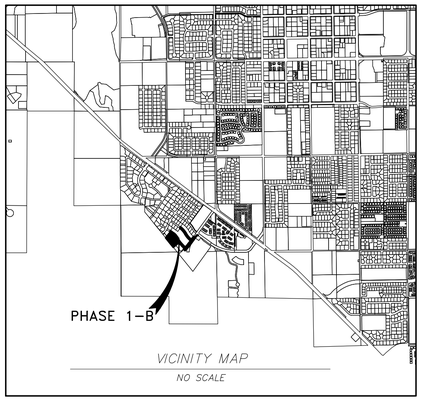


VICINITY MAP

NO SCALE

NOTES:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT DATED AUGUST 2, 2021, PROJECT NO. 18628. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH IVINS CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
2. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT SLIGHTLY TO HIGHLY COLLAPSIBLE AND EXPANSIVE SOILS ARE PRESENT WITHIN THIS SUBDIVISION. SPECIAL CONSIDERATION TO DESIGN OF STRUCTURE FOUNDATIONS IS REQUIRED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT MENTIONED ABOVE.
3. ALL LOTS ARE SUBJECT TO A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, A 5.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON ALL SIDE YARD LOT LINES HAVING A 5.0 FOOT SIDE YARD SETBACK, A 10.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE YARD LOT LINES HAVING A 10.0 FOOT SIDE YARD SETBACK AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.
4. ALL LOTS ARE SUBJECT TO A 20 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS.
5. ALL LOTS ARE SUBJECT TO A 5 FOOT AND 10 FOOT (15 FEET BETWEEN STRUCTURES) SIDE YARD SETBACK, AND A 10 FOOT REAR YARD SETBACK, UNLESS OTHERWISE NOTED.
6. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
7. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
8. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
9. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACE OR TO BE PLACE ON THE GROUND. (UNLESS OTHERWISE NOTED)
10. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION), ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)
11. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
12. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED.
13. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. DRAINAGE IMPROVEMENTS IN PRIVATE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION.
14. ALL APPROVED WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METER AND METER BOX, UNLESS OTHERWISE NOTED. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY, UNLESS OTHERWISE NOTED.
15. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION) SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVEWAYS, PARKING AREAS, LANDSCAPING, FENCES, STRUCTURES OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN EASEMENTS OUTSIDE OF THE PUBLIC OR PRIVATE STREETS RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS.
16. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

SURVEYOR'S CERTIFICATE

I , MICHAEL W. PURDY , DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 334571 IN ACCORDANCE WITH TITLE 58 CHAPTER 22 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH . I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS:

"MOJAVE FLATS PHASE 1-B"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC ROADS AS SHOWN ON THIS PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

