

GENERAL NOTES

- 1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JUNE 17, 2022. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH IVINS CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 20 FOOT SETBACK ALONG ALL PUBLIC STREETS, 8 AND 10 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.
3. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX AND DRAINAGE EASEMENT EXISTS ALONG THE FRONT AND 7.50 FEET ALONG SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT. ALL COMMON AREAS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF IVINS CITY TO REQUIRE THE OWNERS ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR OR REPLACE STREETS OR OTHER COMMON AREAS WHEN WORK IS PERFORMED BY IVINS CITY THEREON.
4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
5. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
6. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
7. ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
8. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. ALL LATERALS, GRINDER PUMPS, AND LOW PRESSURE SEWER SYSTEMS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE PROPERTY OWNERS ASSOCIATION UNLESS OTHERWISE NOTED.
9. ALL APPROVED WATER AND IRRIGATION IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METER AND METER BOX, UNLESS OTHERWISE NOTED. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY, UNLESS OTHERWISE NOTED.
10. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION) SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVEWAYS, PARKING AREAS, LANDSCAPING, FENCES, STRUCTURES OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS. IVINS CITY WILL REPAIR, RESTORE, OR REPLACE PRIVATE STREETS WITHIN STREET RIGHT-OF-WAYS TO A SERVICE LEVEL NOT TO EXCEED PUBLIC STREET STANDARDS. IMPROVEMENTS BEYOND TYPICAL PUBLIC STREET STANDARDS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNERS ASSOCIATION.
11. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.
12. TEMPORARY FIRE TURNAROUND TO REMAIN UNTIL APPROVED ALTERNATE IS AVAILABLE. NO BUILDING PERMIT WILL BE ISSUED FOR LOT 30 UNTIL THE TEMPORARY TURNAROUND IS VACATED OR RELEASED.

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, \_\_\_\_\_, A MORTGAGEE FOR STATE BANK OF SOUTHERN UTAH, DOES HEREBY GIVE CONSENT TO THE RECORDED OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: \_\_\_\_\_

MORTGAGEE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } s.s.
COUNTY OF \_\_\_\_\_
ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, \_\_\_\_\_, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT \_\_\_ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC \_\_\_\_\_ OFFICIAL SEAL NOT REQUIRED PER UTAH
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ CODE 46-1-16(7) IF INFORMATION IS FILLED IN
COMMISSION NUMBER: \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

CORPORATION ACKNOWLEDGMENT

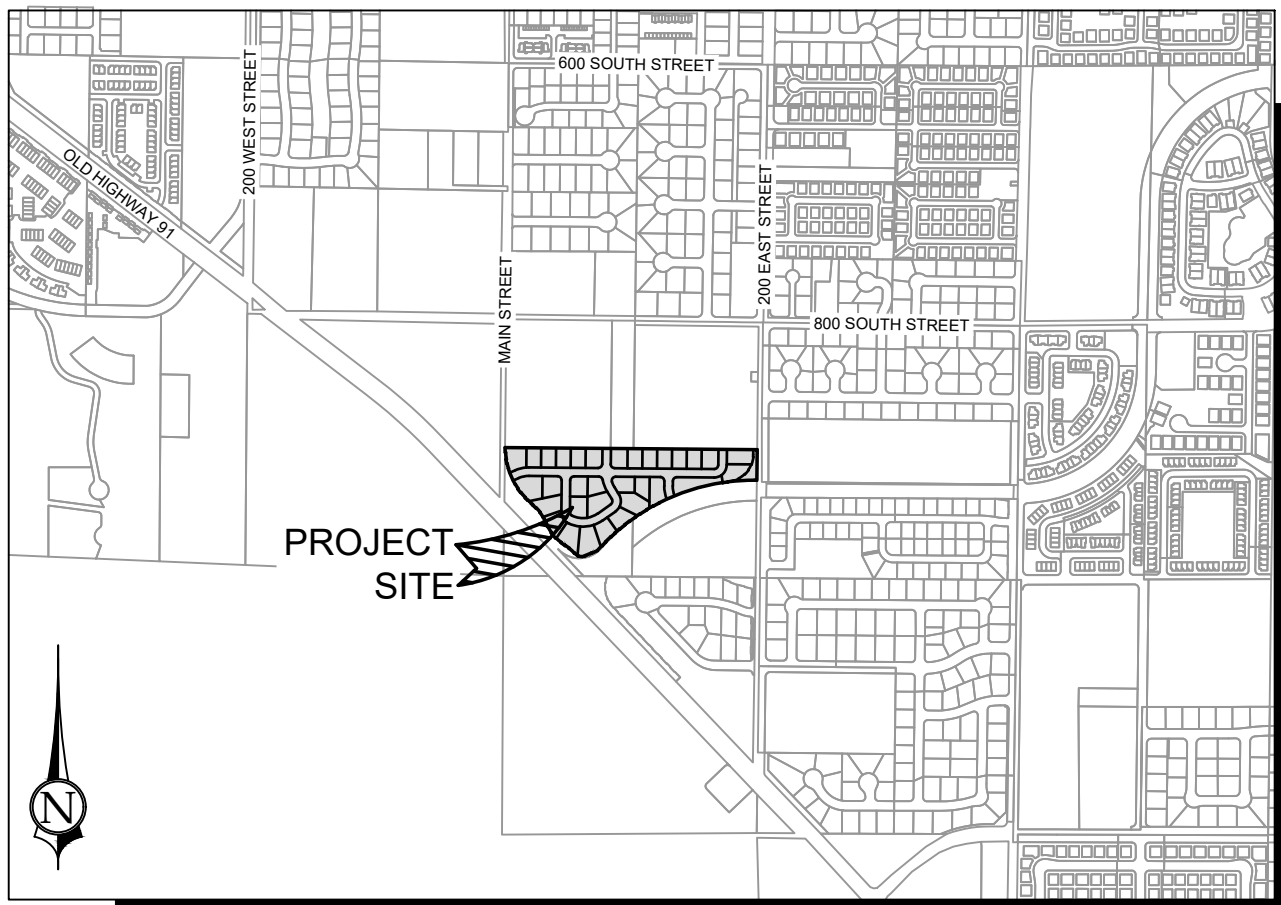
STATE OF \_\_\_\_\_ } s.s.
COUNTY OF \_\_\_\_\_
ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, CHRIS HART, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE MAYOR OF IVINS CITY, A UTAH MUNICIPAL CORPORATION, AND THAT SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS CITY COUNCIL AND SHE DID ACKNOWLEDGE TO ME THAT THE MUNICIPAL CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC \_\_\_\_\_ OFFICIAL SEAL NOT REQUIRED PER UTAH
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ CODE 46-1-16(7) IF INFORMATION IS FILLED IN
COMMISSION NUMBER: \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

