Each of the respective Owners acknowledge the potential shortage of culinary and/or secondary water in the City and understands that building permits will be issued only upon water availability.**

E. Each of the Owners acknowledge that it must comply with all City development standards and ordinances, including applicable zoning and subdivision ordinances, fencing regulations, design guidelines, and design & construction standards, as well as the standards and specifications set forth and/or incorporated herein.

F. This Development Agreement is intended to set forth the entire agreement between the undersigned Owners and the City regarding the development of the Project.

G. Ivins City is acting pursuant to authority under The Municipal Land Use, Development, and Management Act (Utah Code §§10-9a-101 *et. seq*., as amended from time to time, hereinafter the "Act"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, Owners and Ivins City hereby agree as follows:

(1) Recitals; Findings. The foregoing recitals are incorporated and made an integral part of this Development Agreement by this reference. The City finds that the development of the Property pursuant to this Development Agreement and applicable City ordinances will result in meaningful planning and economic benefits to, and shall further the health, safety and welfare of, the City and its residents by, among other things: (i) requiring development of the Property in a manner consistent with the applicable rules, regulations and policies of the City; (ii) providing for the dedication of infrastructure improvements to be completed as set forth herein and/or as consistent with current State or City regulations; and (iii) preserving the natural beauty and view of the surrounding environment through agreed upon construction materials and building height limitations. The City is entering into and approving this Development Agreement pursuant to its authority under the Act and City ordinances, policies and regulations and has made certain determinations with respect to the Property and, in the exercise of its legislative discretion, has elected to approve this Development Agreement as an agreement, compromise, and settlement as to the matters covered by this Development Agreement.

(2) Project Plans; Development Pursuant to this Development Agreement.

(a) Project Plans. The Preliminary Plan, previously approved, and the Final Plats to be approved, as well as any exhibits attached hereto (collectively the "Project Plans"), are integral parts of this Development Agreement. The City's approval of the Project is based upon the City's reliance that the Project will be developed in accordance with the standard and quality of improvements, unit densities, dedication of easements, roadways, and other improvements, as represented in the Project Plans and this Development Agreement. The Parties acknowledge that the exact configuration of the final layout of the Project on the Property may vary from that shown in the Preliminary Plan due to the final road locations, market forces, and other factors that are unforeseeable.

(b) Development Guidelines. The following development guidelines shall be part of the Project Plans:

(i) Exterior materials shall only be stucco, stone, brick, exposed concrete or concrete block;

(ii) All exterior colors shall be limited to subdued earth tones;

(iii) No metal or vinyl siding shall be allowed, however metal detailing and accent may be on a case-by-case basis, i.e. copper, rusted steel patina;

(iv) All reflective exterior surfaces or materials shall be treated to reduce reflective glare;

(v) All exterior lighting shall be shielded and low level;

(vi) All fencing within or around the Project shall be constructed of colored masonry block, rock, stucco, and/or exposed colored concrete throughout the Project; and

(vii) All roofing material shall be in compliance with City Code.

(c) Development. Upon execution of this Development Agreement by the City, each of the Owners is authorized to have its respective portions of the Property improved and developed as set forth in this Development Agreement and in accordance with the types, densities and intents of the land uses set forth in the Project Plans and this Development Agreement.

(3) Documentation Supporting Provisions Herein. If the City determines that any provision of this Development Agreement requires a separate (recordable or otherwise) document/agreement to protect or clarify the City's rights pursuant to the intent of the Parties under this Development Agreement, the Parties shall cooperate in preparing and completing such documents.

(4) Subdivision Plat Approvals and Compliance with City Design and Construction Standards. Owners expressly acknowledge and agree that nothing in this Development Agreement shall be deemed to relieve the Owners from the obligations to comply with all applicable requirements of Ivins City necessary for approval and recordation of subdivision plats for the Project, including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of Ivins City, including but not limited to, the Ivins City Subdivision Ordinance and Standards and Specifications for Design and Construction.

(5) Agreement to Run with the Land. This Development Agreement shall be recorded against the Property described in Exhibit "A" attached hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of each of the Owners in the ownership or development of any portion of the Property. Additionally, the Owners shall provide appropriate notes upon the Final Plat prior to recordation giving notice of the primary provisions of this Development Agreement.

