

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES THENCE SOUTH 00°35'26" WEST 49.77 FEET ALONG THE BLOCK LINE FROM THE NORTHEAST CORNER OF LOT 9, BLOCK 21, ST GEORGE & SANTA CLARA BENCH IRRIGATION COMPANY SURVEY; RUNNING THENCE SOUTH 00°35'26" WEST 1,083.80 FEET; THENCE NORTH 52°28'13" WEST 406.33 FEET; THENCE NORTH 00°36'51" EAST 866.87 FEET; THENCE SOUTH 88°57'55" EAST 294.37 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°17'57" EAST A DISTANCE OF 35.15 FEET, CENTER POINT LIES SOUTH 01°02'05" WEST) THROUGH A CENTRAL ANGLE OF 89°19'56", A DISTANCE OF 38.98 FEET; THENCE SOUTH 89°24'35" EAST 5.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 320,362 SQUARE FEET OR 7.35 ACRES.

LEGEND

PROPERTY LINE

ARE OF PROPOSED CHANGE FROM RA-1 TO R-TH

0 60' 120'

SCALE: 1" = 60'

REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

DATE:	08/19/2021
JOB #:	AES-21-003
DRAWN BY:	SSA
CHECKED BY:	ARC

ZONE CHANGE MAP

IVINS, UTAH

LOT 2 AND 9, BLOCK 21, ST GEORGE SANTA CLARA BENCH IRR. SURVEY

ZC-1

SHEET: 1 of 1

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BEGINNING AT A POINT THAT LIES THENCE SOUTH 00°35'26" WEST 49.77 FEET ALONG THE BLOCK LINE FROM THE NORTHEAST CORNER OF LOT 9, BLOCK 21, ST GEORGE & SANTA CLARA BENCH IRRIGATION COMPANY SURVEY; RUNNING THENCE SOUTH 00°35'26" WEST 1,083.88 FEET; THENCE NORTH 52°28'13" WEST 406.33 FEET; THENCE NORTH 00°36'51" EAST 866.87 FEET; THENCE SOUTH 89°57'55" EAST 294.37 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°17'57" EAST A DISTANCE OF 35.15 FEET, CENTER POINT LIES SOUTH 01°02'05" WEST) THROUGH A CENTRAL ANGLE OF 89°19'56", A DISTANCE OF 38.98 FEET; THENCE SOUTH 89°24'35" EAST 5.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 320,362 SQUARE FEET OR 7.35 ACRES.

LEGEND

PROPERTY LINE

AREA OF PROPOSED CHANGE FROM LDR TO HDR

0 60' 120'

SCALE: 1" = 60'

REV.	DATE:	REVISION

AMERICAN
LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

DATE:	08/19/2021
JOB #	AES-21-003
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CHECKED BY:	ARC

LOW DENSIY LANDUSE CHANGE

IVINS, UTAH

LOT 2 AND 9, BLOCK 21, ST GEORGE SANTA CLARA BENCH IRR. SURVEY

ZC-1

SHEET: 1 of 1