CORPORATION ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } s.s.
COUNTY OF \_\_\_\_\_
ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, GIL ALMQUIST, CHAIRMAN OF THE WASHINGTON COUNTY COMMISSION, A COUNTY CORPORATION OF THE STATE OF UTAH, KNOWN TO ME TO BE THE PERSON SUBSCRIBING HIS NAME TO THE INSTRUMENT HEREON, AND ACKNOWLEDGED THAT HE DID SO FOR AND IN BEHALF OF SAID COUNTY, BEING DULY AUTHORIZED TO EXECUTE THE SAM BY THE WASHINGTON COUNTY COMMISSION.

NOTARY PUBLIC \_\_\_\_\_ OFFICIAL SEAL NOT REQUIRED PER UTAH
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ CODE 46-1-16(7) IF INFORMATION IS FILLED IN
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MY COMMISSION EXPIRES: \_\_\_\_\_
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH



VICINITY MAP
SCALE: 1" = 1000'

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING S 0°37'14" W 668.60 FEET ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, POINT BEING THE NORTH NORTH (N-N) 1/64 CORNER OF SAID SECTION 8 AND S 89°25'15" E 36.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, AND RUNNING THENCE S 89°25'15" E 1277.46 FEET ALONG THE NORTH NORTH (N-N) 1/64 LINE TO THE WEST RIGHT OF WAY LINE OF 200 EAST STREET, THENCE S 0°42'49" W 154.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE WESTERN CORRIDOR, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FORTY-NINE (49) COURSES, (1) N 89°39'42" W 11.83 FEET, TO THE POINT OF A 1055.50 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 135.15 FEET THROUGH A CENTRAL ANGLE OF 7°20'11", (3) THENCE S 6°59'53" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 6°59'53" E, (4) THENCE ALONG THE ARC OF SAID CURVE 26.86 FEET THROUGH A CENTRAL ANGLE OF 1°27'33", (5) THENCE N 8°27'26" W 1.00 FEET, TO A POINT ON A 1055.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 8°27'26" E, (6) THENCE ALONG THE ARC OF SAID CURVE 339.81 FEET THROUGH A CENTRAL ANGLE OF 18°29'45", (7) THENCE S 26°54'12" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 26°54'12" E, (8) THENCE ALONG THE ARC OF SAID CURVE 33.21 FEET, THROUGH A CENTRAL ANGLE OF 1°48'17", (9) THENCE N 28°42'12" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 28°42'29" E, (10) THENCE ALONG THE ARC OF SAID CURVE 39.03 FEET, THROUGH A CENTRAL ANGLE OF 2°06'59", (11) THENCE S 30°49'28" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 30°49'28" E, (12) THENCE ALONG THE ARC OF SAID CURVE 37.95 FEET, THROUGH A CENTRAL ANGLE OF 2°03'43", (13) THENCE N 32°53'11" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 32°53'11" E, (14) THENCE ALONG THE ARC OF SAID CURVE 29.01 FEET, THROUGH A CENTRAL ANGLE OF 1°34'24", (15) THENCE S 34°27'35" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 34°27'35" E, (16) THENCE ALONG THE ARC OF SAID CURVE 37.77 FEET, THROUGH A CENTRAL ANGLE OF 2°03'08", (17) THENCE N 36°30'43" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 36°30'43" E, (18) THENCE ALONG THE ARC OF SAID CURVE 28.78 FEET, THROUGH A CENTRAL ANGLE OF 1°33'39", (19) THENCE S 38°04'23" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 38°04'23" E, (20) THENCE ALONG THE ARC OF SAID CURVE 34.98 FEET, THROUGH A CENTRAL ANGLE OF 1°54'01", (21) THENCE N 39°58'24" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 39°58'24" E, (22) THENCE ALONG THE ARC OF SAID CURVE 31.03 FEET, THROUGH A CENTRAL ANGLE OF 1°40'58", (23) THENCE S 41°39'22" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 41°39'22" E, (24) THENCE ALONG THE ARC OF SAID CURVE 26.97 FEET, THROUGH A CENTRAL ANGLE OF 1°27'56", (25) THENCE N 43°07'17" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 43°07'17" E, (26) THENCE ALONG THE ARC OF SAID CURVE 38.05 FEET, THROUGH A CENTRAL ANGLE OF 2°03'48", (27) THENCE S 45°11'05" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 45°11'05" E, (28) THENCE ALONG THE ARC OF SAID CURVE 25.97 FEET, THROUGH A CENTRAL ANGLE OF 1°24'40", (29) THENCE N 46°35'45" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 46°35'45" E, (30) THENCE ALONG THE ARC OF SAID CURVE 35.04 FEET, THROUGH A CENTRAL ANGLE OF 1°54'02", (31) THENCE S 65°20'47" W 32.79 FEET, (32) THENCE N 24°39'13" W 2.00 FEET, (33) THENCE S 66°40'49" W 33.33 FEET, (34) THENCE S 23°19'11" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 48.