(6) Assignment. Neither this Development Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement and without the prior written consent signed by the Mayor with the approval of the City Council, which consent shall not be unreasonably withheld.

(7) Binding Effect. All of the provisions of this Development Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Parties hereto. However, in the event Owners fail to proceed in a timely fashion resulting in the revocation or loss of Final Plat or Preliminary Plan approvals for the Project, the City may terminate this Development Agreement and require a new development agreement as part of any future approval process.

(8) No Joint Venture, Partnership or Third-Party Rights. It is not intended by this Development Agreement to, and nothing contained in this Development Agreement shall, create any partnership, joint venture or other arrangement between any of the Parties to this Development Agreement. Nor shall this Development Agreement be construed to create any partnership, joint venture or other arrangement between any Parties to this Development Agreement and the owner(s) of property adjacent to the Property, or which may also become a part of the Project. No term or provision of this Development Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation

not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder. Use of the term "Owners" relates and is in reference to the specific and respective real property owned by each of the undersigned separate Owners and shall not be construed as one owner having any obligation or responsibility as to property owned by the other.

(9) Integration. This Development Agreement contains the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature and may only be modified by a subsequent writing duly executed by the Parties.

(10) Severability. If any part or provision of this Development Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Development Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Development Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

(11) Previous Agreements. Except as otherwise expressly provided herein, this Development Agreement is the exclusive agreement of the Parties as to the subject matter hereof and replaces and supersedes all prior agreements between the Parties pertaining to this Project.

(12) Miscellaneous.

(a) Legal Fees. Should any Party default in any of the covenants or agreements herein contained, that defaulting Party shall pay all costs and expenses, including reasonable attorney fees and costs, which may arise or accrue from enforcing this Development Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise. This obligation of the defaulting Party to pay costs and expenses includes, without limitation, all costs and expenses, including reasonable attorney fees and costs, incurred on appeal and in bankruptcy proceedings.

(b) Survival. It is expressly agreed that the terms, covenants and conditions of this Development Agreement shall survive any legal act or conveyance required under this Development Agreement.

(c) Headings. The section and other headings contained in this Development Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Development Agreement.

(d) Plat Notes. Primary provisions of this Development Agreement, as determined by the City, shall be included as notes on any Final Plat of the Project, as well as incorporated into the restrictive covenants for the Project.

[THIS DOCUMENT CONTINUES ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed this Development Agreement the day and year first above written.

City:
IVINS CITY: Attest:

By: _____ _____
Chris Hart, Mayor Kari Jimenez, Ivins City Recorder

On this ___ day of April, 2023, before me personally appeared CHRIS HART and KARI JIMENEZ whose identities are personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that they are respectively the Mayor and Recorder of **Ivins City**, and that the foregoing document was signed by them by authority, and they acknowledged before me that Ivins City executed the document and the document was the act of Ivins City for its stated purpose.

_____
Notary Public

Owner (as to the property identified by APN: I-6-2-8-4440)**:**
VE MANAGEMENT AND INVESTMENT CO., L.C., a Utah limited liability company

_____
By:
Its: authorized representative

STATE OF UTAH)
ss.
COUNTY OF WASHINGTON)

On the ___ day of April, 2023, personally appeared before me _____, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the authorized representative of VE MANAGEMENT AND INVESTMENT CO., L.C., a Utah limited liability company and that the foregoing document was signed by him by authority, and he acknowledged before me that he executed the document for its stated purpose.

_____
Notary Public

Owner (as to the property identified by APN: I-6-2-8-445)**:**
69 INVESTMENTS, LLC, a Utah limited liability company

_____

By:
Its: authorized representative

STATE OF UTAH)
ss.
COUNTY OF WASHINGTON)

On the ___ day of April, 2023, personally appeared before me _____, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the authorized representative of 69 INVESTMENTS, LLC, a Utah limited liability company and that the foregoing document was signed by him by authority, and he acknowledged before me that he executed the document for its stated purpose.