_____

MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 886.54 FEET ALONG THE SECTION LINE AND NORTH 39.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 40°48'28" WEST 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 92°00'28", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 40°48'28" WEST), AND WHOSE CHORD BEARS NORTH 03°11'18" EAST 35.97 FEET; THENCE ALONG THE ARC OF SAID CURVE 40.15 FEET; THENCE NORTH 42°48'56" WEST 90.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°52'53", HAVING A RADIUS OF 891.00 FEET (RADIUS POINT BEARS NORTH 47°11'04" EAST), AND WHOSE CHORD BEARS NORTH 39°22'30" WEST 106.95 FEET; THENCE ALONG THE ARC OF SAID CURVE 107.01 FEET; THENCE SOUTH 52°13'06" WEST 202.45 FEET; THENCE NORTH 37°46'54" WEST 334.43 FEET; THENCE NORTH 40°53'13" EAST 197.01 FEET; THENCE NORTH 01°50'20" EAST 46.76 FEET; THENCE SOUTH 52°31'29" EAST 122.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°29'33", HAVING A RADIUS OF 319.00 FEET (RADIUS POINT BEARS SOUTH 37°28'31" WEST), AND WHOSE CHORD BEARS SOUTH 39°16'42" EAST 146.19 FEET; THENCE ALONG THE ARC OF SAID CURVE 147.50 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°47'00", HAVING A RADIUS OF 853.00 FEET (RADIUS POINT BEARS NORTH 63°58'04" EAST), AND WHOSE CHORD BEARS SOUTH 34°25'26" EAST 248.97 FEET; THENCE ALONG THE ARC OF SAID CURVE 249.87 FEET; THENCE SOUTH 42°48'56" EAST 89.93 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 93°18'06", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 47°11'04" EAST), AND WHOSE CHORD BEARS SOUTH 89°27'59" EAST 36.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 40.71 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°24'26", HAVING A RADIUS OF 975.00 FEET (RADIUS POINT BEARS NORTH 46°07'03" WEST), AND WHOSE CHORD BEARS NORTH 40°40'44" EAST 108.98 FEET; THENCE ALONG THE ARC OF SAID CURVE 109.03 FEET; THENCE NORTH 37°28'31" EAST 80.86 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 85°59'59", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 52°31'29" WEST), AND WHOSE CHORD BEARS NORTH 05°31'28" WEST 34.10 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.52 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°40'56", HAVING A RADIUS OF 621.00 FEET (RADIUS POINT BEARS NORTH 41°28'32" EAST), AND WHOSE CHORD BEARS NORTH 38°11'00" WEST 222.95 FEET; THENCE ALONG THE ARC OF SAID CURVE 224.16 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°43'34", HAVING A RADIUS OF 529.00 FEET (RADIUS POINT BEARS SOUTH 62°09'28" WEST), AND WHOSE CHORD BEARS NORTH 39°12'19" WEST 208.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 209.83 FEET; THENCE NORTH 12°51'16" EAST 42.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°37'54", HAVING A RADIUS OF 567.00 FEET (RADIUS POINT BEARS SOUTH 37°31'34" WEST), AND WHOSE CHORD BEARS SOUTH 40°09'29" EAST 241.88 FEET; THENCE ALONG THE ARC OF SAID CURVE 243.76 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°03'00", HAVING A RADIUS OF 583.00 FEET (RADIUS POINT BEARS NORTH 62°09'28" EAST), AND WHOSE CHORD BEARS SOUTH 37°52'02" EAST 202.98 FEET; THENCE ALONG THE ARC OF SAID CURVE 204.01 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 94°37'57", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 42°06'28" EAST), AND WHOSE CHORD BEARS NORTH 84°47'29" EAST 36.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 41.29 FEET; THENCE NORTH 37°28'31" EAST 79.94 FEET; THENCE SOUTH 52°31'29" EAST 50.00 FEET; THENCE NORTH 37°28'31" EAST 71.24 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'55", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 52°31'27" EAST), AND WHOSE CHORD BEARS NORTH 82°28'31" EAST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE SOUTH 53°03'14" EAST 4.77 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°28'15", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 36°56'46" WEST), AND WHOSE CHORD BEARS SOUTH 82°12'39" WEST 35.19 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.04 FEET; THENCE SOUTH 37°28'31" WEST 320.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°43'01", HAVING A RADIUS OF 1030.00 FEET (RADIUS POINT BEARS NORTH 52°31'29" WEST), AND WHOSE CHORD BEARS SOUTH 43°20'02" WEST 210.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 210.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.286 ACRES, MORE OR LESS

MORTGAGEE CONSENT TO RECORD:

STATE BANK OF SOUTHERN UTAH, A MORTGAGEE OF THE DESCRIBED TRACT OF LAND, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

ATTEST:

_____ _____
CORPORATION

BY: _____

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE _____ OF STATE BANK OF SOUTHERN UTAH, AND THAT THEY EXECUTED THE FOREGOING CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND THEY DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME DEREK HAFEN, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE _____ OF CUSTOM CONTRACTING CORP, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND THEY DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

"MOJAVE FLATS PHASE 1-B"

FOR GOOD AND VALUABLE CONSIDERATIONS DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND PUBLIC EASEMENTS. ALL PUBLIC STREETS, LOTS AND PUBLIC EASEMENTS AREA AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATIONS AND RESTRICTIONS APPLICABLE TO ENTRY NUMBER _____, DATED _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS _____ DAY _____, 20__.

_____
DEREK HAFEN
CUSTOM CONTRACTING CORP

OWNER:
CUSTOM CONTRACTING CORP

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

MOJAVE FLATS PHASE 1-B

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

KUMA ENGINEERING

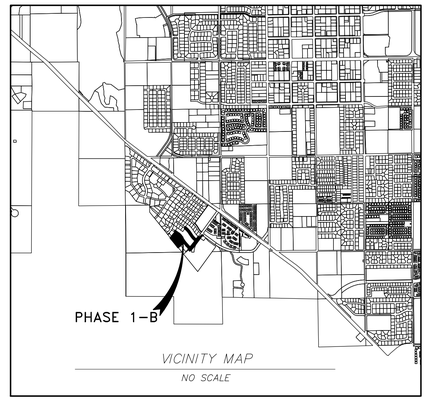
CITY COUNCIL APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDER ACCEPTANCE
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "MOJAVE FLATS PHASE 1-B" ON THE DAY OF _____ , A.D.____ ,	I, CHARLES GILLETTE, PE, IVINS CITY ENGINEER DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____.	ON THIS THE ____DAY OF_____, A.D. ____ , THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "MOJAVE FLATS PHASE 1-B" SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRANTED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
ATTEST:_____ CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH	_____ DATE CITY ENGINEER, IVINS, UTAH	_____ IVINS, UTAH, CITY ATTORNEY	ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

