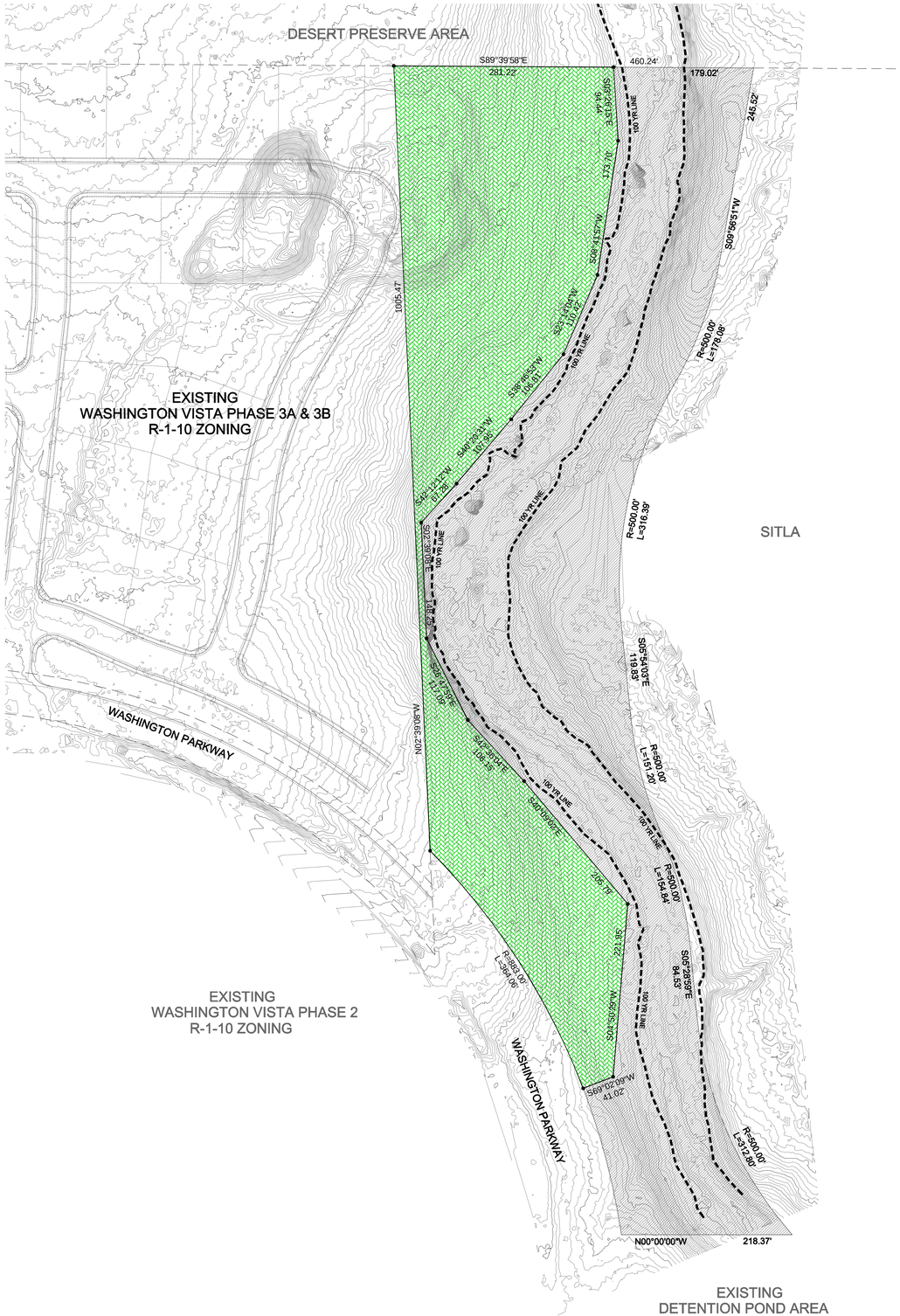
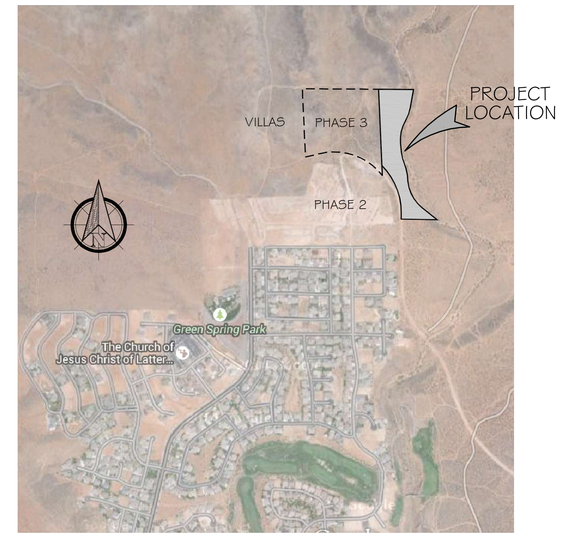
WASHINGTON VISTA PHASE 3C

