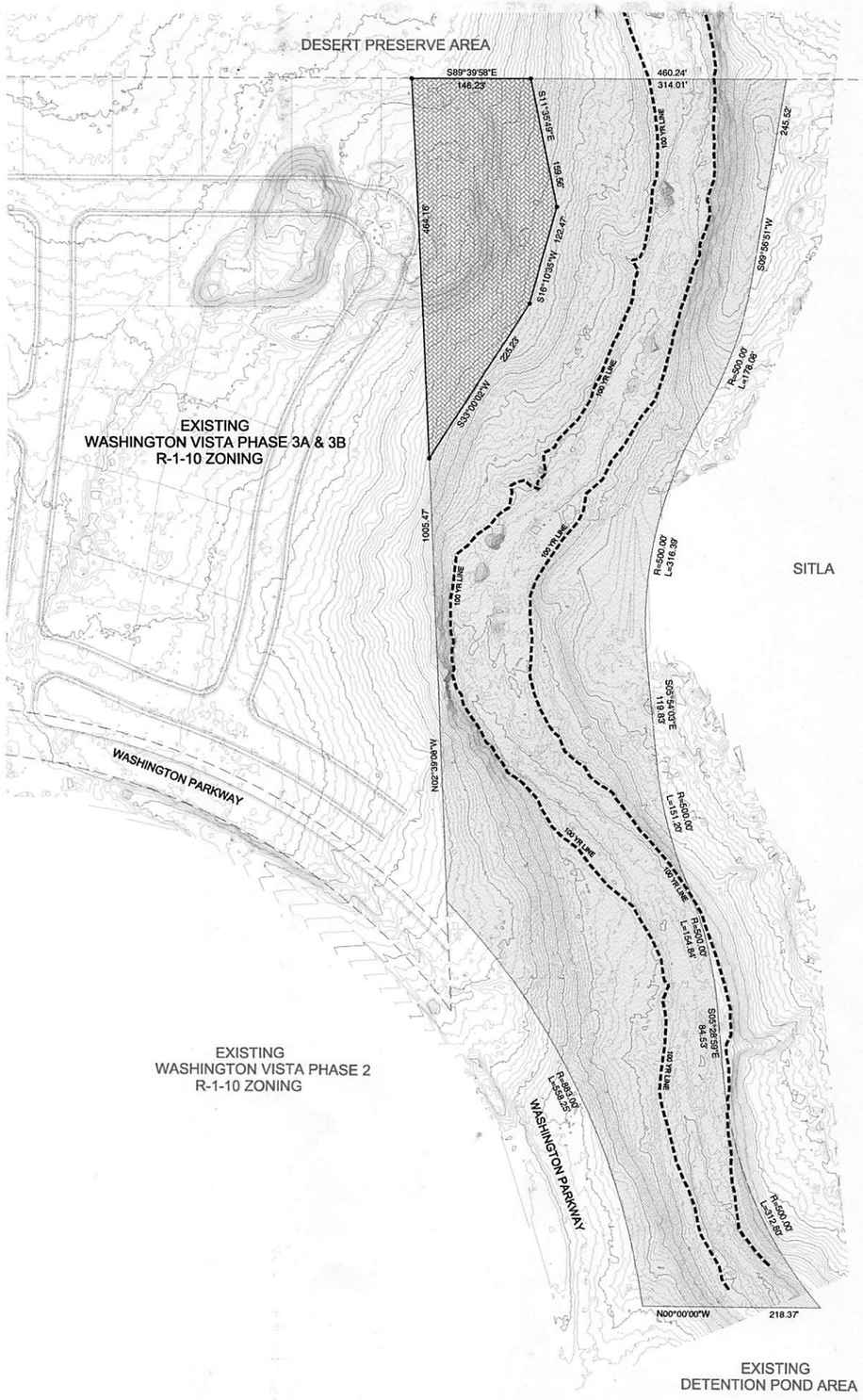
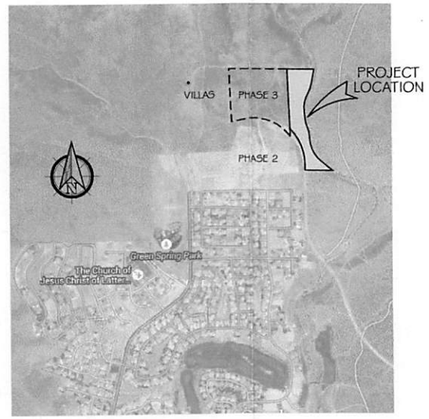


WASHINGTON VISTA PHASE 3C

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 8.68 ACRES
- = AREA OF PROPOSED ZONE CHANGE 1.26 ACRES

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 146.23 FEET;
THENCE SOUTH 11° 35' 49" EAST 159.56 FEET;
THENCE SOUTH 16° 10' 36" WEST 122.47 FEET;
THENCE SOUTH 33° 00' 02" WEST 225.23 FEET;
THENCE NORTH 02° 39' 08" WEST 464.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 55,036 SF OR 1.263 ACRES.

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

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
6/11/2020
License No. 323806
Marc R. Fonger
STATE OF UTAH

SHEET
ZC