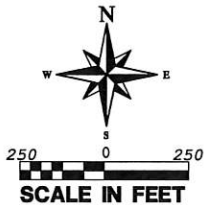
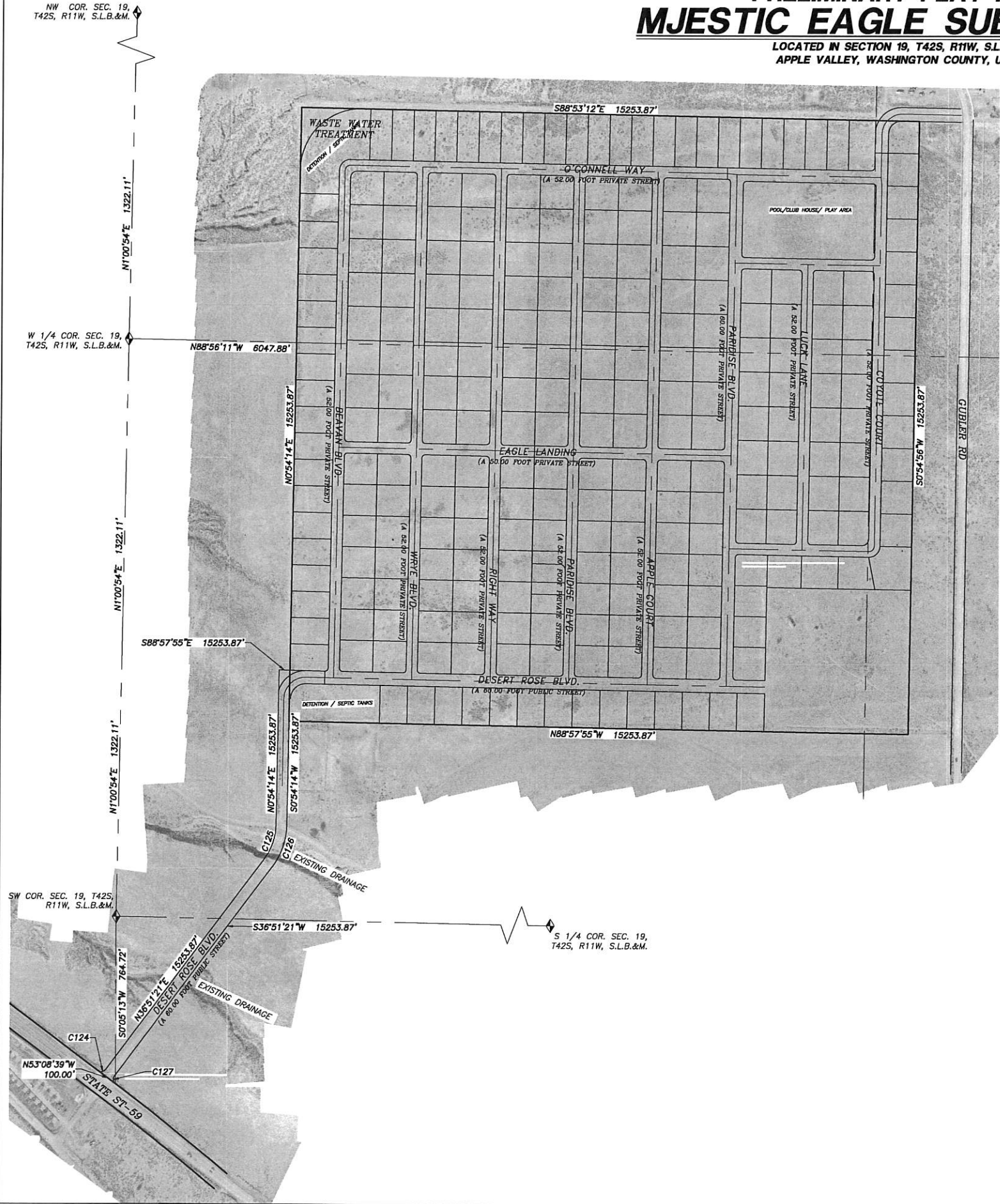


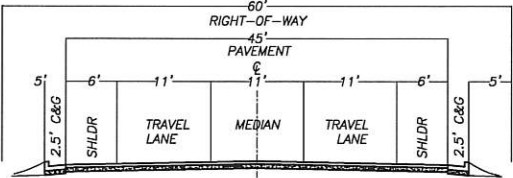
PRELIMINARY PLAT FOR:
MJESTIC EAGLE SUBDIVISION

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

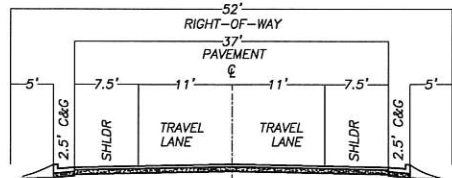


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- (00.00) RECORD BEARING OR DISTANCE



