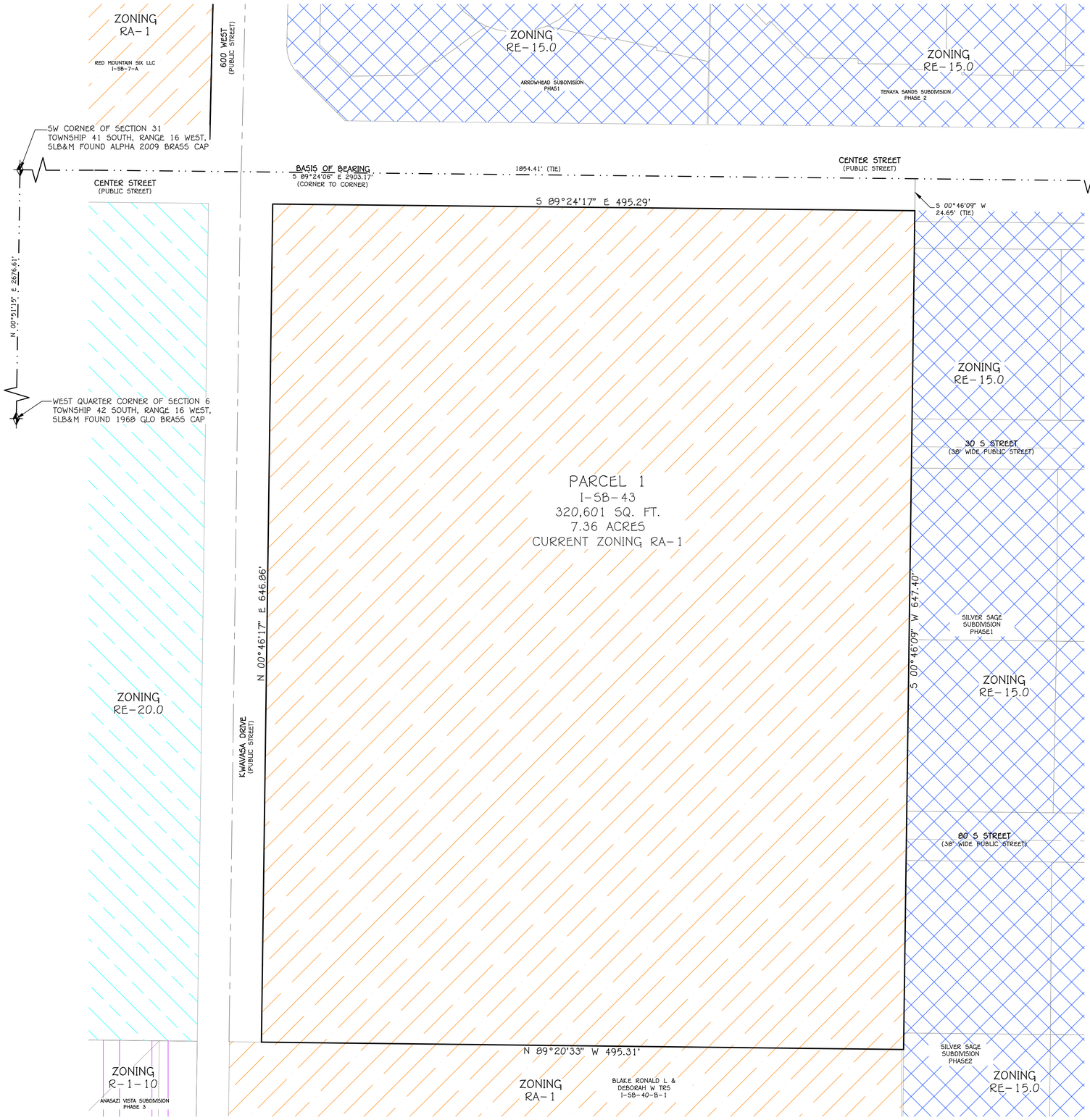


AS SURVEYED DESCRIPTIONS

PARCEL 1

BEGINNING AT A POINT THAT LIES SOUTH 89°24'06" EAST 1,854.40 FEET AND SOUTH 00°46'09" WEST 24.65 FEET; FROM THE SOUTH WEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 00°46'09" WEST 647.40 FEET; THENCE NORTH 89°20'33" WEST 495.31 FEET; THENCE NORTH 00°46'17" EAST 646.86 FEET; THENCE SOUTH 89°24'17" EAST 495.29 FEET; TO THE POINT OF BEGINNING.

