

PUD LEGAL DESCRIPTION

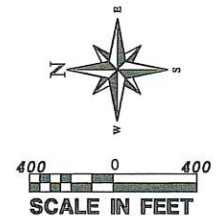
BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE & MERIDIAN;
 THENCE S88°35'37"E ALONG THE SECTION LINE, 1315.84 FEET;
 THENCE N01°17'25"E ALONG THE SIXTEENTH LINE, 3950.04 FEET;
 THENCE N88°45'02"W 1323.97 FEET; THENCE N01°25'39"E 601.06 FEET;
 THENCE S88°37'23"E 1322.56 FEET; THENCE S01°11'58"W 198.95 FEET;
 THENCE S88°43'00"E 2650.28 FEET; THENCE S01°26'11"W 195.02 FEET;
 THENCE S88°33'17"E 1324.09 FEET;
 THENCE S01°14'56"W ALONG THE EAST SECTION LINE OF SECTION 13, 4159.26 FEET;
 THENCE S01°41'25"W 2161.24 FEET; THENCE N84°01'48"E 771.67 FEET;
 THENCE S01°10'01"W 2076.82 FEET; THENCE N88°44'02"W 69.60 FEET;
 THENCE S01°15'58"W 727.36 FEET;
 THENCE SOUTHERLY ALONG THE ARC OF A 259.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S11°59'39"W 96.42 FEET), CENTER POINT LIES N88°44'02"W THROUGH A CENTRAL ANGLE OF 21°27'21" A DISTANCE OF 96.99 FEET;
 THENCE N86°11'17"W 255.69 FEET;
 THENCE N73°11'13"W 208.78 FEET; THENCE N79°14'26"W 226.54 FEET;
 THENCE N23°01'29"W 191.03 FEET; THENCE N63°36'15"W 223.43 FEET;
 THENCE N50°12'58"W 229.47 FEET; THENCE S73°54'02"W 275.49 FEET;
 THENCE N62°52'41"W 423.65 FEET; THENCE N04°21'50"E 382.04 FEET;
 THENCE N72°02'29"W 154.99 FEET; THENCE S52°24'16"W 265.49 FEET;
 THENCE N85°38'43"W 276.75 FEET; THENCE N04°18'30"W 428.13 FEET;
 THENCE N49°55'44"W 161.94 FEET; THENCE N82°24'07"W 564.89 FEET;
 THENCE N76°53'29"W 315.32 FEET; THENCE N52°51'48"W 625.85 FEET;
 THENCE S88°09'43"W 362.88 FEET; THENCE N63°27'13"W 540.00 FEET;
 THENCE S61°44'02"W 485.96 FEET; THENCE N62°12'58"W 393.85 FEET;
 THENCE S84°42'47"W 399.78 FEET TO THE WEST SECTION LINE OF SECTION 24;
 THENCE N01°17'26"E ALONG SAID LINE, 321.66 FEET;
 THENCE N01°22'12"E ALONG SAID LINE, 1319.02 FEET;
 THENCE N01°22'09"E 1319.05 FEET TO THE POINT OF BEGINNING.
 AREA CONTAINS 38,731,704 SQUARE FEET OR 889.158 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- MATCHLINE
- WATERWAYS
- FAIRWAY GREENS
- GRASS ON GREENS

PRELIMINARY SITE PLAN FOR: **GOOSEBERRY SPRINGS RANCH**

LOCATED IN APPLE VALLEY,
 WASHINGTON COUNTY, UTAH



REVISIONS		
NO.	DESCRIPTION	DATE BY

PROVALUE ENGINEERING, INC.
 Engineers - Land Surveyors - Land Planners
 300 South 850 West, Suite 1
 Hurricane City, Utah 84191
 Phone: (435) 668-8307 Karl Rasmussen
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PRELIMINARY SITE PLAN FOR:
GOOSEBERRY SPRINGS RANCH
 LOCATED IN APPLE VALLEY, UTAH
 WASHINGTON COUNTY, UTAH

DATE: 11/18/2021
 SCALE: 1"=400'
 JOB NO.
 216-032
 SHEET NO.
C1



LAND USE SUMMARY			
AREA NO.	LAND USE TYPE	LOTS	ACRES
1	COMMERCIAL - CLUBHOUSE	1	9.6
2	RESIDENTIAL	52	42.64
3	RESIDENTIAL	37	30.34
4	RESIDENTIAL	25	20.5
5	RESIDENTIAL	29	23.78
6	RESIDENTIAL	40	32.8
7	RESIDENTIAL	33	27.06
8	RESIDENTIAL	45	36.9
9	RESIDENTIAL	32	26.24
10	RESIDENTIAL	90	73.8
11	RESIDENTIAL	79	64.78
12	RESIDENTIAL	32	26.24
13	RESIDENTIAL	30	24.6
14	RESIDENTIAL	19	15.58
15	RESIDENTIAL	43	35.26
16	RESIDENTIAL	72	59.04
17	RESORT INNS	40	40
18	GOLF COURSE/TENNIS	300	300
TOTALS		658	889.16
DENSITY WILL BE=		0.74 UNIT/AC	