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 23°19'11" W, THENCE ALONG THE ARC OF SAID CURVE 39.29 FEET THROUGH A CENTRAL ANGLE OF 46°24'58", THENCE N 23°05'47" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 46.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 23°05'47" E, THENCE ALONG THE ARC OF SAID CURVE 22.05 FEET THROUGH A CENTRAL ANGLE OF 27°10'22", THENCE S 50°16'08" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 139.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 50°16'08" W, THENCE ALONG THE ARC OF SAID CURVE 35.80 FEET THROUGH A CENTRAL ANGLE OF 14°42'15", THENCE N 35°33'53" E 2.00 FEET, THENCE N 54°26'07" W 24.79 FEET, THENCE S 35°33'53" W 2.00 FEET, THENCE N 54°26'07" W 24.79 FEET, THENCE N 35°33'53" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 210.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 35°33'53" E, THENCE ALONG THE ARC OF SAID CURVE 36.82 FEET THROUGH A CENTRAL ANGLE OF 10°01'20", THENCE S 45°35'13" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 212.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 45°35'13" E, THENCE ALONG THE ARC OF SAID CURVE 34.06 FEET THROUGH A CENTRAL ANGLE OF 9°10'59", THENCE N 54°46'12" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 210.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 54°46'12" E, THENCE ALONG THE ARC OF SAID CURVE 36.74 FEET THROUGH A CENTRAL ANGLE OF 9°50'59", THENCE N 64°46'11" E 2.00 FEET, THENCE N 25°13'49" W 24.47 FEET, THENCE N 64°46'11" E 2.00 FEET, THENCE N 25°13'49" W 16.47 FEET, TO THE POINT OF A 189.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 9.86 FEET THROUGH A CENTRAL ANGLE 2°58'57", THENCE S 61°47'14" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 187.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 61°47'14" W, THENCE ALONG THE ARC OF SAID CURVE 31.37 FEET THROUGH A CENTRAL ANGLE OF 9°35'04", THENCE N 52°12'10" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 189.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 52°12'10" W, THENCE ALONG THE ARC OF SAID CURVE 28.69 FEET THROUGH A CENTRAL ANGLE OF 8°40'32", THENCE S 43°31'38" W 2.00 FEET; THENCE N 46°28'22" W 25.41 FEET; THENCE N 43°31'38" E 2.00 FEET; THENCE N 46°28'22" W 34.41 FEET; THENCE S 43°31'44" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 43°31'44" E, THENCE ALONG THE ARC OF SAID CURVE 16.04 FEET THROUGH A CENTRAL ANGLE OF 2°32'09", THENCE N 46°03'53" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 46°03'53" E, THENCE ALONG THE ARC OF SAID CURVE 35.02 FEET THROUGH A CENTRAL ANGLE OF 5°34'00", THENCE S 51°37'53" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 51°37'53" E, THENCE ALONG THE ARC OF SAID CURVE 25.53 FEET THROUGH A CENTRAL ANGLE OF 3°59'17", THENCE N 55°37'10" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 55°37'10" E, THENCE ALONG THE ARC OF SAID CURVE 24.75 FEET THROUGH A CENTRAL ANGLE OF 3°56'09", THENCE S 59°33'10" W 1.00 FEET, TO THE POINT OF CURVATURE OF A 361.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 59°33'10" E, THENCE ALONG THE ARC OF SAID CURVE 88.25 FEET THROUGH A CENTRAL ANGLE OF 13°59'14", THENCE N 73°32'24" E 1.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 73°32'24" E, THENCE ALONG THE ARC OF SAID CURVE 25.53 FEET THROUGH A CENTRAL ANGLE OF 4°03'25", THENCE S 77°35'48" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 77°35'48" E, THENCE ALONG THE ARC OF SAID CURVE 22.20 FEET THROUGH A CENTRAL ANGLE OF 3°30'33", THENCE N 81°06'22" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 81°06'22" E, THENCE ALONG THE ARC OF SAID CURVE 35.03 FEET THROUGH A CENTRAL ANGLE OF 5°34'01", THENCE S 86°40'24" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 86°40'24" E, THENCE ALONG THE ARC OF SAID CURVE 24.82 FEET THROUGH A CENTRAL ANGLE OF 3°55'22", THENCE N 0°35'45" E 0.27 FEET, TO THE POINT OF BEGINNING.

