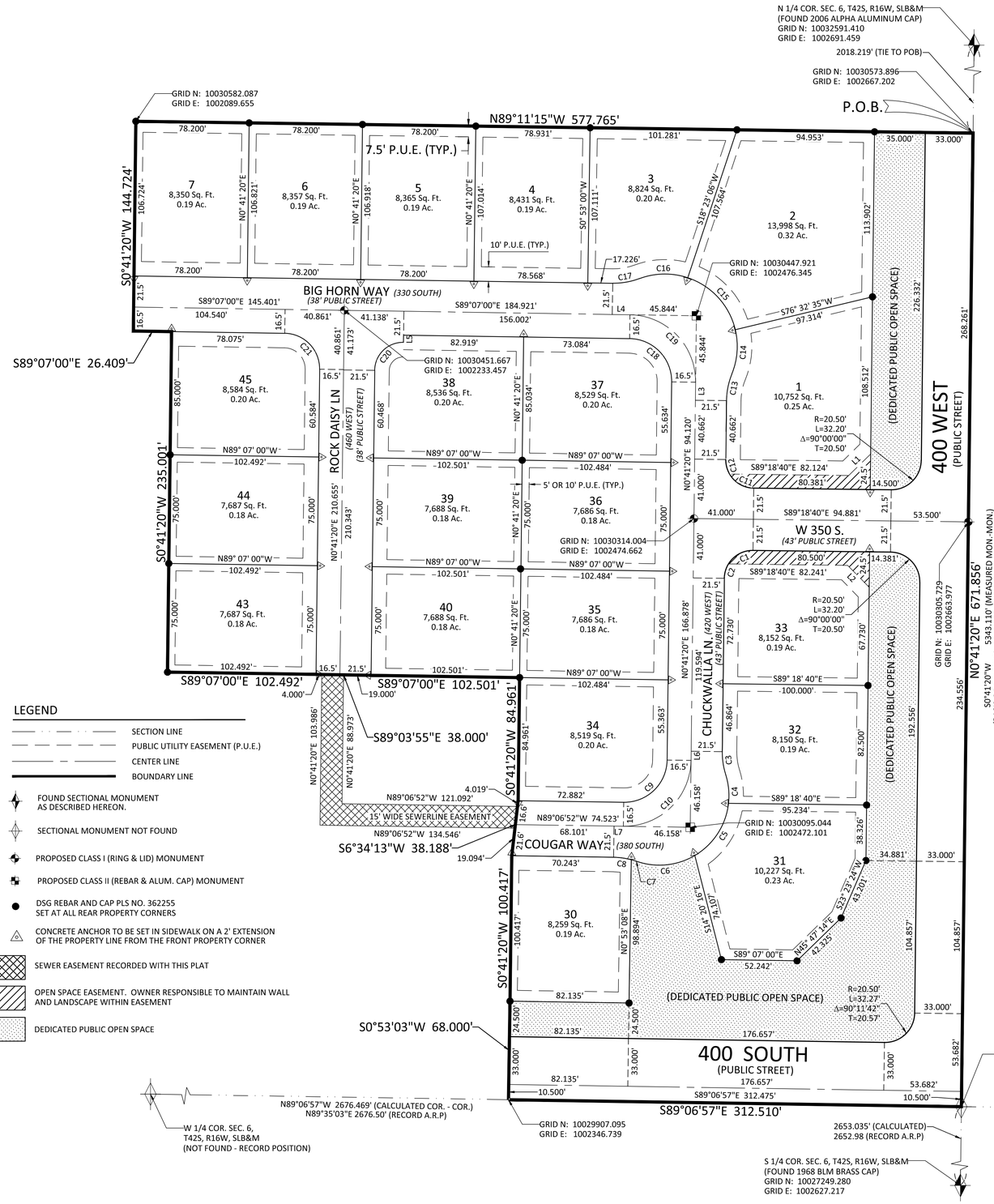
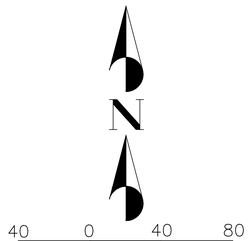




LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°41'49"W	21.21'
L2	S44°18'40"E	21.21'
L3	N0°41'20"E	12.46'
L4	S89°07'00"E	12.22'
L5	N0°52'03"E	5.00'
L6	N0°41'20"E	6.28'
L7	S89°06'52"E	6.42'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	19.50'	20.13'	59°08'53"	11.07'
C2	19.50'	10.50'	30°51'07"	5.38'
C3	50.00'	16.04'	18°22'51"	8.09'
C4	48.00'	20.14'	24°02'26"	10.22'
C5	48.00'	44.49'	53°06'08"	23.99'
C6	48.00'	41.79'	49°52'45"	22.32'
C8	50.00'	12.36'	14°09'58"	6.21'
C9	29.50'	46.44'	90°11'48"	29.60'
C10	46.00'	72.41'	90°11'48"	46.16'
C11	19.50'	20.13'	59°08'53"	11.07'
C12	19.50'	10.50'	30°51'07"	5.38'
C13	50.00'	18.87'	21°37'05"	9.55'
C14	50.00'	31.21'	35°45'50"	16.13'
C15	50.00'	50.75'	58°09'29"	27.81'
C16	50.00'	34.05'	39°00'50"	17.71'
C17	50.00'	18.77'	21°30'44"	9.50'
C18	29.50'	46.24'	89°48'20"	29.40'
C19	46.00'	72.10'	89°48'20"	45.84'
C20	19.50'	30.70'	90°11'40"	19.57'
C21	24.50'	38.40'	89°48'20"	24.42'

NOTES AND RESTRICTIONS

1. ALL LOTS SHOWN HEREON ARE SUBJECT TO A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, A 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDE YARD LOT LINES HAVING A 5 FOOT SIDE YARD SETBACK, A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON ALL SIDE YARD LOT LINES HAVING A 10 FOOT SIDE YARD SETBACK, AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E. ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.