_____
Notary Public

Exhibit A
(Legal Descriptions for the Property)

PARCEL 1 (APN: I-6-2-8-4440) (Owned by VE MANAGEMENT AND INVESTMENT CO., L.C.):

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°17'08"E ALONG THE SECTION LINE 550.66 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°39'53"W 667.32 FEET TO A POINT LOCATED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N89°25'16"W ALONG THE 1/64TH SECTION LINE 550.11 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE N00°37'04" ALONG THE SECTION LINE 668.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.44 ACRES

PARCEL 2 (APN: I-6-2-8-445) (Owned by 69 INVESTMENTS, LLC):

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°17'08"E ALONG THE SECTION LINE 550.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°17'08"E ALONG THE SECTION LINE119.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST OATER OF SAID SECTION 8; THENCE S00°39'53"W ALONG THE 1/64TH SECTION LINE 119.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°39'53"E 667.32 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.82 ACRES

Exhibit B

Preliminary Plan for the Property

CONTACT INFORMATION

OWNER DEVELOPER: VE MANAGEMENT & INVESTMENTS, LLC
1240 EAST 100 SOUTH #12
ST. GEORGE, UTAH 84770
CONTACT: DAVE LYNN
435-669-5489

PARCEL 1 (I-6-2-8-445):

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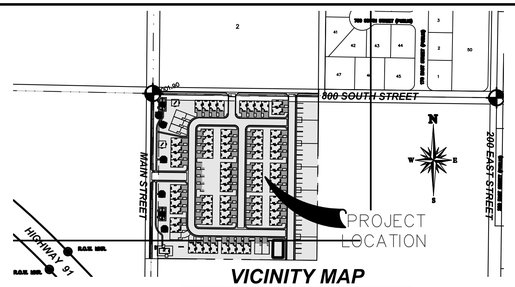
CONTAINS 1.82 ACRES

PARCEL 2 (I-6-2-8-4440):

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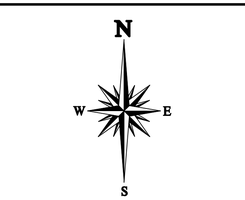
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CONTAINS 8.44 ACRES



VICINITY MAP

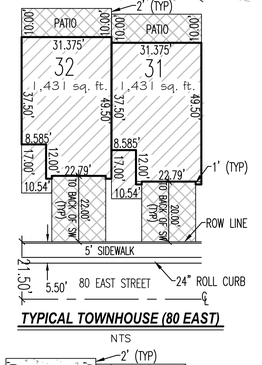
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LEGEND

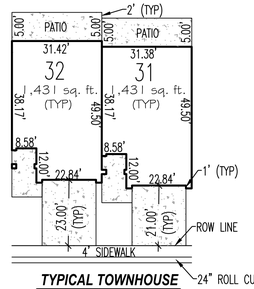
- BOUNDARY LINE
- 2650 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 2650 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING CURB
- NEW 24" ROLL CURB
- RESIDENTIAL DRIVE ROW LINE
- W 6" EXISTING 6" WATER LINE
- S EXISTING SEWER LINE
- IRR IRR EXISTING IRRIGATION LINE
- OHP OHP EXISTING OVERHEAD POWER
- SS 8" PROPOSED 8" SEWER LINE
- W 8" PROPOSED 8" WATER LINE
- W 12" PROPOSED 2" WATER LINE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT SET
- PROPOSED GATE VALVE
- (S) PROPOSED SEWER MANHOLE
- (S) EXISTING SEWER MANHOLE
- NEW ASPHALT
- CONCRETE
- COMMON AREA/OPEN SPACE

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	30.00'	47.15'	90°03'01"	30.03'
C2	30.00'	47.09'	89°56'09"	29.97'
C3	15.00'	23.58'	90°03'01"	15.01'
C4	45.00'	70.73'	90°03'01"	45.04'
C5	15.00'	23.54'	89°55'11"	14.98'
C6	45.00'	70.62'	89°55'11"	44.94'
C7	15.00'	23.58'	90°04'49"	15.02'
C8	15.00'	23.54'	89°55'11"	14.98'
C9	15.00'	23.55'	89°56'59"	14.99'
C10	15.00'	23.58'	90°03'01"	15.01'
C13	15.00'	23.57'	90°02'51"	15.01'
C14	15.00'	23.55'	89°57'09"	14.99'
C15	15.00'	23.54'	89°55'21"	14.98'
C16	15.00'	23.58'	90°04'39"	15.02'
C17	15.00'	23.57'	90°02'36"	15.01'
C18	15.00'	23.55'	89°57'24"	14.99'
C21	15.00'	23.56'	90°00'00"	15.00'