CONTAINS 395,280 SQ FT OR 9.07 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATE

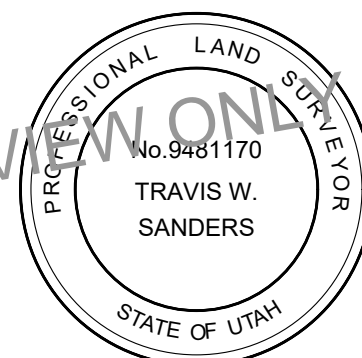
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HERINAFTER KNOWN AS:

BLACK STONE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE \_\_\_\_\_

TRAVIS W. SANDERS, PLS



DRAFT COPY FOR REVIEW

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

BLACK STONE SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, \_\_\_\_\_, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE \_\_\_\_\_ AS SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

JOHN G. WHITE AND ELLEN F. WHITE
(HUSBAND AND WIFE, AS JOINT TENANTS)

JOHN G. WHITE

ELLEN F. WHITE

IVINS CITY
(A UTAH MUNICIPAL CORPORATION)

MAYOR, CHRIS HART

WASHINGTON COUNTY
(A UTAH CORPORATION)

GIL ALMQUIST, CHAIRMAN, COUNTY COMMISSION

ATTEST: RYAN SULLIVAN, COUNTY CLERK/AUDITOR

INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } s.s.
COUNTY OF \_\_\_\_\_

ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, JOHN G. WHITE AND ELLEN F. WHITE, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC \_\_\_\_\_ OFFICIAL SEAL NOT REQUIRED PER UTAH
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ CODE 46-1-16(7) IF INFORMATION IS FILLED IN
COMMISSION NUMBER: \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

BLACK STONE SUBDIVISION

LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN
IVINS CITY, WASHINGTON COUNTY, UTAH