2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).

3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 20 FOOT FRONT YARD SETBACK TO FACE OF GARAGE, 15 FOOT FRONT YARD SETBACK TO LIVING SPACE, 5 FOOT AND 10 FOOT (15 FEET BETWEEN STRUCTURES) SIDE YARD SETBACKS, AND A 10 FOOT REAR YARD SETBACK.

4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED APRIL 9, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF IVINS. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

5. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THE PRESENCE OF HIGHLY EXPANSIVE SUBSURFACE SOIL CONDITIONS AT VARIOUS DEPTHS WITHIN THE SITE BOUNDARIES. OWNERS, BUILDERS, AND CONTRACTORS SHOULD REVIEW THE GEOTECHNICAL REPORT MENTIONED ABOVE FOR SPECIAL RECOMMENDATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURES AND SITES. IVINS CITY IS NOT RESPONSIBLE FOR ANY DAMAGES TO STRUCTURES AND SITES AS A RESULT OF SHIFTING SOILS.

6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.

7. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

8. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.

9. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE A TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)

10. LANDSCAPE MAINTENANCE, AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)

11. 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.

12. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. DRAINAGE IMPROVEMENTS IN PRIVATE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION.

13. 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. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

14. 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.

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY HEREAFTER KNOWN AS:

CLIFFROSE - PHASE 1

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____

D. BRADFORD PETERSEN, No. 362255, DSG, STATE OF UTAH

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT BEING SOUTH 00°41'20" WEST, 2018.219 FEET ALONG SAID CENTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 89°11'15" WEST ALONG THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK 17, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AND LINE EXTENDED, A DISTANCE OF 577.765 FEET; THENCE SOUTH 0°41'20" WEST 144.724 FEET; THENCE SOUTH 89°07'00" EAST 26.409 FEET THENCE SOUTH 0°41'20" WEST 235.001 FEET; THENCE SOUTH 89°07'00" EAST 102.492 FEET THENCE SOUTH 89°03'55" EAST 38.000 FEET; THENCE SOUTH 89°07'00" EAST 102.501 FEET; THENCE SOUTH 0°41'20" WEST 84.961 FEET; THENCE SOUTH 06°34'13" WEST 38.188 FEET; THENCE SOUTH 0°41'20" WEST 100.417 FEET THENCE SOUTH 0°53'03" WEST 68.000 FEET TO THE CENTER SECTION LINE OF SAID SECTION 6; THENCE SOUTH 89°06'57" EAST ALONG SAID CENTER SECTION LINE, A DISTANCE OF 312.510 FEET TO THE CENTER OF SAID SECTION 6, THENCE NORTH 00°41'20" EAST ALONG THE CENTER SECTION LINE, A DISTANCE OF 671.856 FEET TO THE POINT OF BEGINNING.

CONTAINS 303,999 SQ. FT. (6.979 ACRES)

OWNER'S DEDICATION:

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

CLIFFROSE - PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS 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 OWNER DOES HEREBY WARRANT TO THE CITY OF IVINS IT'S 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, OF CLIFFROSE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ___ DAY OF _____, 20__, AS DOCUMENT NO. _____. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS____DAY OF _____, 2014 .

_____
DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

_____
RUSSELL M. MILLER

_____
KENDALL M. MILLER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME, BRETT BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY ITS BYLAWS OR BY RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME, RUSSELL M . MILLER AND KENDALL M. MILLER, SIGNED THE FOREGOING OWNER'S DEDICATION AND WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

DEVELOPMENT SOLUTIONS, INC.
ENGINEERS, LAND SURVEYORS, LAND PLANNERS
113 East 200 North Suite #2 , St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

Subdivision Final Plat for

CLIFFROSE - PHASE 1

Located in the Northwest Quarter of Section 6, Township 42 South, Range 16 West, SLB&M

SHEET 1 OF 2

APPROVAL AND ACCEPTANCE BY THE IVINS CITY

ON THIS _____ DAY OF _____, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE "CLIFFROSE - PHASE1" SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRANTED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.

ATTEST: CITY RECORDER, IVINS, UTAH — PLANNING COMMISSION, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE — CITY ENGINEER, IVINS, UTAH

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HERE APPROVE THIS SUBDIVISION PLAT AS TO FORM THIS _____DAY OF _____, _____A.D.

CITY ATTORNEY, IVINS, UTAH

CITY COUNCIL APPROVAL

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "CLIFFROSE - PHASE 1" SUBDIVISION ON THE ___ DAY OF _____, A.D. _____ .

ATTEST: CITY RECORDER, IVINS, UTAH — MAYOR, IVINS, UTAH

FEE $ — WASHINGTON COUNTY RECORDER