

CURRENT: R-1-20 ZONING

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
DOCUMENT NO. 20140019560, PARCEL NO. T-3-1-10-142

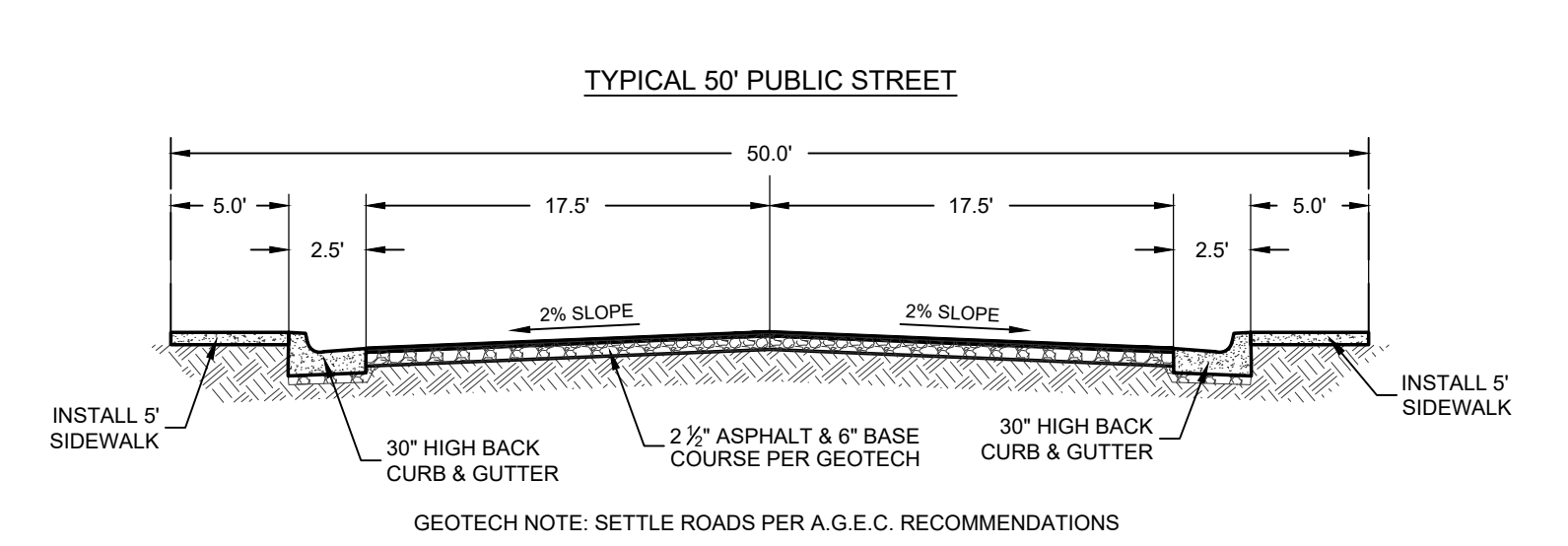
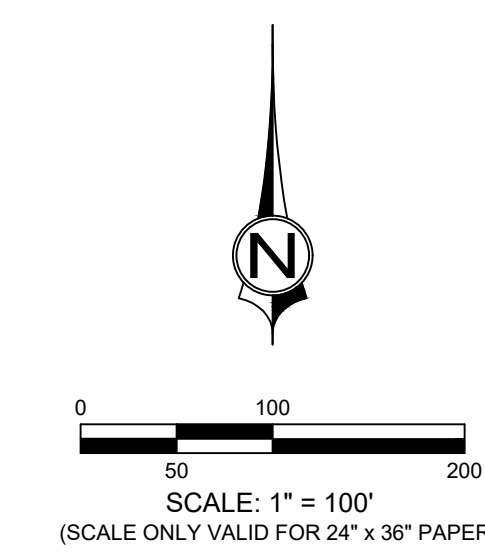
ZONE CHANGE PARCEL  
PROPOSED: R-1-12 ZONING  
23.86 ACRES

CURRENT: R-1-20 ZONING

CURRENT: R-1-12 ZONING

**LEGAL DESCRIPTION**  
BEGINNING AT A POINT N 0°07'26" W 326.85 FEET ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION 3, AND RUNNING THENCE N 87°21'14" W 489.11 FEET; THENCE N 0°20'45" W 653.35 FEET; THENCE N 4°51'23" E 139.17 FEET; THENCE S 76°51'23" E 158.00 FEET; THENCE S 0°07'20" E 468.00 FEET; THENCE S 86°33'20" E 3.97 FEET; THENCE S 0°10'46" W 45.55 FEET; THENCE S 87°21'01" E 537.32 FEET; THENCE S 20°06'26" E 218.56 FEET; THENCE S 45°00'34" E 101.15 FEET; THENCE S 26°10'34" E 79.37 FEET; THENCE S 2°31'18" W 92.13 FEET; S 17°37'01" W 100.44 FEET; THENCE S 1°21'40" E 184.25 FEET; THENCE S 22°47'16" E 140.26 FEET; THENCE S 84°22'41" W 144.44 FEET; THENCE N 22°47'16" W 42.50 FEET; TO THE POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 140.24 FEET THROUGH A CENTRAL ANGLE OF 21°25'36"; THENCE N 1°21'40" W 149.15 FEET; TO THE POINT OF A 175.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 57.39 FEET THROUGH A CENTRAL ANGLE 18°47'23"; THENCE N 20°09'04" W 79.24 FEET; TO THE POINT OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 89.52 FEET THROUGH A CENTRAL ANGLE OF 22°47'49"; THENCE N 2°38'48" E 65.06 FEET; TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 87°21'14" W 90.66 FEET; TO THE POINT OF BEGINNING.

CONTAINS 429,362 SQ FT OR 9.86 ACRES MORE OR LESS



1453 S. DIXIE DRIVE, SUITE 150  
ST. GEORGE, UT 84770  
435-986-0100



**PRELIMINARY PLAT**  
PARK VIEW ESTATES  
LOCATED IN  
NE 1/4 & SE 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST,  
SALT LAKE BASE & MERIDIAN

PROJ. #: FF18120.03.006  
DRAWN BY: BLW  
DATE: 01/30/2019  
CHECKED BY: TWS  
SCALE OF SHEET  
HOR SCALE: 1" = 100'

SHEET	1
OF	1

APPLICANT CONTACT  
WALL FAMILY RENTALS LLC  
TROY WALL  
PO BOX 376  
WASHINGTON, UT 84780  
435-862-9550

**PRELIMINARY PLAT**  
PREPARED FOR: WALL FAMILY RENTALS LLC