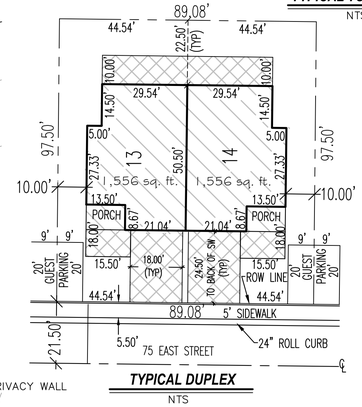
TYPICAL TOWNHOUSE (80 EAST)

NTS



TYPICAL TOWNHOUSE

NTS



TYPICAL DUPLEX

NTS

PHASE I PROJECT DATA		
ASSESSOR PARCEL NUMBERS	PHASE 1	I-6-2-8-445 I-6-2-8-4440
ZONING	PHASE 1	R-2-6
THEME	PHASE 1	14-2 STORY 1,584 s.f. DUPLEXES 12-2 STORY 1,431 s.f. TOWNHOUSES
PARCEL AREA	PHASE 1	3.60 ACRES
DENSITY	PHASE 1	26-UNITS ON 3.60 ACRES 7.22 UNITS PER ACRE
PHASE 1 USABLE OPEN SPACE		5,600 sq. ft. REQUIRED 50,036 sq. ft. PROVIDED
DUPLEX PARKING TOWNHOUSE PARKING		14 X 2 = 28 12 X 2 = 24 =52 SPACES REQD +15 GUEST SPACES= 67 PROVIDED
BUILDING SETBACKS-DUPLEX		FRONT STREET = 20' SIDE = 10' REAR = 10'
BUILDING SETBACKS-TOWNHOUSES		FRONT STREET = 25.00' FROM BACK OF CURB SIDE = 10' REAR = 10'
PHASE 2 PROJECT DATA		
ASSESSOR PARCEL NUMBER	PHASE 2	I-6-2-8-4440
ZONING	PHASE 2	RM RESIDENTIAL/MULTI FAMILY
THEME	PHASE 2	22-2 STORY 1,431 s.f. TOWNHOUSES
PARCEL AREA	PHASE 2	3.14 ACRES
DENSITY	PHASE 2	22-UNITS ON 3.14 ACRES 7.01 UNITS PER ACRE
PHASE 2 USABLE OPEN SPACE		4,400 sq. ft. REQUIRED 31,063 sq. ft. PROVIDED
TOWNHOME PARKING SPACES		22 UNITS=44 SPACES REQD. +9 GUEST SPACES =53 TOTAL SPACES PROVIDED
BUILDING SETBACKS-TOWNHOUSES		FRONT STREET = 25.00' FROM BACK OF CURB SIDE = 10' REAR = 10'
PHASE 3 PROJECT DATA		
ASSESSOR PARCEL NUMBER	PHASE 3	I-6-2-8-4440
ZONING	PHASE 3	RM RESIDENTIAL/MULTI FAMILY
THEME	PHASE 3	30-2 STORY 1,431 s.f. TOWNHOUSES
PARCEL AREA	PHASE 3	3.53 ACRES
DENSITY	PHASE 3	30-UNITS ON 3.53 ACRES 8.50 UNITS PER ACRE
PHASE 3 USABLE OPEN SPACE		6,000 sq. ft. REQUIRED 38,577 sq. ft. PROVIDED
TOWNHOME PARKING SPACES		30 UNITS=60 SPACES REQD. + 18 GUEST SPACES =78 TOTAL SPACES PROVIDED
BUILDING SETBACKS-TOWNHOUSES		FRONT STREET = 25.00' FROM BACK OF CURB SIDE = 10' REAR = 10'
TOTAL COVERAGE AND DENSITY		
COMBINED AREA: 10.26 acre (446,925 sq. ft.)		
MAX DENSITY WITH OUT BONUS =15% ORD. 16.18.102(1) RESIDENTIAL STRUCTURES 64(1431 sq.ft.)+ 14(1584 sq.ft.) = 113,760 sq.ft 113,760 sq.ft./446,925 sq.ft.=25%		
10% ADDITIONAL DENSITY BONUS IMPROVEMENTS PROVIDED BY: b) OUTDOOR ACTIVITY IMPROVEMENTS-OUTDOOR ACTIVITY AREA 75 sq. ft. PER UNIT 75X78=5,850 sq. ft. REQUIRED: 1-PICKLE BALL COURTS 1-OUT DOOR VOLLEYBALL COURT		1,622 sq. ft X 3 =4,866 sq. ft 2,800 sq. ft COMBINED =7,666 sq. ft PROVIDED= +4% BONUS
OUTDOOR RECREATION IMPROVEMENTS c)PLAYGROUND/PICNIC BBQ AREAS		75 sq. ft. X 78 UNITS =5,850 sq.ft REQUIRED. 9,956± sq.ft. PROVIDED= +3% BONUS
d)SWIMMING POOL & SPLASH PAD IMPROVEMENTS		40 sq. ft. X 78 UNITS = 3,120 sq. ft REQUIRED. 3,240 sq. ft PROVIDED = +3% BONUS
TOTAL =+10% BONUS		