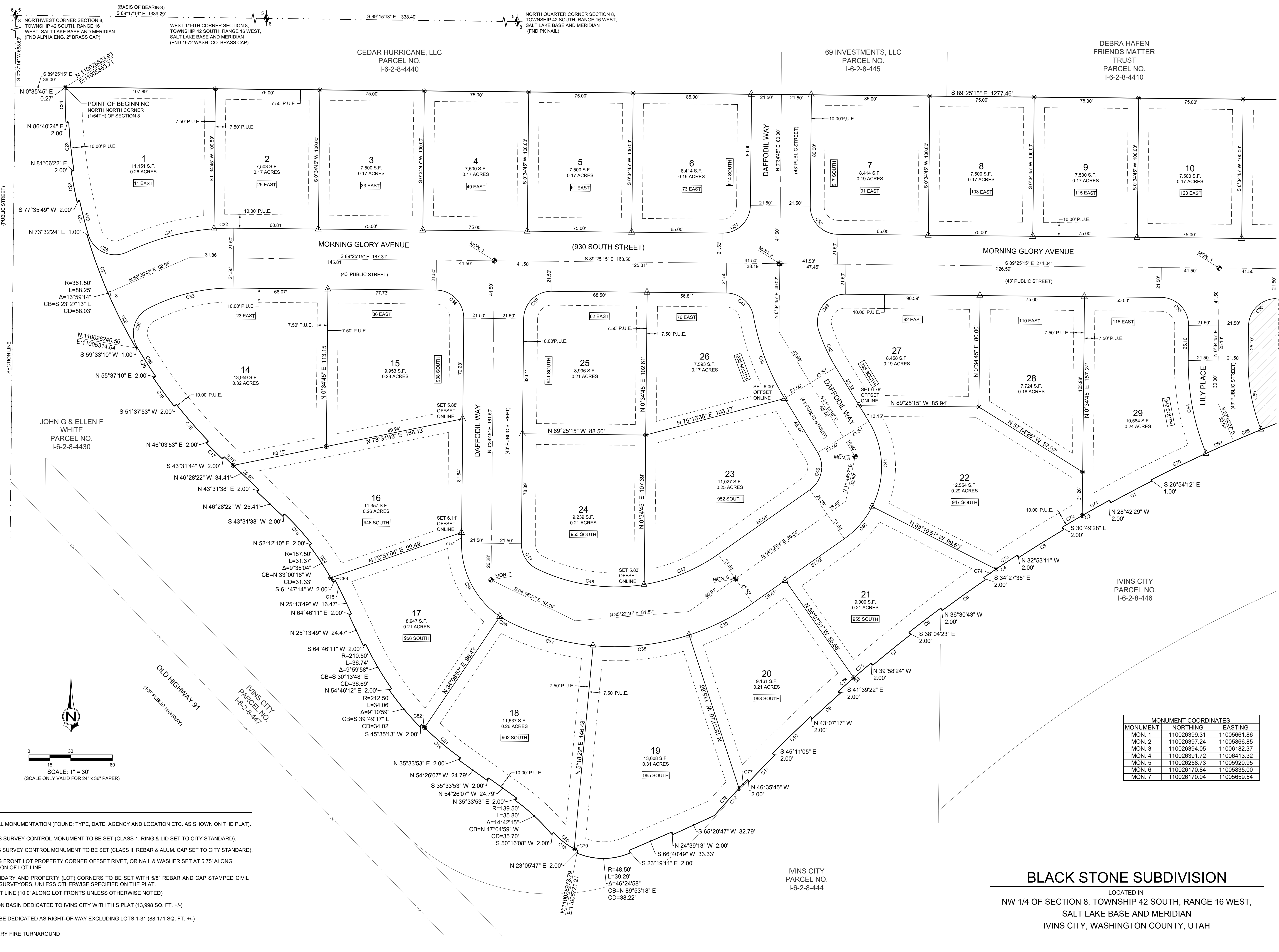
JOHN G. AND ELLEN F. WHITE
1228 WEST 2440 SOUTH
SAINT GEORGE, UTAH 84770

PARCEL NO. I-6-2-8-4430

BLACK STONE SUBDIVISION
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

Table with 2 columns: Description and Count. Rows include PROJ #, DRAWN BY, DATE, CHECKED BY, SCALE, SHEET, and SHEET count (1 OF 3).

Table with 5 columns: Planning Commission Approval, City Engineer's Certificate, Approval as to Form, Approval and Acceptance by Ivins City, Treasurer Approval, and Recorded No. Each column contains a signature line and a notary/public official seal area.



(BASIS OF BEARING)  
 NORTHWEST CORNER SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN (FND ALPHA ENG. 2" BRASS CAP) S 89°17'14" E 1339.29'  
 WEST 1/16TH CORNER SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN (FND 1972 WASH. CO. BRASS CAP) S 89°15'13" E 1338.40'  
 NORTH QUARTER CORNER SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN (FND PK NAIL) S 89°15'13" E 1338.40'

CEDAR HURRICANE, LLC  
 PARCEL NO. I-6-2-8-4440

69 INVESTMENTS, LLC  
 PARCEL NO. I-6-2-8-445

DEBRA HAFEN FRIENDS MATTER TRUST  
 PARCEL NO. I-6-2-8-4410

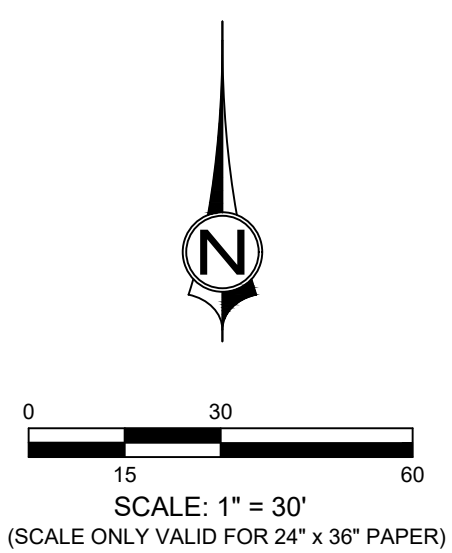
JOHN G & ELLEN F WHITE  
 PARCEL NO. I-6-2-8-4430

IVINS CITY  
 PARCEL NO. I-6-2-8-446

IVINS CITY  
 PARCEL NO. I-6-2-8-444

MONUMENT COORDINATES		
MONUMENT	NORTHING	EASTING
MON. 1	110026399.31	11005661.86
MON. 2	110026397.24	11005866.85
MON. 3	110026394.05	11006182.37
MON. 4	110026391.72	11006413.32
MON. 5	110026258.73	11005920.95
MON. 6	110026170.84	11005835.00
MON. 7	110026170.04	11005659.54

- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
  - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
  - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
  - SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.75' ALONG PROJECTION OF LOT LINE.
  - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
  - EASEMENT LINE (10.0' ALONG LOT FRONTS UNLESS OTHERWISE NOTED)
  - DETENTION BASIN DEDICATED TO IVINS CITY WITH THIS PLAT (13,998 SQ. FT. +/-)
  - AREA TO BE DEDICATED AS RIGHT-OF-WAY EXCLUDING LOTS 1-31 (88,171 SQ. FT. +/-)
  - TEMPORARY FIRE TURNAROUND



1453 S. DIXIE DRIVE, SUITE 150  
 ST. GEORGE, UT 84770  
 435.966.0100



**BLACK STONE SUBDIVISION**  
 LOCATED IN  
 NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH,  
 RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

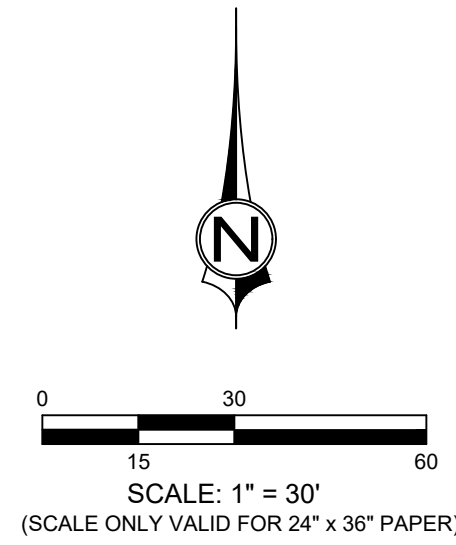
**BLACK STONE SUBDIVISION**  
 LOCATED IN  
 NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 IVINS CITY, WASHINGTON COUNTY, UTAH

PROJ. NO.:	21266
DRAWN BY:	PJW
DATE:	4-9-2024
CHECKED BY:	TWS
SCALE OF SHEET:	1" = 30'
HOR SCALE:	1" = 30'
SHEET	2
OF	3

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1054.50'	33.21'	1°48'17"	S 62°11'39" W	33.21'
C2	1056.50'	39.03'	2°06'59"	S 60°14'01" W	39.02'
C3	1054.50'	37.95'	2°03'43"	S 58°08'40" W	37.95'
C4	1056.50'	29.01'	1°34'24"	S 56°19'37" W	29.01'
C5	1054.50'	37.77'	2°03'08"	S 54°30'51" W	37.77'
C6	1056.50'	28.78'	1°33'39"	S 52°42'27" W	28.78'
C7	1054.50'	34.98'	1°54'01"	S 50°58'37" W	34.97'
C8	1056.50'	31.03'	1°40'58"	S 49°11'07" W	31.03'
C9	1054.50'	26.97'	1°27'56"	S 47°36'41" W	26.97'
C10	1056.50'	38.05'	2°03'48"	S 45°50'49" W	38.05'
C11	1054.50'	25.97'	1°24'40"	S 44°06'35" W	25.97'
C12	1056.50'	35.04'	1°54'02"	S 42°27'14" W	35.04'
C13	46.50'	22.05'	27°10'22"	S 53°19'03" E	21.85'
C14	210.50'	36.82'	10°01'20"	S 49°25'27" E	36.77'
C15	189.50'	9.86'	2°58'57"	N 26°43'18" W	9.86'
C16	189.50'	28.69'	8°40'32"	N 42°08'06" W	28.67'
C17	362.50'	16.04'	2°32'09"	S 45°12'12" E	16.04'
C18	360.50'	35.02'	5°34'00"	S 41°09'07" E	35.01'
C19	362.50'	25.23'	3°59'17"	S 36°22'29" E	25.23'
C20	360.50'	24.75'	3°56'00"	S 32°24'50" E	24.74'
C21	360.50'	25.53'	4°03'25"	S 14°25'53" E	25.52'
C22	362.50'	22.20'	3°30'33"	S 10°38'54" E	22.20'
C23	360.50'	35.03'	5°34'01"	S 6°06'37" E	35.01'
C24	362.50'	24.82'	3°55'22"	S 1°21'55" E	24.81'
C25	20.00'	34.73'	99°28'50"	S 66°05'36" E	30.52'
C27	361.50'	43.50'	6°53'38"	S 19°54'25" E	43.47'
C28	361.50'	44.75'	7°05'36"	S 26°54'02" E	44.73'
C30	20.00'	32.39'	92°47'22"	S 15°56'25" W	28.96'
C31	171.50'	64.85'	21°39'59"	S 74°59'59" W	64.47'
C32	171.50'	14.21'	4°44'47"	S 88°12'22" W	14.20'
C33	128.50'	63.34'	28°14'39"	S 76°27'25" W	62.71'
C34	20.00'	31.42'	90°00'00"	N 44°25'15" W	28.28'
C35	63.00'	62.05'	56°25'48"	S 27°38'09" E	59.57'
C36	63.00'	9.08'	8°15'34"	S 59°58'50" E	9.07'
C37	171.50'	61.61'	20°35'02"	S 74°24'07" E	61.28'
C38	171.50'	69.83'	23°19'42"	N 83°38'31" E	69.35'
C39	171.50'	51.21'	17°06'31"	N 63°25'24" E	51.02'
C40	63.00'	30.84'	28°03'00"	N 40°50'39" E	30.54'
C41	63.00'	64.00'	58°12'23"	N 2°17'03" W	61.28'
C42	128.50'	28.93'	12°54'01"	S 24°56'14" E	28.87'
C43	20.00'	38.07'	109°03'58"	S 36°02'46" W	32.58'
C44	20.00'	27.69'	79°20'03"	N 49°45'14" W	25.53'