LOCATED IN THE SOUTH EAST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH





VICINITY MAP

N.T.S.

LEGEND

- = EXISTING 1' CONTOUR
- = EXISTING 5' CONTOUR
- = EXISTING PHASE 3A & 3B
- = PROPERTY LINE OF AREA TO BE ZONE CHANGED
- = PROPERTY CORNER
- = 100 YR LINE
- = AREA OF PROPERTY TO REMAIN OPEN SPACE 5.77 ACRES
- = AREA OF PROPOSED ZONE CHANGE 4.17 ACRES

NOTE:
ALL LOTS AND ANY DISTURBANCE TO BE OUTSIDE THE 100YR FLOOD LINE AREA

LEGAL

DESCRIPTION OF A PACEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT BEING SOUTH 89° 39' 58" EAST 3480.30 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING
THENCE SOUTH 89° 39' 58" EAST 281.22 FEET;
THENCE SOUTH 03° 26' 15" EAST 94.44 FEET;
THENCE SOUTH 08° 41' 57" WEST 173.70 FEET;
THENCE SOUTH 23° 14' 04" WEST 110.42 FEET;
THENCE SOUTH 38° 46' 53" WEST 106.81 FEET;
THENCE SOUTH 40° 20' 31" WEST 107.95 FEET;
TNENCE SOUTH 42° 12' 12" WEST 67.28 FEET;
THENCE SOUTH 02° 39' 08" EAST 148.25 FEET;
YHENCE SOUTH 26° 47' 59" EAST 117.09 FEET;
THENCE SOUTH 42° 36' 04" EAST 106.15 FEET;
THENCE SOUTH 40° 09' 02" EAST 205.79 FEET;
THENCE SOUTH 04° 50' 29" WEST 221.95 FEET;
THENCE SOUTH 69° 02' 09" WEST 41.02 FEET TO A POINT ON AN 883.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS BEARS SOUTH 69° 02' 09" WEST;
THENCE 364.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'23", LONG CHORD BEARS NORTH 32° 37' 33" WEST 361.49 FEET;
THENCE NORTH 02° 39' 08" WEST 1005.47 FEET TO THE POINT OF BEGINNING.
CONTAINS 181,752 SF OR 4.172 ACRES.

PROPERTY INFO

PARCEL NUMBER = W-5-2-3-443 (PORTION OF PARCEL)
PROPERTY ADDRESS = JUST NORTH OF WASHINGTON VISTA PHASE 2 & WASHINGTON PARKWAY AND ALONG THE EAST BORDER OF EXISTING WASHINGTON VISTA PHASE 3A&3B

CIVIL ENGINEERS:

PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
IVINS, UTAH 84738
(435) 313-2267
CONTACT: MARC FONGER / ERIC MCFADDEN

OWNER // DEVELOPER:

FIRST NATION INVESTMENTS LLC
6028 RIDGELINE DRIVE, SUITE 203
OGDEN, UTAH 84405
(801) 648-8229
CONTACT: MATTHEW LOWE

DATE:	2/24/2020
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	FNILLC

SCALE: 1" = 80'

ZONE CHANGE
WASHINGTON VISTA PHASE 3C
FIRST NATION INVESTMENTS LLC
LOCATED IN WASHINGTON, UTAH 84780

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
3/11/2020
License No. 323806
Marc R. Fonger
STATE OF UTAH

SHEET
ZC