

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. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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

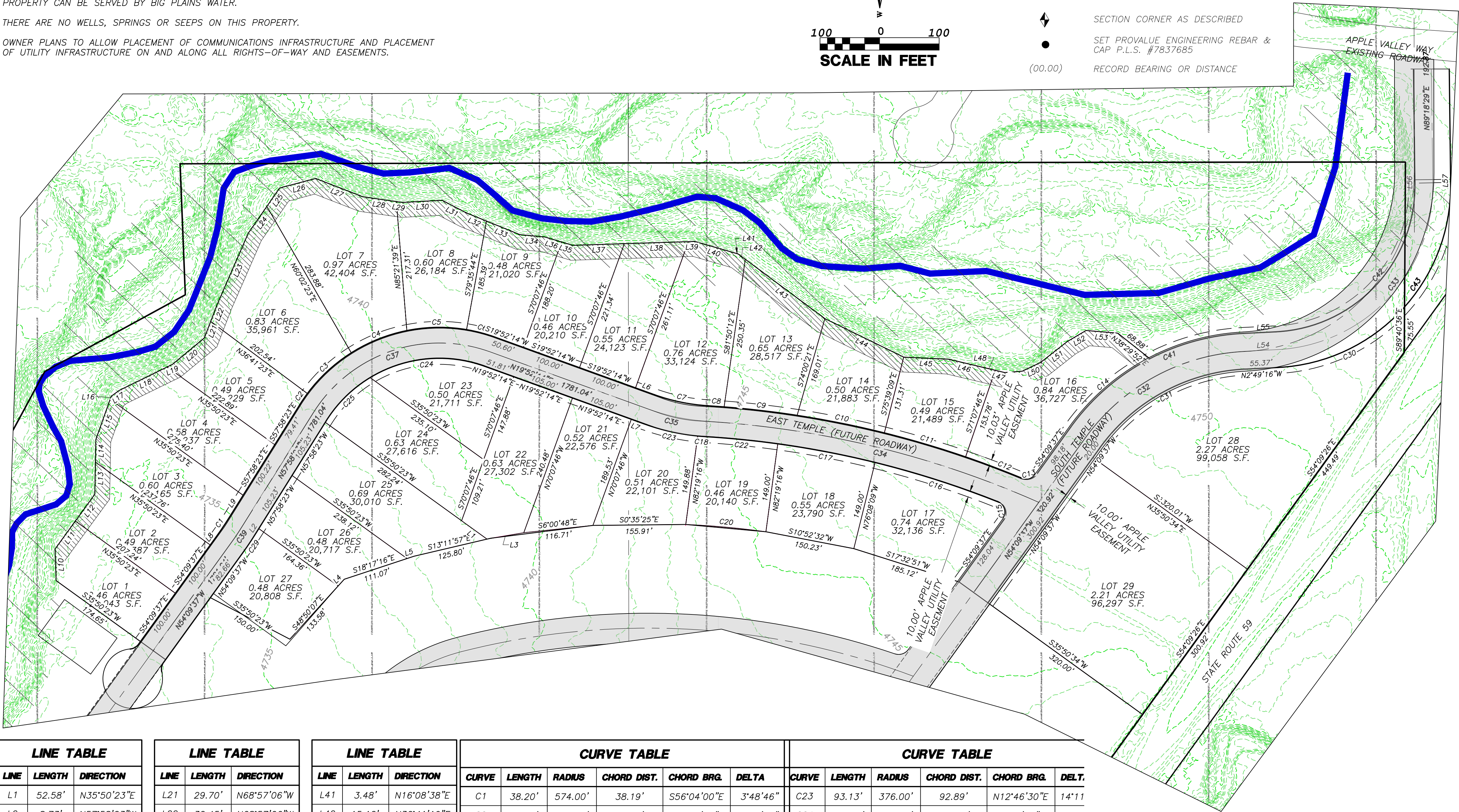
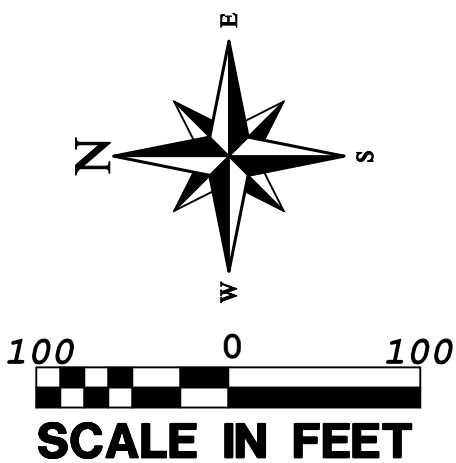
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PRELIMINARY PLAT FOR:
WEST TEMPLE VILLAGE