AMENDED PRELIMINARY PLAN
THE CROSSINGS AT RED DESERT

LOCATED IN THE NW 1/4 SECTION 7, T 42 S, R 16 W, SLB&M
IVINS, UTAH

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

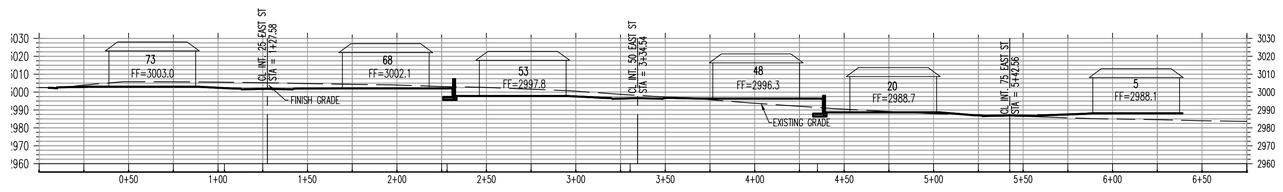
AMENDED PRELIMINARY PLAN
FOR
THE CROSSINGS AT RED DESERT
LOCATED IN THE NW 1/4, SECTION 7, T42S, R16W, S.L.B.&M.
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
MARC BROWN
170223
3-09-23
STATE OF UTAH

CHECKED BY : MB
DRAWN BY : SWB
DATE : 3/09/23
JOB NO. : 22-07

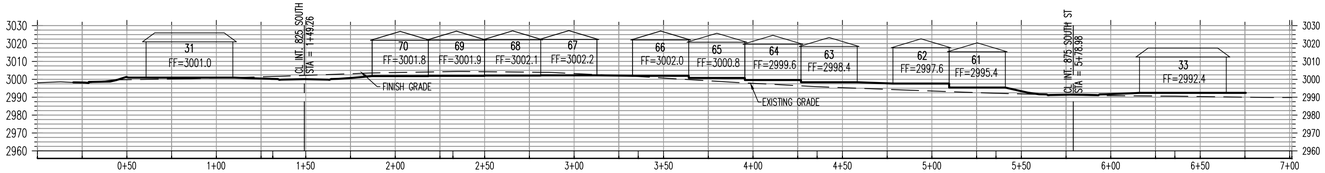
SCALE : 1"=40'

SHEET NO. : 1 OF 2



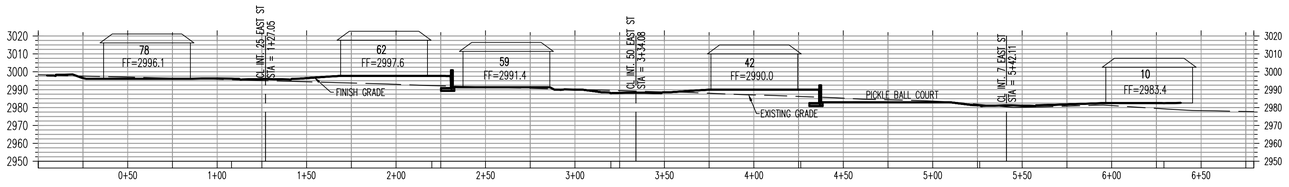
CROSS SECTION 1
00+00–6+75

SCALE: 1"= 40' HORIZ.&VERT.