CONTAINING 320,521 SQUARE FEET OR 7.36 ACRES.



LEGEND:

- FOUND EXISTING SECTIONAL MONUMENT – (AS NOTED)
- BOUNDARY LINE
- SECTION LINE
- ADJOINING LOT LINE
- RE-20
- R-1-10
- RA-1
- RE-15.0

REV.	DATE	NOTES:

AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

CURRENT ZONE MAP

PARCEL I-SB-43

IVINS CITY, WASHINGTON COUNTY, UTAH
SECTION 6, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SLB&M

DATE: 01/15/2024
JOB # 23-38
FILE: ZC.dwg
SHEET 1 / 2 SHEETS

C:\Dropbox\American\03 Projects\2023\23-038 S&S Ivins\03 Drawings\Survey Drawings\2024.01.10 Zone Change.dwg

ZONING
RA-1

RED MOUNTAIN SIX LLC
I-5B-7-A

600 WEST
(PUBLIC STREET)

ZONING
RE-15.0

ARROWHEAD SUBDIVISION
PHASE1

ZONING
RE-15.0

TENAYA SANDS SUBDIVISION
PHASE 2

SW CORNER OF SECTION 31
TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SLB&M FOUND ALPHA 2009 BRASS CAP

CENTER STREET
(PUBLIC STREET)

BASIS OF BEARING
S 89°24'06" E 2903.17'
(CORNER TO CORNER)

1854.41' (TIE)

CENTER STREET
(PUBLIC STREET)

SOUTH QUARTER CORNER OF
SECTION 31, TOWNSHIP 41 SOUTH,
RANGE 16 WEST, SLB&M

S 89°24'17" E 495.29'

S 00°46'09" W
24.65' (TIE)

N 00°51'05" E 2576.61'

WEST QUARTER CORNER OF SECTION 6
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SLB&M FOUND 1968 GLO BRASS CAP

PARCEL 1
I-5B-43
320,601 SQ. FT.
7.36 ACRES
CHANGE FROM RA-1 TO RE-15.0

N 00°46'17" E 646.86'

KHAVASA DRIVE
(PUBLIC STREET)

S 00°46'09" W 647.40'

ZONING
RE-15.0

30 S STREET
(38' WIDE PUBLIC STREET)

SILVER SAGE
SUBDIVISION
PHASE1

ZONING
RE-15.0

80 S STREET
(38' WIDE PUBLIC STREET)

ZONING
RE-20.0

N 89°20'33" W 495.31'

SILVER SAGE
SUBDIVISION
PHASE2

ZONING
RE-15.0

ZONING
R-1-10

ANASAZI VISTA SUBDIVISION
PHASE 3

ZONING
RA-1

BLAKE RONALD L &
DEBORAH W TRS
I-5B-40-B-1

AS SURVEYED DESCRIPTIONS

PARCEL 1

BEGINNING AT A POINT THAT LIES SOUTH 89°24'06" EAST 1,854.40 FEET AND SOUTH 00°46'09" WEST 24.65 FEET; FROM THE SOUTH WEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 00°46'09" WEST 647.40 FEET; THENCE NORTH 89°20'33" WEST 495.31 FEET; THENCE NORTH 00°46'17" EAST 646.86 FEET; THENCE SOUTH 89°24'17" EAST 495.29 FEET; TO THE POINT OF BEGINNING.

CONTAINING 320,521 SQUARE FEET OR 7.36 ACRES.

LEGEND:

- FOUND EXISTING SECTIONAL MONUMENT – (AS NOTED)
- BOUNDARY LINE
- SECTION LINE
- ADJOINING LOT LINE
- AREA OF PROPOSED CHANGE FROM RA-1 TO RE-15.0

0 40' 80'
SCALE: 1" = 40'

REV.	DATE	NOTES:

AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

ZONE CHANGE MAP

PARCEL I-SB-43 FROM RA-1 TO RE-15.0

IVINS CITY, WASHINGTON COUNTY, UTAH
SECTION 6, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SLB&M

DATE: 01/15/2024
JOB # 23-38
FILE: ZC.dwg

SHEET 2 / 2 SHEETS

C:\Dropbox\American\03 Projects\2023\23-038 S&S Ivins\03 Drawings\Survey Drawings\2024.01.10 Zone Change.dwg