LOCATED IN 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
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED UTILITY EASEMENT



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

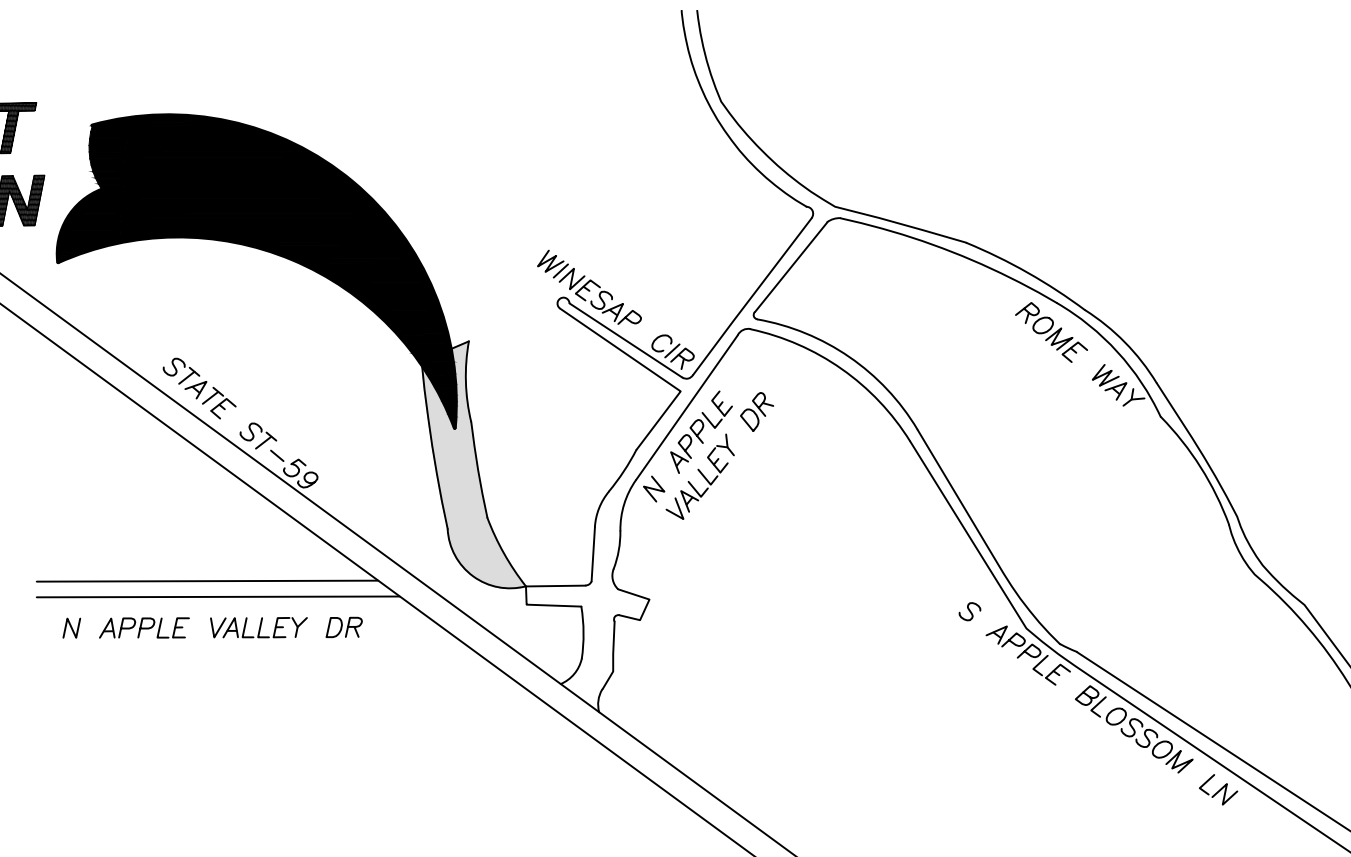
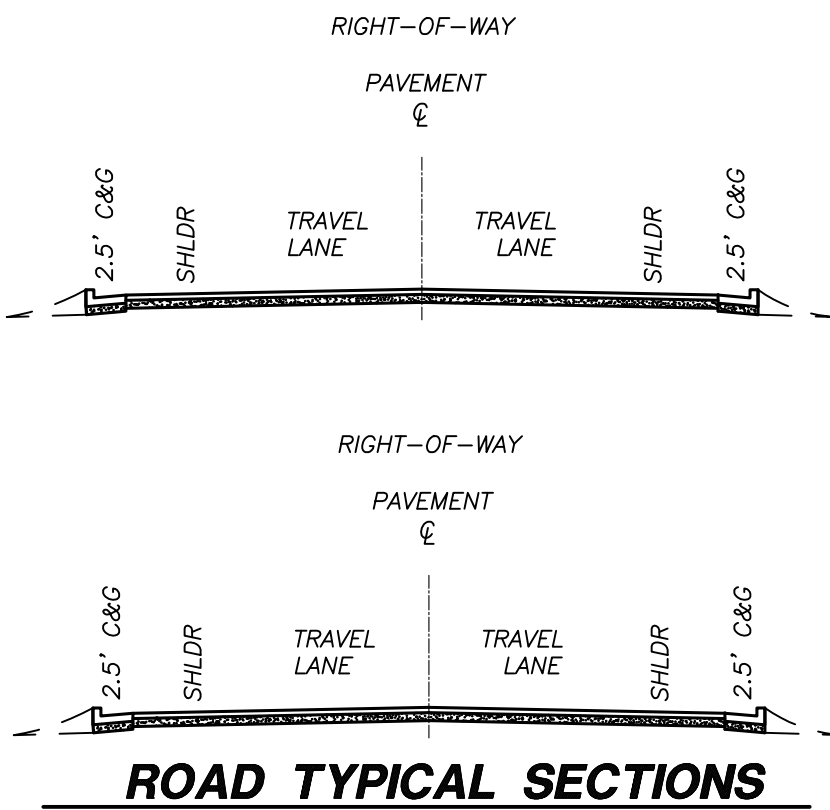
THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