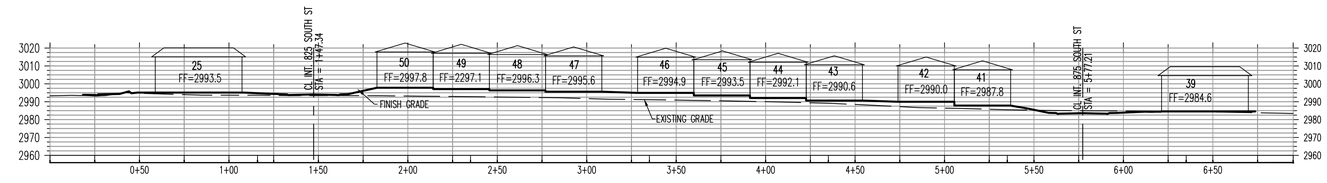
CROSS SECTION 2
00+00–7+00

SCALE: 1"= 40' HORIZ.&VERT.



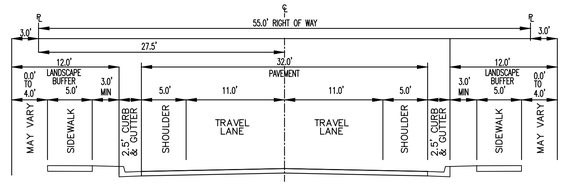
CROSS SECTION 3
00+00–6+75

SCALE: 1"= 40' HORIZ.&VERT.

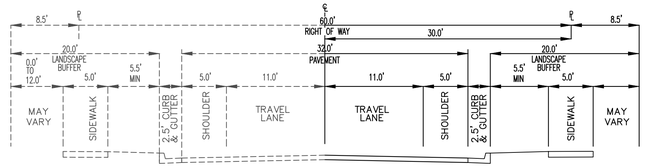


CROSS SECTION 4
00+00–6+75

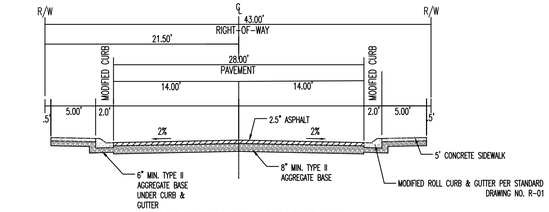
SCALE: 1"= 40' HORIZ.&VERT.



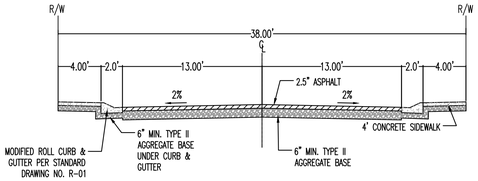
RESIDENTIAL COLLECTOR
CROSS SECTION



MINOR COLLECTOR
CROSS SECTION



RESIDENTIAL ALTERNATIVE 43'
CROSS SECTION (80 EAST)



38 FT PROPOSED PRIVATE STREET
CROSS SECTION (INTERIOR ROADS)

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING–LAND SURVEYING–LAND PLANNING
163 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

AMENDED PRELIMINARY PLAN
FOR
THE CROSSINGS AT RED DESERT
PHASES 1 & 2
LOCATED IN THE NW 1/4, SECTION 7, T42S, R16W, S.L.B.&M.
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
MARC W. BROWN
170223
3-09-23
STATE OF UTAH

CHECKED BY : MB
DRAWN BY : SWB
DATE : 3/09/23
JOB NO. : 22-07

SCALE :
1"=40'

SHEET NO. :
2 OF 2