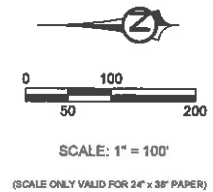
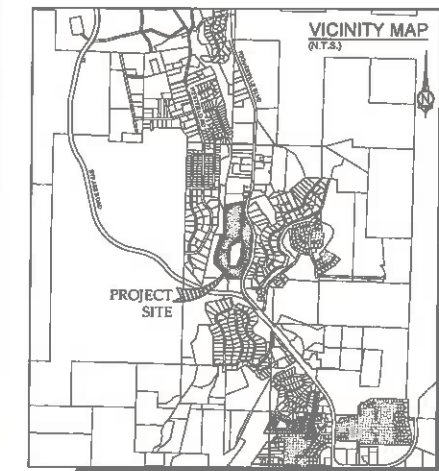


1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



ZONE CHANGE
ASH BLUFF
LOCATED IN TOQUERVILLE, UTAH



LEGAL DESCRIPTION
 BEGINNING AT A POINT BEING N 88°32'08" W 169.62 FEET ALONG THE NORTH LINE OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTH 1/4 CORNER OF SAID SECTION 14, AND RUNNING THENCE N 0°52'51" E 659.61 FEET; THENCE N 77°52'25" E 575.09 FEET ALONG A LINE ESTABLISHED IN BOUNDARY LINE AGREEMENT, DOCUMENT NO. 20070051428, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 5°41'03" W 1183.76 FEET; THENCE N 88°29'00" W 92.37 FEET; THENCE S 48°22'24" W 117.01 FEET; THENCE N 85°44'24" W 78.41 FEET; THENCE S 4°15'38" W 642.00 FEET; THENCE S 85°44'24" E 231.56 FEET; THENCE N 21°40'00" E 355.58 FEET; THENCE N 6°53'38" E 10.72 FEET; THENCE N 3°53'50" E 381.14 FEET; THENCE N 85°10'38" W 62.16 FEET; THENCE N 5°41'08" E 994.81 FEET; THENCE N 76°27'31" E 6.20 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF HIGHWAY U-17, SAID POINT ALSO BEING ON A 623.70 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 88°41'32" E; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES, (1) ALONG THE ARC OF SAID CURVE 310.65 FEET THROUGH A CENTRAL ANGLE OF 28°32'16", (2) THENCE S 27°12'48" E 223.90 FEET, TO THE POINT OF A 789.00 FOOT RADIUS CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 443.81 FEET THROUGH A CENTRAL ANGLE OF 33°04'00", (4) THENCE S 5°50'12" W 422.48 FEET, TO THE POINT OF A 950.00 FOOT RADIUS CURVE TO THE RIGHT, (5) THENCE ALONG THE ARC OF SAID CURVE 350.40 FEET THROUGH A CENTRAL ANGLE OF 21°08'07", (6) THENCE S 25°58'12" W 273.90 FEET, TO THE POINT OF A 687.20 FOOT RADIUS CURVE TO THE LEFT, (7) THENCE ALONG THE ARC OF SAID CURVE 184.89 FEET THROUGH A CENTRAL ANGLE OF 18°14'59", TO A POINT ON THE NORTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 201800003535, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 88°49'34" W 406.49 FEET ALONG SAID LINE; THENCE N 20°47'24" W 215.28 FEET; THENCE N 44°07'24" W 425.25 FEET; THENCE N 1°00'38" E 165.00 FEET; THENCE N 17°02'38" E 679.15 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 14; THENCE S 88°32'08" E 67.81 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.
 CONTAINS 35.00 ACRES MORE OR LESS

PROJECT INFORMATION
 PARCEL: T-166-B-1-A-1-A
 AREA = 35.0 ACRES
 EXISTING ZONE: A-1
 PROPOSED ZONE: R-1-15

OWNER
 LYNN MAEGLE & ASSOCIATES
 PO BOX 70
 TOQUERVILLE, UT 84774

DEVELOPER
 WASATCH COMMERCIAL BUILDERS
 1620 W PRINTERS ROW, SUITE 100
 WEST VALLEY CITY, UT 84119

ZONE CHANGE
ASH BLUFF

LOCATED IN
 SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE AND MERIDIAN
 WASHINGTON COUNTY - TOQUERVILLE, UTAH

PROJ. #:	21312.00
DRAWN BY:	SLW
DATE:	1/16/2023
CHECKED BY:	
SCALE OF SHEET	1" = 100'
HOR SCALE:	1" = 100'
SHEET	1
OF	1