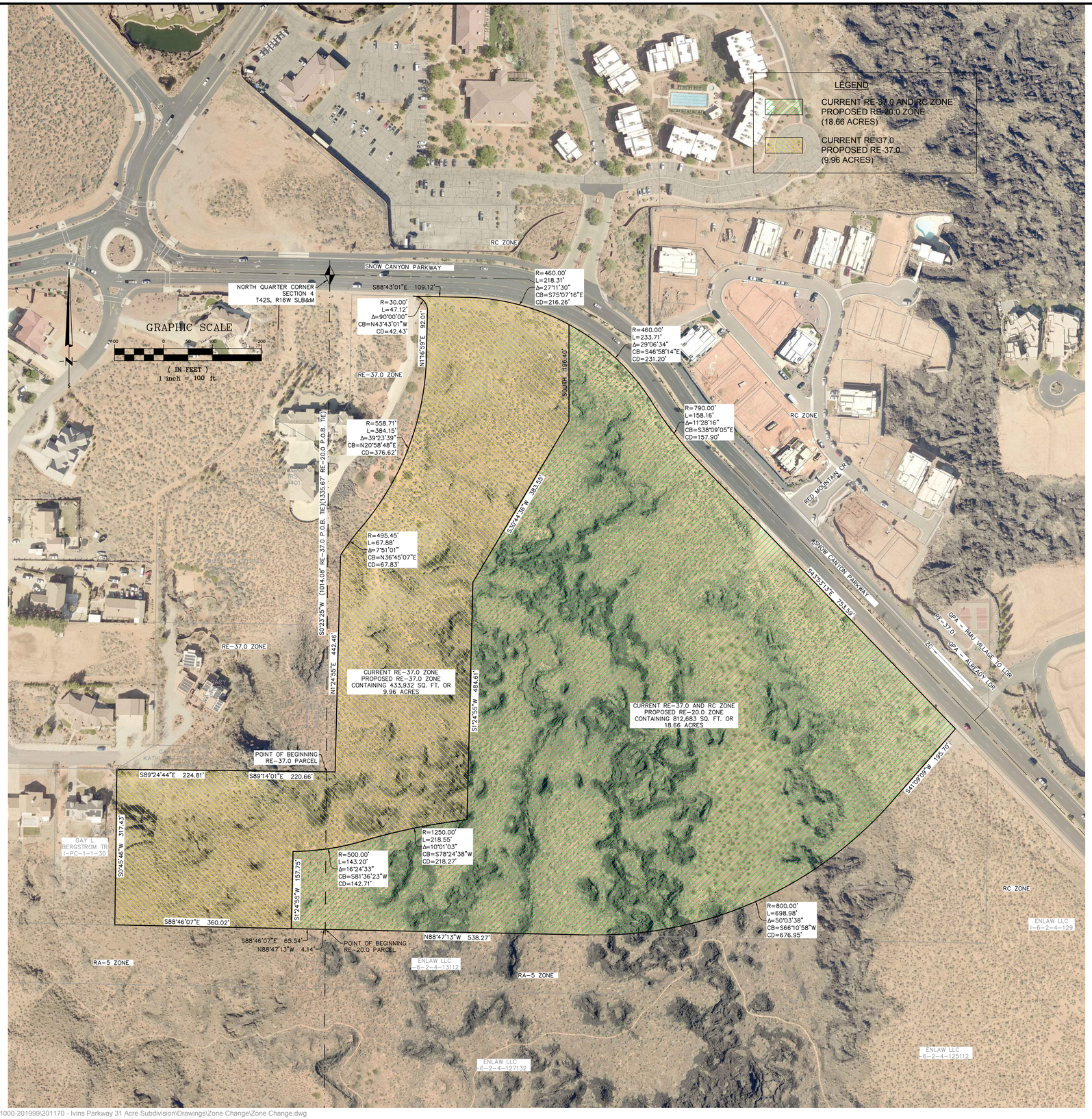
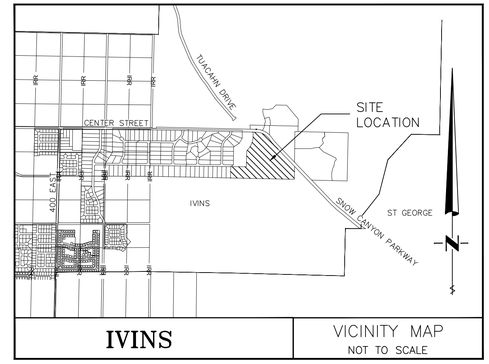




IVINS | VICINITY MAP NOT TO SCALE

BOUNDARY DESCRIPTIONS

RE-20.0 LOW DENSITY RESIDENTIAL PARCEL DESCRIPTION:

BEGINNING AT A POINT THAT LIES SOUTH 00°23'25" WEST 1335.67 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°47'13" WEST 4.14 FEET; THENCE NORTH 88°46'07" WEST 65.54 FEET; THENCE NORTH 01°24'55" EAST 157.75 FEET; THENCE EASTERLY ALONG A 500.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 81°36'23" EAST A DISTANCE OF 142.71 FEET), CENTER POINT LIES NORTH 00°11'21" WEST THROUGH A CENTRAL ANGLE OF 16°24'33", A DISTANCE OF 143.20 FEET; THENCE EASTERLY ALONG A 1250.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 78°24'38" EAST A DISTANCE OF 218.27 FEET), CENTER POINT LIES SOUTH 16°35'54" EAST THROUGH A CENTRAL ANGLE OF 10°01'03", A DISTANCE OF 218.55 FEET; THENCE NORTH 01°24'55" EAST 484.61 FEET; THENCE NORTH 30°44'36" EAST 383.55 FEET; THENCE NORTH 196.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SNOW CANYON PARKWAY; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTHEASTERLY ALONG A 460.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 46°58'14" EAST A DISTANCE OF 231.20 FEET), CENTER POINT LIES SOUTH 28°28'29" WEST THROUGH A CENTRAL ANGLE OF 29°06'34", A DISTANCE OF 233.71 FEET, 2) SOUTHEASTERLY ALONG A 790.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 38°09'05" EAST A DISTANCE OF 157.90 FEET), CENTER POINT LIES NORTH 57°35'03" EAST THROUGH A CENTRAL ANGLE OF 11°28'16", A DISTANCE OF 158.16 FEET, AND 3) SOUTH 43°53'13" EAST 753.59 FEET; THENCE SOUTH 41°09'09" WEST 195.70 FEET; THENCE SOUTHWESTERLY ALONG A 800.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 66°10'58" WEST A DISTANCE OF 676.95 FEET), CENTER POINT LIES NORTH 48°50'51" WEST THROUGH A CENTRAL ANGLE OF 50°03'38", A DISTANCE OF 698.98 FEET; THENCE NORTH 88°47'13" WEST 538.27 FEET; TO THE POINT OF BEGINNING.

CONTAINING 812,683 SQUARE FEET OR 18.66 ACRES.

RE-37.0 LOW DENSITY RESIDENTIAL PARCEL DESCRIPTION:

BEGINNING AT A POINT THAT LIES SOUTH 00°23'25" WEST 1014.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°14'01" EAST 17.87 FEET; THENCE NORTH 01°24'55" EAST 442.46 FEET; THENCE NORTHEASTERLY ALONG A 495.45 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 36°45'07" EAST A DISTANCE OF 67.83 FEET), CENTER POINT LIES SOUTH 57°10'23" EAST THROUGH A CENTRAL ANGLE OF 07°51'01", A DISTANCE OF 67.88 FEET; THENCE NORTHERLY ALONG A 558.71 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 20°58'48" EAST A DISTANCE OF 376.62 FEET), CENTER POINT LIES NORTH 49°19'22" WEST THROUGH A CENTRAL ANGLE OF 39°23'39", A DISTANCE OF 384.15 FEET; THENCE NORTH 01°16'59" EAST 92.01 FEET; THENCE NORTHWESTERLY ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 43°43'01" WEST A DISTANCE OF 42.43 FEET), CENTER POINT LIES NORTH 88°43'01" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SNOW CANYON PARKWAY; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 88°43'01" EAST 109.12 FEET, AND 2) EASTERLY ALONG A 460.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 75°07'16" EAST A DISTANCE OF 216.26 FEET), CENTER POINT LIES SOUTH 01°16'59" WEST THROUGH A CENTRAL ANGLE OF 27°11'30", A DISTANCE OF 218.31 FEET; THENCE SOUTH 00°00'00" WEST 196.40 FEET; THENCE SOUTH 30°44'36" WEST 383.55 FEET; THENCE SOUTH 01°24'55" WEST 484.61 FEET; THENCE WESTERLY ALONG A 1250.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 78°24'38" WEST A DISTANCE OF 218.27 FEET), CENTER POINT LIES SOUTH 06°34'50" EAST THROUGH A CENTRAL ANGLE OF 10°01'03", A DISTANCE OF 218.55 FEET; THENCE WESTERLY ALONG A 500.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 81°36'23" WEST A DISTANCE OF 142.71 FEET), CENTER POINT LIES NORTH 16°35'54" WEST THROUGH A CENTRAL ANGLE OF 16°24'33", A DISTANCE OF 143.20 FEET; THENCE SOUTH 01°24'55" WEST 157.75 FEET; THENCE NORTH 88°46'07" WEST 360.02 FEET TO A POINT ON THE EAST BOUNDARY LINE OF PADRE CANYON ESTATES UNIT 1 - PHASE 1, OFFICIAL RECORDS, WASHINGTON COUNTY RECORDER, WASHINGTON COUNTY, UTAH; THENCE NORTH 00°45'46" EAST ALONG SAID LINE 317.43 FEET; THENCE SOUTH 89°24'44" EAST 224.81 FEET; THENCE SOUTH 89°14'01" EAST 202.79 FEET; TO THE POINT OF BEGINNING.

CONTAINING 433,932 SQUARE FEET OR 9.96 ACRES.

ZONE CHANGE EXHIBIT

LOCATED IN

NORTH 1/2 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : BRS
Date : 11-03-2020
Email : gmayers@bushandgudgell.com
Checked : ASA
Approved : ASA
Scale : 1" = 100'
Job No : 201170

ZONE CHANG EXHIBIT
LOCATED IN
NORTH 1/2 OF SECTION 4, T-42-S, R-16-W, SLB&M
IVINS, UT

SHEET 1
1 SHEETS
FILE: 201170

K:\201000-201999\201170 - Ivins Parkway 31 Acre Subdivision\Drawings\Zone Change\Zone Change.dwg