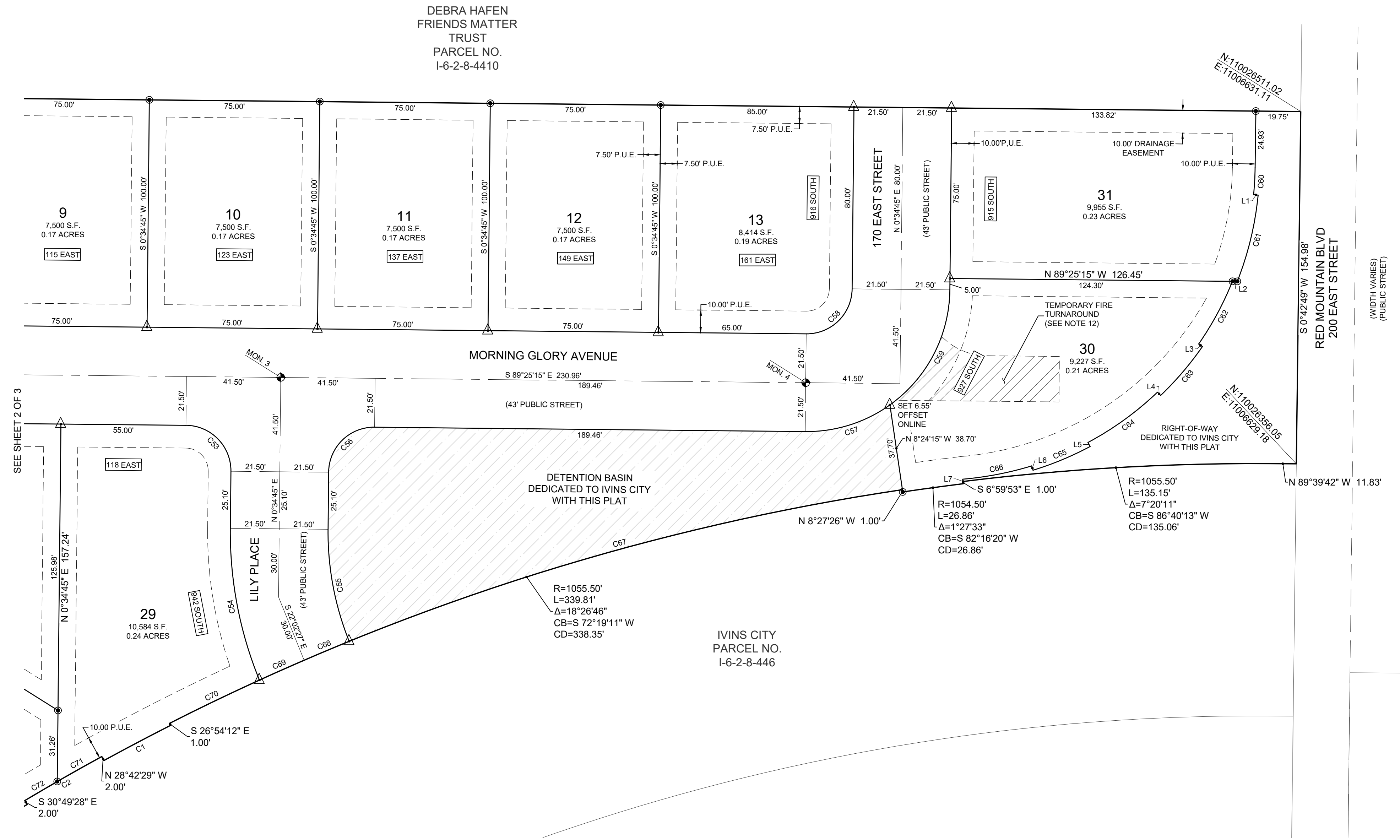
CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C45	171.50'	63.76'	21°18'03"	S 20°44'13" E	63.39'
C46	20.00'	30.11'	86°15'24"	N 11°44'27" E	27.35'
C47	128.50'	57.86'	25°47'57"	N 67°46'08" E	57.37'
C48	128.50'	78.99'	35°13'17"	S 81°43'15" E	77.75'
C49	20.00'	22.58'	64°41'21"	S 31°45'56" E	21.40'
C50	20.00'	31.42'	90°00'00"	S 45°34'45" W	28.28'
C51	20.00'	31.42'	90°00'00"	N 45°34'45" E	28.28'
C52	20.00'	31.42'	90°00'00"	S 44°25'15" E	28.28'
C53	20.00'	31.42'	90°00'00"	N 44°25'15" W	28.28'
C54	171.50'	68.42'	22°51'30"	S 10°51'00" E	67.97'
C55	128.50'	50.46'	22°29'51"	S 10°40'11" E	50.13'
C56	20.00'	31.42'	90°00'00"	S 45°34'45" W	28.28'
C57	63.00'	39.72'	36°07'38"	N 72°30'56" E	39.07'
C58	20.00'	31.42'	90°00'00"	N 45°34'45" E	28.28'
C59	63.00'	59.24'	53°52'22"	N 27°30'56" E	57.08'
C60	139.00'	11.89'	4°53'57"	N 3°09'48" E	11.88'
C61	141.00'	39.15'	15°54'32"	N 13°34'03" E	39.02'
C62	139.00'	31.39'	12°56'21"	N 28°18'26" E	31.32'
C63	141.00'	28.33'	11°30'44"	N 40°31'59" E	28.28'
C64	139.00'	37.89'	15°37'07"	N 54°05'55" E	37.77'
C65	141.00'	27.22'	11°03'43"	N 67°26'20" E	27.18'
C66	147.35'	30.99'	12°03'03"	N 79°05'48" E	30.93'
C67	1055.50'	252.98'	13°43'56"	S 74°40'36" W	252.37'
C68	1055.50'	21.50'	1°10'02"	S 67°13'37" W	21.50'
C69	1055.50'	21.51'	1°10'04"	S 66°03'34" W	21.51'
C70	1055.50'	43.82'	2°22'44"	S 64°17'10" W	43.82'
C71	1056.50'	22.43'	1°12'59"	S 60°41'02" W	22.43'
C72	1056.50'	16.60'	0°54'00"	S 59°37'32" W	16.60'
C73	1056.50'	18.35'	0°59'43"	S 56°36'57" W	18.35'
C74	1056.50'	10.66'	0°34'41"	S 55°49'45" W	10.66'
C75	1056.50'	16.26'	0°52'54"	S 49°35'09" W	16.26'
C76	1056.50'	14.77'	0°48'04"	S 48°44'40" W	14.77'
C77	1056.50'	8.70'	0°28'19"	S 43°10'05" W	8.70'
C78	1056.50'	26.34'	1°25'43"	S 42°13'04" W	26.34'
C79	46.50'	3.00'	3°41'50"	S 65°03'19" E	3.00'
C80	46.50'	19.05'	23°28'32"	S 51°28'08" E	18.92'
C81	210.50'	33.82'	9°12'20"	S 49°49'56" E	33.78'
C82	210.50'	3.00'	0°49'00"	S 44°49'16" E	3.00'
C83	187.50'	3.32'	1°00'52"	N 28°43'12" W	3.32'
C84	187.50'	28.05'	8°34'12"	N 33°30'44" W	28.02'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 84°23'13" W	2.00'
L2	S 89°25'15" E	2.14'
L3	N 55°13'23" W	2.00'
L4	S 43°42'39" E	2.00'
L5	N 28°05'32" W	2.00'
L6	S 17°01'49" E	2.00'
L7	N 6°59'53" W	2.00'
L8	S 71°38'49" W	3.53'