60' ROAD TYPICAL SECTIONS



52' ROAD TYPICAL SECTIONS

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, T42S, R11W SALT LAKE BASE AND MERIDIAN; THENCE S00°51'13"W 764.72 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE N33°08'39"W 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 39.27 FEET THROUGH THE CENTRAL ANGLE OF 90°00'00" (CHORD BEARS: N81°51'21"E 35.36 FEET); THENCE N36°51'21"E 1200.72 FEET; THENCE NORTHERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT 172.56 FEET THROUGH THE CENTRAL ANGLE OF 35°57'09" (CHORD BEARS: N18°52'46"E 169.74 FEET); THENCE N00°54'14"E 707.83 FEET; THENCE S88°57'55"E 50.00 FEET; THENCE N00°54'14"E 2577.40 FEET; THENCE S88°53'12"E 2840.76 FEET; THENCE S00°54'58"W 2808.50 FEET; THENCE N88°57'55"W 2840.18 FEET; THENCE S00°54'14"W 474.73 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT 203.83 FEET THROUGH THE CENTRAL ANGLE OF 35°57'08" (CHORD BEARS: S18°52'47"W 200.60 FEET); THENCE S36°51'21"W 1200.72 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 39.26 FEET THROUGH THE CENTRAL ANGLE OF 89°59'59" (CHORD BEARS: S08°08'39"E 35.35 FEET);

CONTAINING 8,083,643 SQUARE FEET OR 185.575 ACRES.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

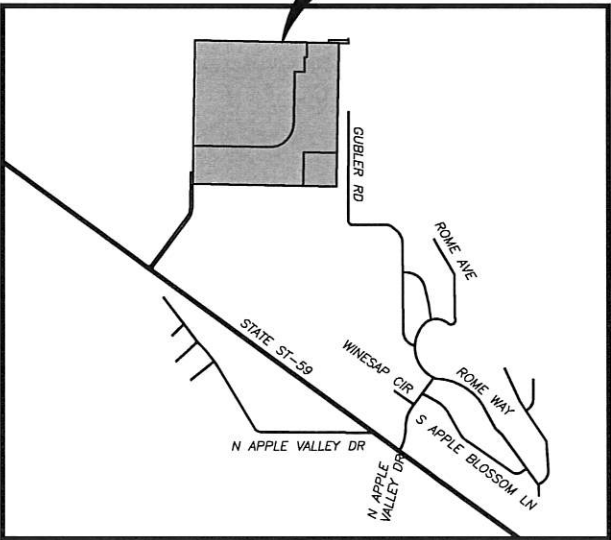
STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. THERE ARE NO IRRIGATION FACILITIES. PROPERTY CAN BE SERVED BY BIG PLAINS WATER & SEWER DISTRICT. THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY. OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

PROJECT LOCATION



VICINITY MAP
N.T.S.

NO	REVISION	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 1
American Fork, Utah 84303
Phone: (435) 666-0667