LEGAL DESCRIPTION

BEGINNING AT A POINT HAVING COORDINATES OF N:63059.74, E:48763.90; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 69.93 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 26.02 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 100.05 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 100.05 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 208.35 FEET TO A POINT; THENCE WITH A BEARING OF N 10°48'48" E A DISTANCE OF 194.14 FEET TO A POINT; THENCE WITH A BEARING OF N 09°17'58" W A DISTANCE OF 101.54 FEET TO A POINT; THENCE WITH A BEARING OF S 79°07'18" W A DISTANCE OF 48.27 FEET TO A POINT; THENCE WITH A BEARING OF N 45°52'43" W A DISTANCE OF 10.47 FEET TO A POINT; THENCE WITH A BEARING OF N 58°54'31" W A DISTANCE OF 123.48 FEET TO A POINT; THENCE WITH A BEARING OF N 31°40'41" W A DISTANCE OF 128.45 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 30.59 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 4.56 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 101.18 FEET TO A POINT; THENCE WITH A BEARING OF N 37°12'23" W A DISTANCE OF 50.00 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 61.67 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 16°58'07" E AND A CHORD DISTANCE OF 125.80, HAVING A CENTRAL ANGLE OF 05°00'16" AND AN ARC LENGTH OF 125.84 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 04°38'48" E AND A CHORD DISTANCE OF 116.71, HAVING A CENTRAL ANGLE OF 04°38'33" AND AN ARC LENGTH OF 116.74 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 06°33'57" W AND A CHORD DISTANCE OF 135.13, HAVING A CENTRAL ANGLE OF 05°52'32" AND AN ARC LENGTH OF 135.18 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 12°14'32" W AND A CHORD DISTANCE OF 150.23, HAVING A CENTRAL ANGLE OF 05°58'38" AND AN ARC LENGTH OF 150.30 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 07°14'37" AND AN ARC LENGTH OF 182.15 TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 66.00 FEET TO A POINT; THENCE WITH A BEARING OF S 52°47'37" E A DISTANCE OF 321.71 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 317.00 FEET, HAVING A CHORD BEARING OF S 27°07'27" E AND A CHORD DISTANCE OF 274.64, HAVING A CENTRAL ANGLE OF 51°20'21" AND AN ARC LENGTH OF 284.04 TO A POINT; THENCE WITH A BEARING OF N 88°32'44" E A DISTANCE OF 33.00 FEET TO A POINT; THENCE WITH A BEARING OF N 22°43'16" E A DISTANCE OF 68.17 FEET TO A POINT; THENCE WITH A BEARING OF N 02°43'42" E A DISTANCE OF 209.82 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 128.93 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 120.94 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 114.65 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 111.24 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 114.09 FEET TO THE POINT OF BEGINNING.; CONTAINING 1,037,802 SQUARE FEET OR 23.82 ACRES.

