

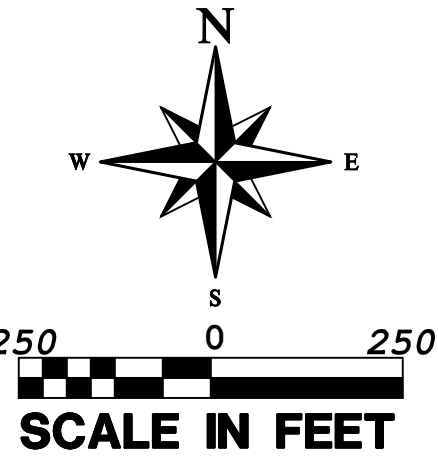
PRELIMINARY PLAT FOR:
DESERT ROSE

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

LEGEND

- PROPERTY LINE
— ADJACENT PROPERTY LINE
— PROPOSED TRAIL
— CENTER LINE
— SECTION LINE

- SECTION CORNER AS DESCRIBED
SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
RECORD BEARING OR DISTANCE



LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, T42S, R11W SALT LAKE BASE AND MERIDIAN; THENCE S00°51'13"W 764.00 FEET TO THE POINT OF BEGINNING; THENCE N53°08'39"W 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF A 32.00 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°51'22"E 1200.72 FEET; THENCE NORTHERLY ALONG THE ARC OF A 274.99 FOOT RADIUS CURVE TO THE LEFT 172.56 FEET THROUGH THE CENTRAL ANGLE OF 35°57'09" (CHORD BEARS: N18°52'47"E 169.74 FEET); THENCE N00°54'12"E 107.84 FEET; THENCE S88°57'55"E 50.00 FEET; THENCE N00°54'14"E 2577.40 FEET; THENCE S88°53'13"E 2640.77 FEET; THENCE N00°55'21"E 62.51 FEET; THENCE S88°53'18"E 361.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 43.79 FEET THROUGH THE CENTRAL ANGLE OF 100°21'46" (CHORD BEARS: N40°55'49"E 38.40 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 288.23 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 80.96 FEET THROUGH THE CENTRAL ANGLE OF 17°17'34", RADIAL BEARING: S73°43'55"W (CHORD BEARS: S07°37'18"E 80.65 FEET); THENCE S00°54'23"W 12.33 FEET; THENCE N88°53'12"W 197.95 FEET; THENCE S00°54'56"W 2806.48 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 203.92 FEET THROUGH THE CENTRAL ANGLE OF 35°57'00" (CHORD BEARS: S18°52'44"W 200.59 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 18552644.34 FOOT RADIUS COMPOUND CURVE TO THE RIGHT 1200.72 FEET THROUGH THE CENTRAL ANGLE OF 0°00'13" (CHORD BEARS: S36°51'21"W 1200.72 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 39.28 FEET THROUGH THE CENTRAL ANGLE OF 90°01'19", RADIAL BEARING: S53°07'17"E (CHORD BEARS: S08°07'57"E 35.36 FEET);

CONTAINING 8,108,699 SQUARE FEET OR 186.150 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.

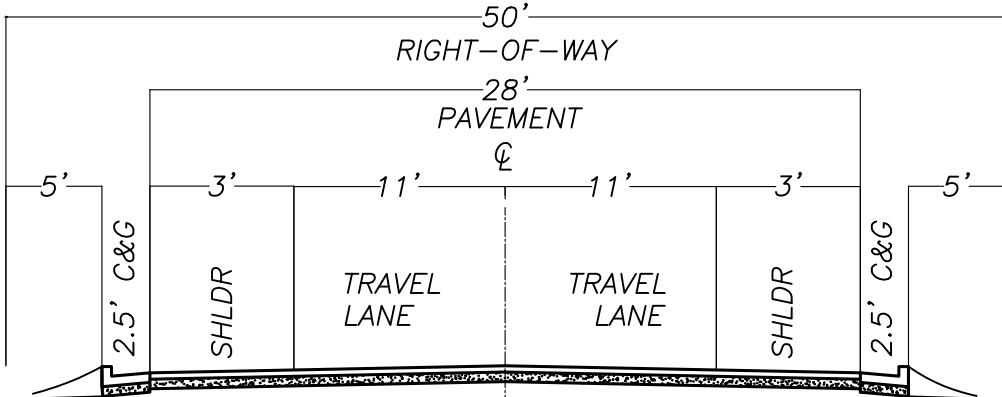
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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.



ROAD TYPICAL SECTIONS

VICINITY MAP

N. T. S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 668-0801



PRELIMINARY PLAT FOR:
DESERT ROSE SUBDIVISION

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

DATE: 2-16-2021
SCALE: 1"=250'

JOB NO.
607-001

SHEET NO:

1 OF 2

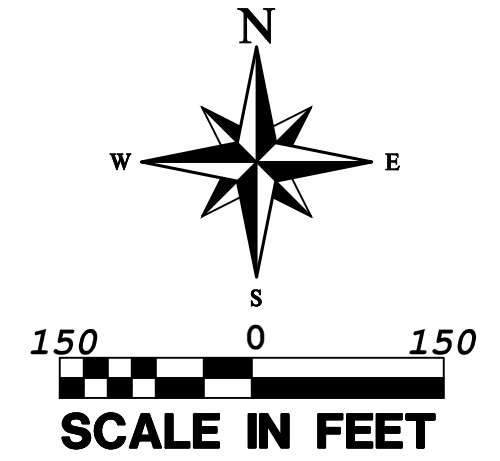
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(00.00) RECORD BEARING OR DISTANCE



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 688-0801

REVISIONS		DATE	BY
NO.	DESCRIPTION		

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



DATE: 2-16-2021
SCALE: 1"=150'
JOB NO.
607-001
SHEET NO:
2 OF 2