PRELIMINARY PLAT FOR:
MAJESTIC EAGLE SUBDIVISION
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

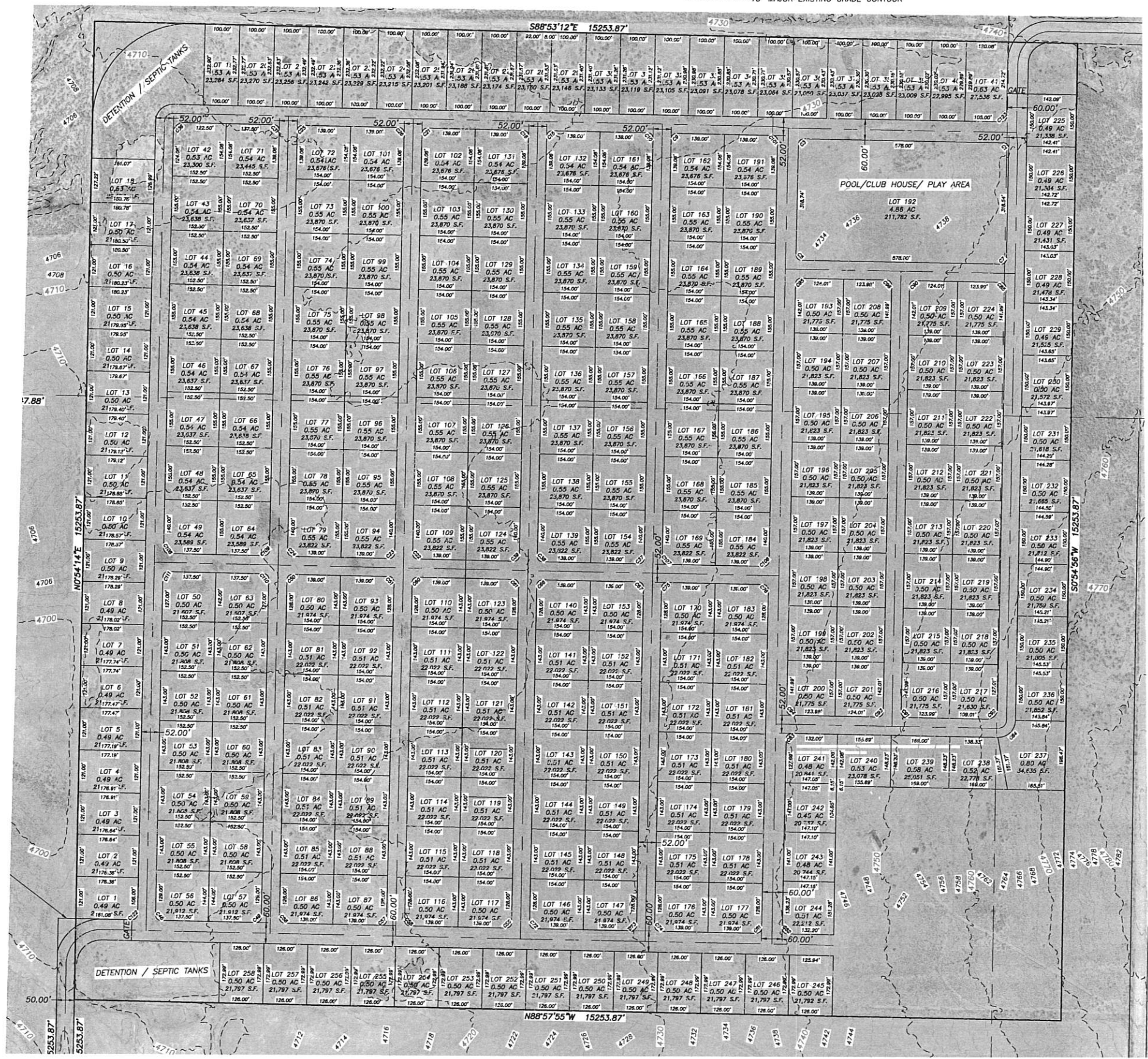
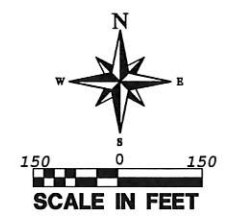
DATE: 3-31-2021
SCALE: 1"=60'
JOB NO:
6071-001
SHEET NO:
1 OF 2

PRELIMINARY PLAT FOR:
MAJESTIC EAGLE SUBDIVISION

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- 2' MINOR EXISTING GRADE CONTOUR
- 10' MAJOR EXISTING GRADE CONTOUR
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- RECORD BEARING OR DISTANCE



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	
C1	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C3	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C5	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"	
C7	23.56'	15.00'	21.21'	N46°01'29"E	89°58'49"	
C9	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C10	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C15	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C16	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C21	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C22	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C23	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C24	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C25	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C26	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C31	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C36	47.12'	30.00'	42.43'	S46°02'05"W	90°00'00"	
C37	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C38	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C39	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C48	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C49	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C50	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C51	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C56	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C57	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C58	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C59	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C60	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C61	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C66	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C67	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C72	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C73	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C74	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C75	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C76	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C81	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C82	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C83	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"	
C84	78.52'	50.00'	70.70'	N46°01'29"W	89°58'49"	
C85	23.57'	15.00'	21.22'	N43°58'31"W	90°01'11"	
C90	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"	
C91	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"	
C92	47.11'	30.00'	42.42'	N46°01'29"E	89°58'49"	
C93	23.56'	15.00'	21.21'	N46°01'29"E	89°58'49"	
C94	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"	
C95	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"	
C96	23.57'	15.00'	21.22'	N43°58'31"W	90°01'11"	
C101	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C106	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C107	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C108	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"	
C109	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C110	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"	
C111	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"	
C122	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C123	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"	
C124	39.27'	25.00'	35.36'	N81°51'21"E	90°00'00"	
C125	172.56'	275.00'	169.74'	N18°52'46"E	35°57'09"	
C126	203.93'	325.00'	200.60'	S18°52'47"W	35°57'06"	
C127	39.26'	25.00'	35.35'	S8°08'39"E	89°59'59"	

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
220 South Main Street, Suite 101
Provo, UT 84601
Phone: (435) 468-8307

PRELIMINARY PLAT FOR:
MAJESTIC EAGLE SUBDIVISION
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 3-31-2021
SCALE: 1"=150'

JOB NO:
6-01-001

SHEET NO:
2 OF 2