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE						CURVE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
L1	52.58'	N35°50'23"E	L21	29.70'	N68°57'06"W	L41	3.48'	N16°08'38"E	C1	38.20'	574.00'	38.19'	S56°04'00"E	3°48'46"	C23	93.13'	376.00'	92.89'	N12°46'30"E	14°11'
L2	8.73'	N57°58'23"W	L22	32.45'	N68°57'06"W	L42	15.12'	N36°41'19"E	C2	22.46'	276.00'	22.46'	S55°38'30"E	4°39'46"	C24	199.60'	224.00'	193.07'	N5°39'26"W	51°03'
L3	62.70'	S9°50'44"E	L23	128.63'	N66°26'09"W	L43	166.61'	N36°41'19"E	C3	100.97'	276.00'	100.40'	S42°49'49"E	20°57'36"	C25	107.41'	224.00'	106.38'	N44°54'47"W	27°28'
L4	15.09'	S47°47'30"E	L24	54.76'	N55°16'07"W	L44	147.34'	N26°02'36"E	C4	101.00'	276.00'	100.44'	S21°52'00"E	20°58'02"	C29	41.66'	626.00'	41.65'	N56°04'00"W	3°48'
L5	12.34'	S18°17'16"E	L25	37.55'	N55°16'07"W	L45	75.62'	N2°39'06"E	C5	100.82'	276.00'	100.26'	S0°55'05"E	20°55'47"	C30	241.57'	305.00'	235.31'	N25°30'42"W	45°22'
L6	33.45'	S19°52'14"W	L26	62.44'	N14°50'35"W	L46	58.07'	N13°11'21"E	C6	49.73'	276.00'	49.66'	S14°42'32"W	10°19'25"	C31	286.73'	320.00'	277.24'	N28°29'27"W	51°20'
L7	22.24'	N19°52'14"E	L27	85.21'	N21°07'50"E	L47	16.35'	N13°42'45"E	C7	92.51'	324.00'	92.20'	S11°41'26"W	16°21'37"	C32	313.61'	350.00'	303.23'	N28°29'27"W	51°20'
L8	19.68'	S54°09'37"E	L28	56.75'	N8°11'18"E	L48	22.24'	N13°42'45"E	C8	27.02'	1641.76'	27.02'	S3°58'55"W	0°56'35"	C33	421.75'	275.00'	381.62'	S46°45'24"E	87°52'
L9	42.24'	S57°58'23"E	L29	9.92'	N8°11'18"E	L49	29.38'	N4°22'04"W	C9	123.43'	1641.76'	123.40'	S6°36'26"W	4°18'22"	C34	575.90'	1615.76'	572.86'	N13°43'17"E	20°25'
L10	52.98'	S87°52'52"W	L30	67.01'	N3°06'32"W	L50	33.89'	N25°16'55"W	C10	149.39'	1641.76'	149.34'	S11°22'04"W	5°12'49"	C35	99.94'	350.00'	99.60'	N11°41'26"E	16°21'
L11	58.22'	N54°09'37"W	L31	45.90'	N27°23'10"E	L51	57.12'	N38°06'03"W	C11	142.36'	1641.76'	142.31'	S16°27'31"W	4°58'05"	C37	339.66'	250.00'	314.13'	N19°03'04"W	77°50'
L12	55.58'	N53°51'38"W	L32	36.51'	N22°07'46"E	L52	36.82'	N30°31'43"W	C12	101.96'	1641.76'	101.95'	S20°43'18"W	3°33'30"	C39	39.93'	600.00'	39.92'	N56°04'00"W	3°48'
L13	54.07'	N88°54'40"W	L33	60.65'	N22°07'46"E	L53	53.43'	N4°52'06"E	C13	26.76'	20.00'	24.81'	S15°49'47"E	76°39'41"	C41	340.49'	380.00'	329.22'	N28°29'27"W	51°20'
L14	37.98'	N88°54'40"W	L34	41.61'	N5°19'22"E	L54	55.37'	S2°49'16"E	C14	176.91'	380.00'	175.32'	S40°49'24"E	26°40'28"	C42	375.74'	245.00'	339.98'	S46°45'24"E	87°52'
L15	71.66'	N70°25'15"W	L35	19.62'	N16°30'34"E	L55	55.37'	S2°49'16"E	C15	36.35'	20.00'	31.55'	N73°46'17"E	104°08'10"	C43	467.76'	305.00'	423.25'	S46°45'24"E	87°52'
L16	5.30'	N70°25'15"W	L36	29.73'	N16°30'34"E	L56	7.60'	N89°18'29"E	C16	217.51'	1589.76'	217.35'	N17°47'02"E	7°50'22"						
L17	16.38'	N36°21'54"W	L37	86.54'	N1°49'11"W	L57	7.60'	N89°18'29"E	C17	166.39'	1589.76'	166.31'	N10°51'57"E	5°59'48"						
L18	89.90'	N26°04'43"W	L38	107.62'	N1°49'11"W				C18	14.23'	376.00'	14.23'	N4°35'41"E	2°10'08"						
L19	9.93'	N26°04'43"W	L39	10.86'	N1°49'11"W				C20	135.18'	1440.76'	135.13'	S5°11'57"W	5°22'32"						
L20	69.43'	N30°37'29"W	L40	72.01'	N16°08'38"E															

PROJECT
LOCATION



VICINITY MAP

N.T.S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, UT 84503
Phone: (435) 668-0801



PRELIMINARY PLAT FOR:
WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

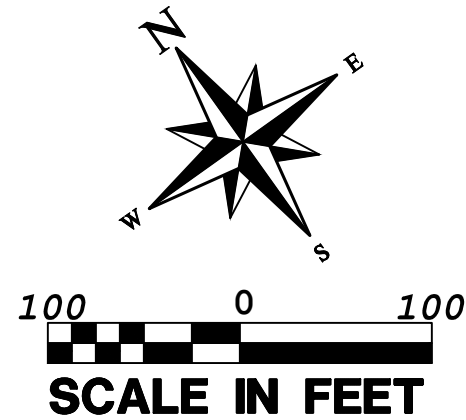
DATE: 2/17/2021
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JOB NO.
276-013








SHEET NO:
1 OF 2

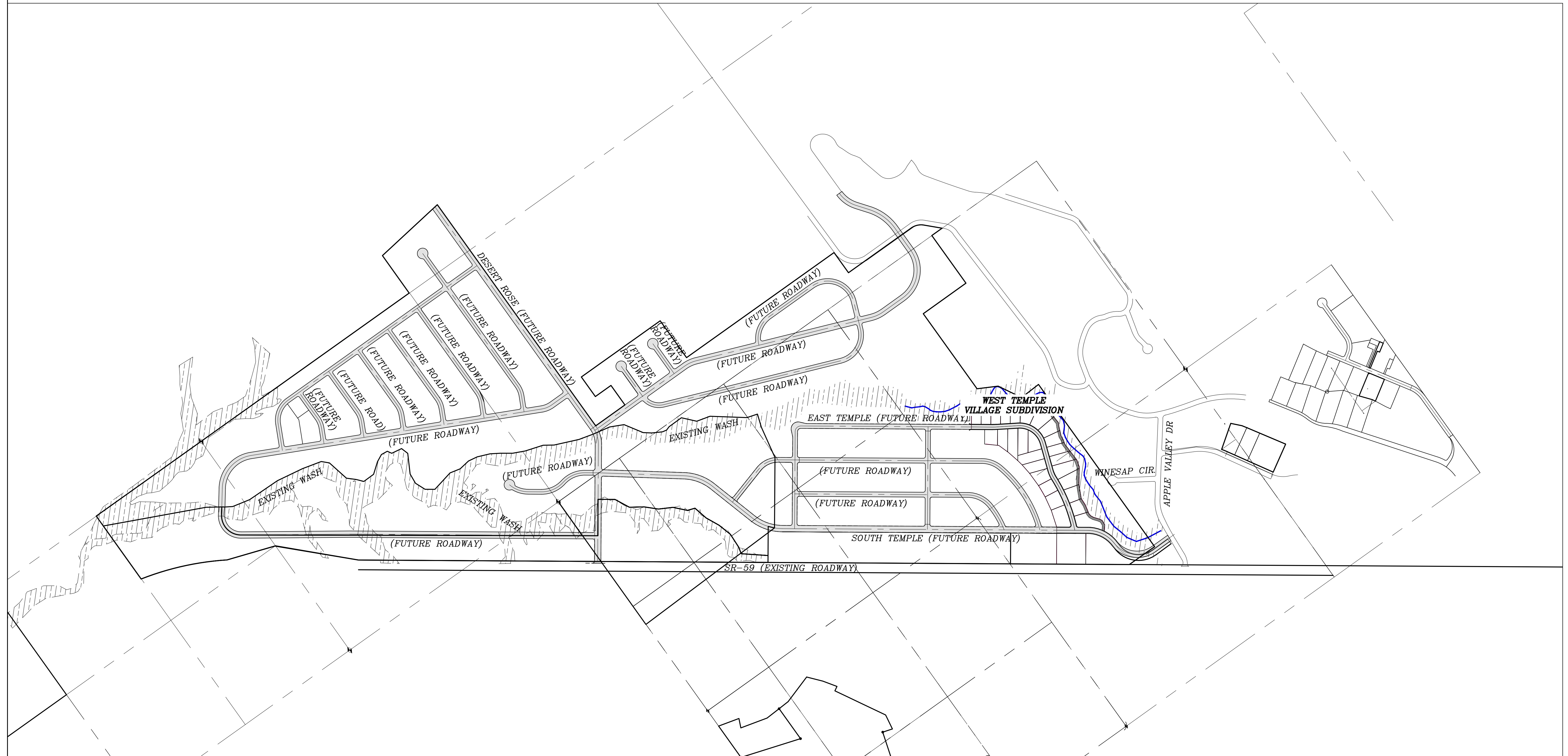
***PRELIMINARY PLAT FOR:
FUTURE PLANNED ROADS WEST TEMPLE VILLAGE***

**LOCATED IN 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
(00.00) RECORD BEARING OR DISTANCE

[illegible]

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84137
Phone: (435) 668-8901



PRELIMINARY PLAT FOR:
WEST TEMPLE VILLAGE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 2/17/2021
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO: _____

OF 2