**LEGEND**

- SECTIONAL MONUMENTATION (FOUND; TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.75' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
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- TEMPORARY FIRE TURNAROUND



MONUMENT COORDINATES		
MONUMENT	NORTHING	EASTING
MON. 1	110026399.31	11005661.86
MON. 2	110026397.24	11005866.85
MON. 3	110026394.05	11006182.37
MON. 4	110026391.72	11006413.32
MON. 5	110026258.73	11005920.95
MON. 6	110026170.84	11005935.00
MON. 7	110026170.04	11005659.54

DEBRA HAFEN  
FRIENDS MATTER  
TRUST  
PARCEL NO.  
I-6-2-8-4410

IVINS CITY  
PARCEL NO.  
I-6-2-8-446

1453 S. DIXIE DRIVE, SUITE 150  
ST. GEORGE, UT 84770  
435.966.0100



**BLACK STONE SUBDIVISION**  
LOCATED IN  
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH,  
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

**BLACK STONE SUBDIVISION**  
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NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH,  
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IVINS CITY, WASHINGTON COUNTY, UTAH

PROJ. #: 21266  
DRAWN BY: PJW  
DATE: 4-9-2024  
CHECKED BY: TWS  
SCALE OF SHEET  
HOR SCALE: 1" = 30'

SHEET  
3  
OF  
3