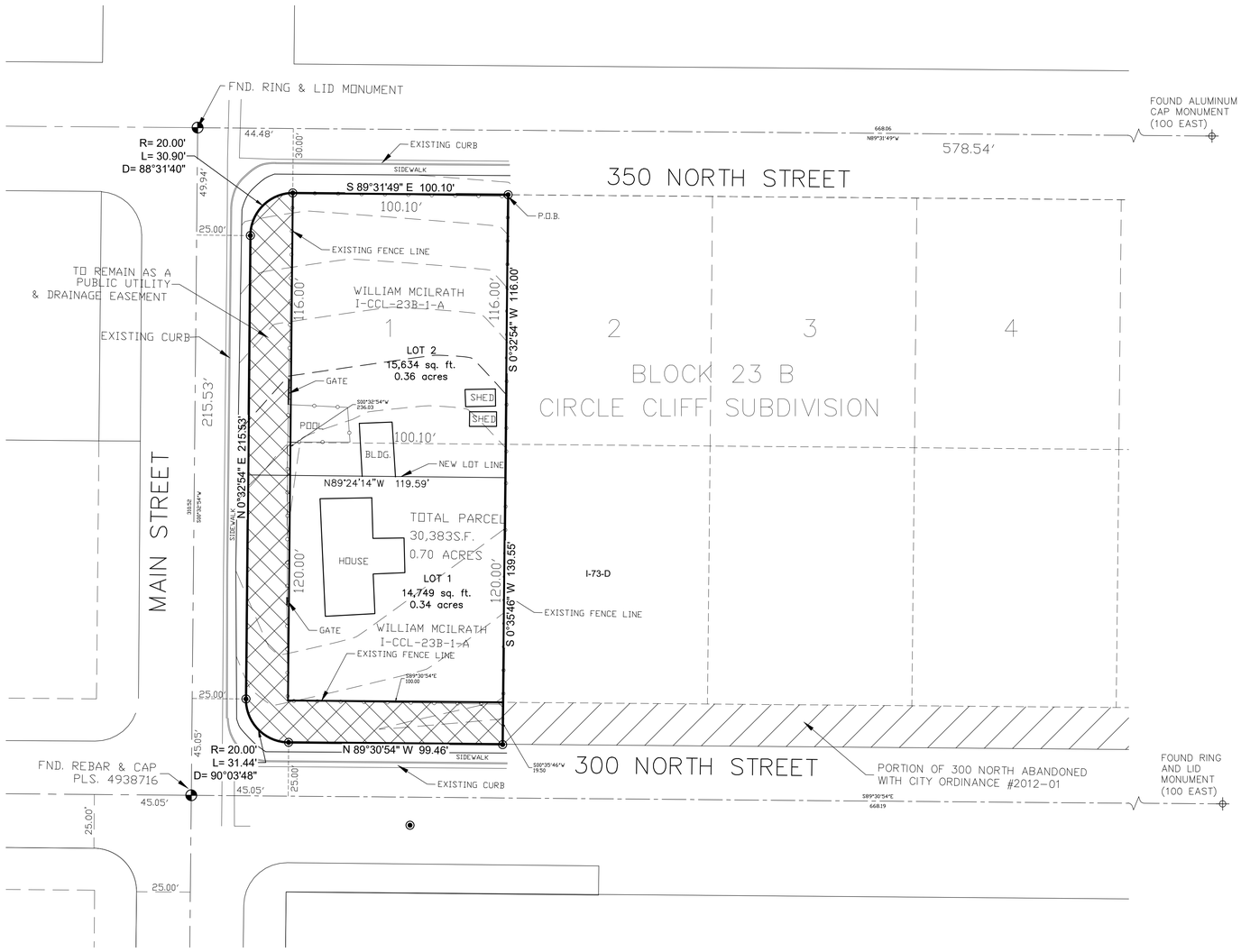
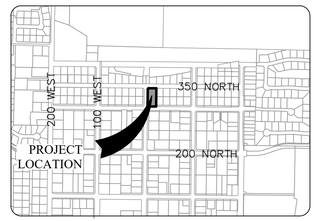
PRELIMINARY PLAT OF

CIRCLE CLIFF SUBDIVISION, BLOCK 23B, PARTIAL AMENDED AND EXTENDED "A" (LOT 1)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
IVINS CITY, UTAH



VICINITY MAP



EXISTING DESCRIPTION: I-CCL-23B-1-A-2

CIRCLE CLIFF BLK 23 A & B (I) Block: 23B Lot: 1, Subdivision: IVINS TOWN SURVEY BLK 23 (I) ALSO: BEG AT PT W 480 FT FM SE COR BLK 23 ITS TH W 100 FT; TH N 120 FT; TH E 100 FT; TH S 120 FT TO POB

ALSO: TOGETHER WITH A PORTION OF 300 NORTH STREET AND MAIN STREET AS ABANDONED WITH IVINS CITY ORDINANCE 201241. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK TWENTY-THREE "B" (23B), CIRCLE CLIFF SUBDIVISION A SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE SOUTH 00°32'54" WEST, ALONG THE WEST LINE OF SAID LOT 1 AND AN EXTENSION THEREOF A DISTANCE OF 236.03 FEET, TO THE SOUTHWEST CORNER OF THE ABOVE PARCEL #1, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF 300 NORTH STREET; THENCE SOUTH 89°30'54" EAST, ALONG SAID LINE A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE SAID PARCEL #1; THENCE SOUTH 00°35'46" WEST, A DISTANCE OF 19.50 FEET, TO THE NEW RIGHT OF WAY LINE OF 300 NORTH STREET; THENCE NORTH 89°30'54" WEST, ALONG SAID LINE, A DISTANCE OF 99.46 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.44 FEET, THROUGH A CENTRAL ANGLE OF 90°03'48", TO A POINT ON THE NEW RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 00°32'54" EAST, ALONG SAID LINE, A DISTANCE OF 215.53 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.92 FEET, THROUGH A CENTRAL ANGLE OF 88°31'40" TO THE POINT OF BEGINNING. CONTAINING: 6,761 SQUARE FEET OR 0.16 ACRES, MORE OR LESS. (DOC 20230030897)

NEW OVERALL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 23B, CIRCLE CLIFF SUBDIVISION RECORDED AS DOCUMENT 188319 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE SOUTH 00°32'54" WEST 116.00 FEET; THENCE SOUTH 00°35'46" WEST 139.55 FEET; THENCE NORTH 89°30'54" WEST 99.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 31.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'48"; THENCE NORTH 00°32'54" EAST 215.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 30.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°31'40"; THENCE SOUTH 89°31'49" EAST 100.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 30,383 SQUARE FEET OR 0.7 ACRES, MORE OR LESS.

OWNER:
WILLIAM MCILRATH
3116 S 2880 E
SAINT GEORGE, UT 84790

I-CCL-23B-1-A-2

N

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft. (24x36 SHEET)

NO.	DATE	BY	DESCRIPTION

REVISIONS

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T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

PRELIMINARY PLAT

320 NORTH MAIN STREET
IVINS, UTAH

TITLE
PROJECT

PROJECT #	2024-01
NAME	RS
DATE	1/31/2024
SCALE	AS NOTED
SHEET	1 OF 1
FILE	2024-01 PRELIM