LEGEND

- SECTION CORNER (AS NOTED)
- REBAR & CAP (EXISTING)
- REBAR & CAP (TO BE SET)
- CLASS I MONUMENT (EXISTING)
- CLASS I MONUMENT (TO BE SET)
- CLASS II MONUMENT (TO BE SET)
- SET 1" OFFSET TO CORNER

N

40 0 40
SCALE IN FEET



VICINITY MAP
NO SCALE

MOJAVE MESA PHASE 1D LOT 58
MOJAVE MESA PHASE 1D LOT 61
MOJAVE FLATS PHASE 1A LOT 19
MOJAVE MESA PHASE 1D LOT 60
MOJAVE MESA PHASE 1D LOT 59
MOJAVE FLATS PHASE 1A LOT 7
MOJAVE FLATS PHASE 1A LOT 35

N12° 51' 16"E 42.14'
20.90'
21.24'
S52° 31' 29"E 110.69'
L=243.76 R=567.00 Δ=24°37'54"
L=209.83 R=529.00 Δ=22°43'34"
N27° 50' 32"W 119.90'
19.00' 19.00'
65.09'
N27° 50' 32"W
PALO VERDE WAY (680 S) PUBLIC STREET
N40° 11' 03"W 330.17'
L=204.01 R=583.00 Δ=20°03'00"
L=224.16 R=621.00 Δ=20°40'56"
L=41.29 R=25.00 Δ=94°37'57"
N37° 28' 31"E 79.94'
S37° 28' 31"W 79.94'
20.90'
27.50'
3.76'
S52° 31' 29"E 50.76'
S37° 28' 31"W 45.82'
L=37.52 R=25.00 Δ=85°59'59"
S37° 28' 31"W 320.34'
10 FOOT TRAIL AND PUBLIC UTILITY EASEMENT
N37° 28' 31"E 71.24'
S52° 31' 29"E 20.00'
L=39.27 R=25.00 Δ=89°59'55"
S53° 03' 14"E 4.77'
L=39.04 R=25.00 Δ=89°28'15"
S52° 31' 29"E 41.51'
23.36'
N01° 50' 20"E 46.76'
S52° 31' 29"E 122.06'
S52° 31' 29"E 108.44'
94.82'
N40° 53' 13"E 197.01'
140.92'
19.00' 19.00'
S52° 31' 29"E 70.62'
L=147.50 R=319.00 Δ=26°29'33"
L=39.27 R=25.00 Δ=89°59'55"
N26° 01' 56"W 70.62'
19.00' 19.00'
L=39.27 R=25.00 Δ=89°59'55"
N26° 01' 56"W 126.64'
L=249.87 R=853.00 Δ=16°47'00"
S42° 48' 56"E 126.64'
L=107.01 R=891.00 Δ=6°52'53"
L=40.71 R=25.00 Δ=93°18'06"
L=109.03 R=975.00 Δ=6°24'26"
S42° 48' 56"E 89.03'
S42° 48' 56"E 89.03'
N42° 48' 56"W 80.00'
19.00' 19.00'
0.99'
S42° 48' 56"E 57.91'
L=40.15 R=25.00 Δ=92°00'28"
27.40'
S52° 13' 06"W
28.90'
S52° 13' 06"W 46.07'
N40° 48' 28"W 55.00'
26.10'
NORTH 39.94'
POB
L=210.63 R=1030.00 Δ=11°43'01"
GUY LANE PUBLIC STREET 126.66'
S37° 28' 31"W
80.86'
S37° 28' 31"W
N37° 28' 31"E 80.86'
27.50' 27.50'
42.43'
S37° 28' 31"W
FOX TAIL WAY (710 SOUTH) PUBLIC STREET
S42° 48' 56"E 126.64'
N26° 01' 56"W 126.64'
L=27.80 R=30.00 Δ=53°06'00"
L=29.91 R=30.00 Δ=57°08'00"
N37° 46' 54"W 334.43'
106.60'
S89° 02' 39"W 216.04'
S44° 02' 26"W 225.66'
114.40'
S52° 13' 06"W 220.45'
114.40'
106.60'
56.09'

477 W
LOT 8
25,139 SQ. FT.
0.577 ACRES

449 W
LOT 9
25,673 SQ. FT.
0.589 ACRES

435 W
LOT 10
25,067 SQ. FT.
0.575 ACRES

FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT

SOUTHWEST CORNER
SECTION 6 T.42S.
R.16W. S.L.B.&M.
N:10027265.82
E:999942.74

886.54' TO TIE

SOUTH QUARTER CORNER
SECTION 6 T.42S.
R.16W. S.L.B.&M.
N:10027249.41
E:1002827.12

BASIS OF BEARINGS
N 89°38'59" W 2,684.82' MEAS. (GROUND)
(SW COR. TO S 1/4 COR.)

KUMA ENGINEERING

MOJAVE FLATS PHASE 1-B

A PLANNED RESIDENTIAL COMMUNITY
LOCATED IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN