

ZONE CHANGE EXHIBIT PARK SIDE AT DESERT MOUNTAIN

NORTHEAST CORNER OF SECTION 3,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND

LOWE LAND TK LLC
PARCEL NO. T-101-A
DOCUMENT NO.
20090048189

**CURRENT ZONE: R-1-20
(MASTER PLANNED
DEVELOPMENT OVERLAY)**

LEGAL DESCRIPTION
BEGINNING AT A POINT N 0°07'26" W 1190.33 FEET ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND N 90°00'00" W 672.23 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 3, POINT BEING THE NORTHWEST CORNER OF PARK SIDE AT DESERT MOUNTAIN PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) S 0°07'20" E 806.11 FEET, (2) THENCE S 82°37'49" W 9.53 FEET, (3) THENCE S 7°22'11" E 26.15 FEET TO THE NORTHERN MOST POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20230033669, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER, POINT ALSO BEING ON THE POINT OF CURVATURE OF A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 2°21'09" E, THENCE ALONG SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF SAID CURVE 100.11 FEET THROUGH A CENTRAL ANGLE OF 19°07'13", (2) THENCE S 89°39'15" W 328.81 FEET, TO THE POINT OF CURVATURE OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 110.62 FEET THROUGH A CENTRAL ANGLE OF 21°07'38", (4) THENCE S 89°39'15" W 328.81 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140019560, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 0°25'45" W 1082.54 FEET ALONG SAID EAST LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20090048189, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 76°51'23" E 688.59 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO THE POINT OF BEGINNING.

CONTAINS 15.02 ACRES MORE OR LESS

SOUTH FIELD PROPERTIES LLC
800 OLD FARM RD
SANTA CLARA, UT 84765

CURRENT ZONE: R-1-20

**EXISTING ZONE: R-1-20
PROPOSED ZONE: R-1-12**

CURRENT ZONE: R-1-20

THE TAIT FAMILY TRUST, DATED 10
FEB. 2011
PARCEL NO. T-91-B-5
DOCUMENT NO.
20110006981

OLD CHURCH ROAD
(PUBLIC STREET)

LONNIE A &
KATHERINE L
CHRISTENSEN
PARCEL NO.
T-91-B-7
DOCUMENT NO.
20170007788

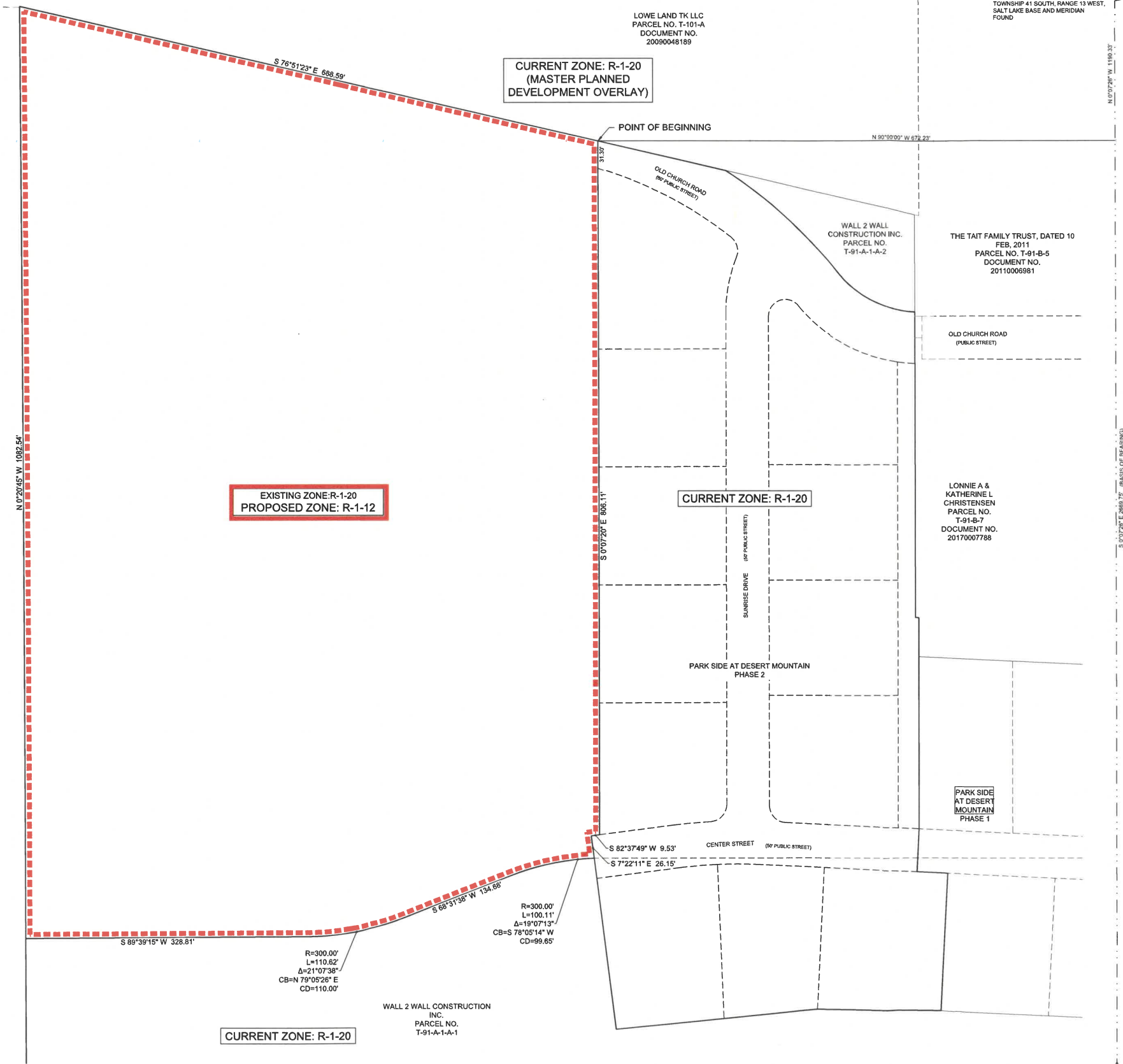
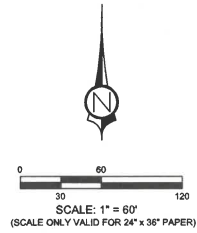
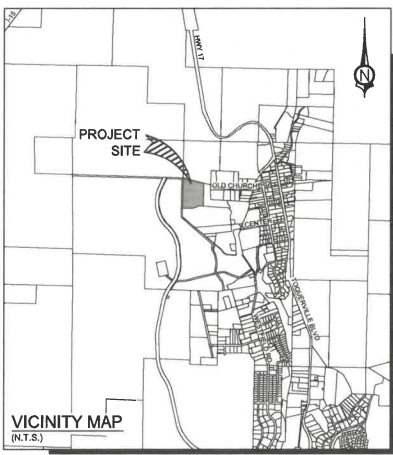
PARK SIDE
AT DESERT
MOUNTAIN
PHASE 1

PARK SIDE AT DESERT MOUNTAIN
PHASE 2

WALL 2 WALL CONSTRUCTION
INC.
PARCEL NO.
T-91-A-1-A-1

APPLICANT CONTACT
JORDAN WALL
PO BOX 376
WASHINGTON, UT 84780

EAST 1/4 CORNER SECTION 3,
TOWNSHIP 41 SOUTH, RANGE
13 WEST, SALT LAKE BASE AND
MERIDIAN, BLM BC



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



PARK SIDE AT DESERT MOUNTAIN
LOCATED IN
NE 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN

PROJ. #:	24075
DRAWN BY:	BLW
DATE:	3/04/2024
CHECKED BY:	TWS
SCALE OF SHEET:	HOR SCALE: 1" = 60'
SHEET	1
OF	1